Douglas County

Planning Commission
Public Meeting Notice and Agenda

Tuesday, October 13, 2026 | **1:00 PM** | **Historic Courthouse**
1616 Eighth Street
Minden, Nevada 89423

The Planning Commission may also be meeting for lunch on the same day, at 11:30 a.m. at Cook'd, 1644 US Hwy 395 N, Minden, NV. Members of the public, press, and staff are welcome. This is a social gathering and no Planning Commission business will be discussed.

To watch the meeting:
Members of the public may click on the following link to watch the livestream of the Planning Commission meeting:
https://www.youtube.com/@douglascountynevada/streams

Written public comment:
To offer public comment before the meeting, members of the public may submit public comments by email to planning@douglasnv.us. Please make sure to state your name, item number and position on the item.

All written public comments that are received prior to 4:00 PM the day before the meeting will be compiled and added as supplemental material for the Planning Commissioners and the public to review prior to the meeting.

Public comment during the meeting:
In person: Members of the public may attend the meeting in person.

Members of the public may call the Planning Department at 775-782-6200, Option 4, to obtain help making public comment prior to the meeting.

Members of the public may request an electronic copy of the agenda or the supporting materials by contacting the planning division (Coleen Zepeda) at 775-782-6200, Option 4, or by email planning@douglasnv.us. Electronic copies of the agenda and supporting materials are also available at the following websites:

- **State of Nevada Public Notices website:** https://notice.nv.gov/
- **Douglas County Meeting website:** https://douglascountynv.granicus.com/ViewPublisher.php?view_id=1

A copy of the finalized public notice and agenda is posted at the Minden Inn at 1594 Esmeralda Avenue, Minden Nevada

It is the intent of the Planning Commission to protect the dignity of citizens who wish to comment before the Commission. It is also the members' wish to provide the citizens of Douglas County with an

environment that upholds the highest professional standards. Citizens should have the ability to freely comment on items and/or projects that are brought before the Commission for action without interference.

Notice to Persons with Disabilities: Members of the public who are disabled or require special assistance or accommodations are requested to notify the Planning Department in writing at P.O. Box 218, Minden, Nevada 89423 or by calling 782-6217 at least 20 hours in advance.

DOUGLAS COUNTY PLANNING COMMISSION

FINAL AGENDA

October 13, 2026

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPENING PUBLIC COMMENT (NO ACTION)

Public comment is limited to three minutes per speaker on matters over which the Planning Commission has jurisdiction, supervision or control. The Planning Commission wants to encourage the respectful consideration of all views by members of the public. If the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounts to a personal attack or interfering with the rights of others, the individual will be asked to stop speaking.

In addition to opening public comment, public comment will also be taken on public hearing agenda items that are identified for possible action and closing public comment. If you plan to speak on a specific agenda item that is on the Public Hearing agenda and identified for possible action, then please provide your public comment when that agenda item is heard.

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Planning Commission. Additional public comment periods may be allowed on individual agenda items at the discretion of the Chairperson. It is requested that members of the public comment on those agenda items when they are considered.

APPROVAL OF AGENDA

For possible action. Approval of proposed agenda. The Planning Commission reserves the right to take items in a different order; to combine two or more agenda items for consideration; and to remove items from the agenda or delay discussion relating to an item on the agenda at any time.

APPROVAL OF MINUTES

For possible action. Discussion to approve the draft minutes of the August 11, 2026 meeting of the Planning Commission.

PUBLIC HEARINGS

1. For possible action. Discussion on Ordinance 2026-1673, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising section 20.664.125 to add an affordable housing exemption to the commercial floor area requirement applicable to multi-family housing that requires a mixed-use component.

2. For possible action. Discussion on Ordinance 2026-1674, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising Chapter 20.440, adding definitions applicable to the Chapter, revising the conditions that apply to density bonus and affordable housing agreements, and modifying the findings required for approval of such agreements.

3. For possible action: Discussion on Ordinance 2026-1676, an Ordinance repealing and replacing the entirety of Douglas County Code, Title 20, the Douglas County Development Code, by enacting a new Development Code that provides a new format, updates definitions, clarifies prior code discrepancies, eliminates outdated and unused zoning districts, and addresses other properly related matters. The Ordinance is being proposed by the Douglas County Community Development Department, based on significant public feedback and outreach. (Kate Moroles-O'Neil, Tom Dallaire, & Andrea Pawling, Community Development Department, and AnnMarie Lain, NCE)

4. For possible action: Discussion to approve, conditionally approve, deny or continue Major Design Review application DP26-0042 for a 100-foot (monopole) cell tower and associated antennas, as well as support equipment and an emergency backup generator within a 30-foot by 30-foot fenced equipment area. The subject property is located along State Route 88, in Minden, NV, south of the Carson Valley Swim Center, in the A-19 zoning district, within the south sub-area of the Agricultural Community Plan. The applicant is Melissa Ofina of Epic Wireless on behalf of Verizon Wireless. The property owner is the Patricia L. Rand 2003 Trust. APN: 1320-31-000-016

CLOSING PUBLIC COMMENT (NO ACTION)

At this time, public comment will be taken on those items that are within the jurisdiction and control of the Planning Commission or those agenda items where public comment has not already been taken.

ADJOURNMENT

PLANNING COMMISSION AGENDA ITEM
COVER PAGE

MEETING DATE: October 13, 2026

TIME REQUIRED:

AGENDA: **APPROVAL OF MINUTES**

TITLE:
For possible action. Discussion to approve the draft minutes of the August 11, 2026 meeting of the Planning Commission.

RECOMMENDED MOTION:
Approve the minutes of the August 11, 2026 meeting of the Planning Commission.

FINANCIAL IMPACT:
None

BACKGROUND:

ATTACHMENTS:
081126ForBoardApproval.pdf

DRAFT

The Regular Meeting of the Planning Commission was held on Tuesday, August 11, 2026, beginning at 1:00 PM in the meeting room of the County Administration Building, 1616 8th Street, Minden, Nevada and was streamed via Live Stream – Video Link, Douglas County YouTube Channel. **When applicable, the minutes below have been transcribed.**

CALL TO ORDER
The meeting was called to order at 1:00 PM.

COMMISSIONERS PRESENT:
Paul A. Bruno, Chair
Maureen Casey, Vice Chair
Kirk E. Walder, Member
Laurie K Lile, Member
Daniel M St. John, Member
James R McKalip, Member

STAFF PRESENT:
Tom Dallaire, Community Development Director
AJ Hames, Deputy District Attorney
Nicki Leeper, Assistant County Clerk
Tanya Balda, Senior Deputy Clerk

PLEDGE OF ALLEGIANCE
Led by Member Walder.

OPENING PUBLIC COMMENT (NO ACTION)

Chairman Bruno speaks:
The first item on the agenda as tradition is Opening Public Comment. Public Comment is limited to three minutes per speaker on matters over which the Planning Commission has jurisdiction, supervision, or control. The Planning Commission wants to encourage respectful consideration of all views by members of the public. If the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, that's about all the adjectives I can think of, or amounts to a personal attack or interfering with the rights of others the individual will be asked to stop speaking. In addition to Opening Public Comment, Public Comment will also be taken on Public Hearing agenda items of which there are two today for possible action and Closing Public Comment at the conclusion of those two items. If you plan to speak on a specific agenda item that is on the Public Hearing agenda and identified for possible action, then please provide your Public Comment when that agenda item is heard. I will warn you if you speak and say something that's repetitious in opening comment and then attempt to make the same statement when the agenda item is called your testimony may be called into question as suspect because why would you need to repeat it other than if you didn't believe it yourself or didn't think you could convince us. At this time, Public Comment will be taken on items within the jurisdiction and control of the Planning Commission. Additional Public Comment periods may be allowed on individual items, as I've indicated, and I will allow today. It's requested that members of the public comment on those agenda items when they are considered and I've explained why. Are there any Public Comments at this time? There being none I can see, I return the matter to the next item on the agenda.

UNAPPROVED

APPROVAL OF AGENDA

MOTION TO: Approve the agenda; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James R McKalip, Member
SECONDER:	Daniel M St. John, Member
AYES:	Maureen Casey, Kirk E. Walder, Paul A. Bruno, Laurie K Lile, Daniel M St. John, James R McKalip

APPROVAL OF MINUTES

For possible action. Discussion to approve the draft minutes of the July 14, 2026 meeting of the Planning Commission.

Chairman Bruno read the agenda item into the record.

Chairman Bruno speaks:
I just have one comment and that is on page 16, I think it is, I'm referred to as I am from time to time as Chairperson Burno, which is a great name, but it's not mine, so if somebody could do a field check on Bruno and make sure you get rid of Burno's. Are there any other changes or amendments?

Vice Chairwoman Casey speaks:
Seeing none, I'll move approval of the minutes.

Member Lile speaks:
Second.

Chairman Bruno speaks:
All right, the minutes have been approved and seconded. I have one question during discussion; is Brook B-R-O-O-K or B-R-O-O-K-E? No E. Thank you. So let's exclude the E's as they appear in the July 14th minutes as well. With no further discussion, let's take a vote. All those in favor? Any opposed? The minutes are approved as amended and discussed.

MOTION TO: Approve the draft minutes of the July 14, 2026 meeting of the Planning Commission with corrections; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Maureen Casey, Vice Chair
SECONDER:	Laurie K Lile, Member
AYES:	Maureen Casey, Kirk E. Walder, Paul A. Bruno, Laurie K Lile, Daniel M St. John, James R McKalip

UNAPPROVED

PUBLIC HEARINGS

1. For possible action. Discussion on Major Variance Application 2026-DP-MVAR-0002 for 431 Nevada Street, Zephyr Cove, Nevada, seeking approval to apply the front-yard setback to the north property boundary, side-yard setbacks to the east and west property boundaries, and the rear-yard setback to the south property boundary, thereby establishing a buildable envelope for the construction of a new single-family dwelling. The subject property is zoned R-069 (residential in the Elk Point Community Plan area), in the Tahoe Basin. The applicant is Ryan Borman of RBA, PC and the property owner is Olin 401K Profit Sharing Plan 2003. APN 1318-16-810-060 (Planner: Linda Doherty)

Chairman Bruno read the agenda item into the record.

Chairman Bruno speaks:
We're going to be hearing from our Planner, Linda Doherty, today, but before that, any disclosures? One from the Chair; I went to the site, visited the site and the one adjacent lot in the open space on the other side. Any other disclosures? Yes, sir.

Member Walder speaks:
Mr. Chairman, ditto.

Chairman Bruno speaks:
It makes sense the two Commissioners that went to see the site are the two Commissioners that live on the Tahoe Basin side.

Member Lile speaks:
Mr. Chair, I tried to visit the site, but I couldn't get past the gate.

Chairman Bruno speaks:
I won't tell you how we got past the gate, but I understand. All right, let's open this with our Planner. Linda, if you could start the presentation?

Linda Doherty, Assistant Planner, speaks:
Thank you, Mr. Chair. Good afternoon, everyone. As you know, today, before you is a request for a Major Variance and the applicant is stuck in Colorado, but I do have the property owner next to me here, Mr. Bill Olin. If you have any questions, you can ask me or Mr. Olin and I feel we can proceed with the item. So you'll see on packet page 77 and 78 two maps. So on 77 here is the original subdivision map. It was recorded in 1927 and we are talking about Lot 40 today off of Nevada Street. And then the most recent recorded map is this map here, document 1034547, and you can see Lot 40 is the same size as it was originally recorded in 1927. Let's go to packet page 74. This is Exhibit A and what this demonstrates is how the County typically applies setbacks. So we typically apply the front setback to the boundary that abuts the right-of-way. The opposite boundary would be then the rear and then the other two would be the sides. With this particular parcel there's only 20 feet of distance here on the actual right-of-way of Nevada Street. The entire boundary is 100 feet and so the right-of-way is only taking up 20 feet. I'm now going to go to page 79. So you can see this aerial here and this is just a part of the subdivision so you can see how the lots are oriented. Most of them have the narrow boundary on the right-of-way and we would apply the front setbacks there. This particular lot, Lot 40, you can see where the right-of-way is just a small portion of the lot and it's the longer boundary. In Supplemental I included some photographs and let me pull those up for you. So anyone that wasn't able to get to the site, here's some photos. I was lucky

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enough that Mr. Olin let me in. So I'm on Nevada Street looking south, just to kind of give you an orientation, and the property boundary of Lot 40 is approximately, it runs east to west, is approximately where this noticing sign is and runs across this way. And Nevada Street actually turns west, which I'll show you in the next picture here. So you can kind of see this approximate boundary line. This is Lot 40, the lot in question. And here we have Nevada Street, which turns west. And then there's other pavement here, but that's a private driveway that's not right-of-way and that serves a house on 436 Nevada Street. And then where the County car is parked that's a different parcel, 437 Nevada Street, also owned by Mr. Olin. This is just to hopefully give you a clearer picture of the pavement. Here's the same picture with some labels. I don't know if you can see this thick dark line right here, that's approximate boundary of Nevada Street, which is on the other side of this pickup truck. And so Nevada Street runs south and then it immediately turns west. And this last picture is just towards the southern end of the parcel looking north and this is approximate parcel boundaries. Here's that noticing sign right there by the County car. Thank you for letting me park on your parcel. And then here is approximate boundary where Nevada Street turns west and then this is some of that private driveway. Okay, now that you've kind of seen the parcel, we're going to go to page 75 of the packet. And I want to apologize, it's labeled as Exhibit A, but it's really Exhibit B. Sorry I missed that. But what this represents is what's being requested today. So if we assign the front setback to the northern parcel boundary here, then the southern boundary would become the rear and then we have the two sides and as you can see this would create a buildable area to accommodate a single-family dwelling. So just to be clear, there's no reduction in the amount of setback. The front setback is still 20 feet, but it's just basically taking the setbacks and pivoting them how we assign them. Does that make sense? Okay. So we are just asking to reassign the location of front setback and then that affects the rest of the setbacks. And then starting page 70 are the findings. So do you guys have any questions so far?

Chairman Bruno speaks:
One question, Linda. I did not see the foundations nor the lines. I recognized that there was a building there, which was demolished, and it encroached on the neighbor's property, but I couldn't tell where that was. I know it's irrelevant at this point, but was that to the north or to the, pardon me, the east or the west?

Ms. Doherty speaks:
So where that was, let me scroll up a little bit, it was on both of these parcels here.

Chairman Bruno speaks:
Oh, indeed.

Ms. Doherty speaks:
So it was like the northerly part of Lot 40 and then up in here on the lot that abuts it to the north which is just vacant now as you saw.

Chairman Bruno speaks:
Right, no foundations, no nothing; it's gone.

Ms. Doherty speaks:
Yeah.

Chairman Bruno speaks:
Thank you.

Ms. Doherty speaks:
You're welcome.

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Vice Chairwoman Casey speaks:
Linda, the green circles I'm assuming are trees?

Ms. Doherty speaks:
Yes, that's correct.

Vice Chairwoman Casey speaks:
To be removed. Are they going to stay? I'm assuming they're going to be removed because they're inside the footprint. Yeah.

Bill Olin, property owner, speaks:
The only trees that will be removed, most of them have been removed because they're close, but the fire district comes out (*inaudible comment*), the trees are TRPA. So the only additional tree that I think might be removed is the one, if you look at the picture, so it would be the west side, yeah, that one would be the only one. Those other two have already been and the one that's on the boundary would not be removed.

Chairman Bruno speaks:
Yeah, I apologize, that was a question from our Vice Chair and the responder was Mr. Olin. Welcome. But please do say your name before you speak just so when it's transcribed they, we know who's answering what. Thank you.

Vice Chairwoman Casey speaks:
Okay. And the last question is it says it's an approximately 1,600 square foot building envelope, but when the house that we have in front of us, if this is built, what is the total square footage?

Ms. Doherty speaks:
Per Mr. Olin it would be maybe over 4,000 square feet. It's three levels. They're digging down from natural grade. You haven't submitted to TRPA, have you? Okay. So TRPA still has to approve what's submitted. According to this, it's 36 feet tall, but that goes down below the existing grade that's going to be dug out. TRPA does have to approve the height.

Chairman Bruno speaks:
Commissioner Lile.

Commissioner Lile speaks:
On the plan to, I'm getting my directions messed around, I guess it's to the west, it shows a driveway that is encroaching on the lot; is that an easement or is that just a mistake when they were putting in the driveway or what is…? That looks to be awfully close to your building envelope.

Mr. Olin speaks:
Everything that was built back then, no surveys, no nothing done, nothing approved. That driveway is encroaching a little bit on my property. I will remove that encroachment, and I've talked to the people next door, but that's all just private property there. It's just their property. They're obviously not following setback laws back, you know, from when it was built.

Chairman Bruno speaks:
Further questions?

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Member St. John speaks:
Thank you, Chairman. It appears that the large parcel that surrounds this property on three sides is labeled community beach; I assume that's kind of a commons area. And my question is, is there any potential for development on those three sides?

Ms. Doherty speaks:
So that area is a common area. I would not expect any development there. That also goes down to the private beach.

Member St. John speaks:
Thank you.

Chairman Bruno speaks:
Further questions of staff? By the way, since we're not in California, I wouldn't expect any easements that are going to be imposed on that either. Didn't mean to disparage California. Commissioner McKalip.

Member McKalip speaks:
And this building looks extremely tall. I know we've talked about it being dug into. But today we're really just looking at the setback, so I'm not going to comment on the height of the building, but it did just look giant. I was wondering why neighbors aren't here ranting and raving, but that's for another time. Thank you. That's all I have. My questions were answered.

Ms. Doherty speaks:
Oh, sorry.

Chairman Bruno speaks:
Further questions? Oh, go ahead, Linda. I'm sorry, your comment.

Ms. Doherty speaks:
Sorry about that. I didn't mean to butt in. I just wanted to let you know we did not receive any comments from any of the neighbors.

Chairman Bruno speaks:
Commissioner Walder.

Member Walder speaks:
Thank you, Mr. Chairman. Did Mr. Olin want to make a short presentation or should we just ask questions of everybody at this point too?

Chairman Bruno speaks:
I think Mr. Olin was there for supplemental and he has not proven to be shy, so just ask questions of staff and I'm sure Mr. Olin will participate if he thinks he has something that's very constructive and germane.

Member Walder speaks:
Thank you, Mr. Chairman. I do have a couple of matters I'd just like to run through and for clarification purposes. I did tour the area. For those of you who haven't seen it it's a very nice subdivision. It's very old though and the houses vary tremendously. There are some very small ones. There are some very large ones. There are some that are so close to the neighbor if there were windows on both sides you could reach out and shake your neighbor's hands. And everything obviously was built before setbacks, before TRPA. As Mr. Olin has explained, the driveway is kind of a funny cockeyed driveway. Obviously, they,

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you didn't own the land then. Who knows what that owner did and when they did it or was it a prior owner. But everything is unique in this particular circumstances. But I did want to ask Mr. Olin to just clarify, because some of our handouts, the ones we got today and the ones that were in the packet show the property to the north and it's described as the south one half of Lot 38 and 39. And if I'm interpreting the maps correctly it does kind of show a building on that lot in the materials we have. But am I correct in assuming or verifying what I've researched that you own the adjacent property to the north which is totally vacant now as well; is that correct?

Mr. Olin speaks:
Yes, that's correct.

Member Walder speaks:
Okay, and then you have a further neighbor. So you own basically two lots.

Mr. Olin speaks:
Right.

Member Walder speaks:
One is Lot 40 and one is half of Lot 38 and half a Lot 39. Why they divided lots in half rather than making a new lot that would have been nice, but…

Mr. Olin speaks:
We consolidated those lots. We did a lot revision. So that was done prior to this asking of a Major Variance.

Member Walder speaks:
Okay, and then your neighbor to be to the north owns the north one half of Lot 38 and the north one half of Lot 39.

Mr. Olin speaks:
That is correct.

Member Walder speaks:
Okay. So where you are building the new property on 435 Nevada Street is entirely on Lot 40 and there will be a buffer at this point to your north?

Mr. Olin speaks:
Correct. There'll be a 20-foot, if I get my variance, it'll be a 20-foot buffer.

Member Walder speaks:
The setback between this lot and the other lot.

Mr. Olin speaks:
There'll be 20 and then on the other one there'll be a seven and a half.

Member Walder speaks:
Right.

Mr. Olin speaks:
So it'll be 27 feet.

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Member Walder speaks:
And you currently don't live in the neighborhood now; is that correct?

Mr. Olin speaks:
Yes, I have a house right across the street.

Member Walder speaks:
Okay, so you're familiar with the HOA, you're familiar with the neighbors, you're present there; this is not a big shock, surprise that this is a process that's taking place.

Mr. Olin speaks:
Everybody knows everything in the neighborhood.

Laughter was heard.

Member Walder speaks:
That's what I assume living in Tahoe for the last ten years, yes. I think that's all the questions I have at this point, Mr. Chairman, so thank you.

Chairman Bruno speaks:
Thank you. Thank you, Commissioner Walder. Further questions of staff or Mr. Olin? Commissioner Lile.

Member Lile speaks:
So this has not a whole lot to do with this variance, but are you planning on living in this house or are you planning on having it as a rental?

Mr. Olin speaks:
I'm really lucky, all three of my children were born in Tahoe. My oldest child, 36, she's moving there with her year-old baby and husband and they will, if you would have approved this last year, they would have already had a house.

Chairman Bruno speaks:
I want to know who your contractor is; that's impressive. Any further questions? And no further comments from staff or Mr. Olin. I'm now going to open the discussion to the public on this matter. If there is anyone that would like to speak, please come up to the podium, write your name, say your name, and I suggest you do that before you start speaking and that way you'll get your full three minutes.

PUBLIC COMMENT- none

Chairman Bruno speaks:
Seeing no one, I am going to close the public discussion and return the matter to the Commission for motion or further discussion and ultimately action. Vice Chair.

Vice Chairwoman Casey speaks:
I'm trusting TRPA on this. You know, we just have a variance to approve. And I think it's a big house, but it's not up to me, I'm just on the variance. So if there are no other comments then I will make the motion.

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Chairman Bruno speaks:
All right, please do.

Vice Chairwoman Casey speaks:
I move to approve the Major Variance Application 2026-DP-MVAR-0002 based on presentation, discussion, and the ability to make the findings.

Chairman Bruno speaks:
Is there a second?

Member St. John speaks:
Second.

Chairman Bruno speaks:
It's been moved and second for approval in accordance with the report that we have before us and now I will open discussion on the motion. Commissioner St. John.

Member St. John speaks:
I plan on supporting the motion, if that's appropriate for me to say at this time. I personally believe that this is exactly why the variance process exists because you have a lot that is not economically developable under the current code, but the variance allows it to be developable, it allows the owner to get the full economic benefit of his property and I do believe that this is one of the major reasons we have a variance process.

Chairman Bruno speaks:
Thank you, Commissioner. Further commentary?

AJ Hames, Deputy District Attorney, speaks:
Mr. Chair, if I may?

Chairman Bruno speaks:
AJ, our Attorney General, who is now our District Attorney. Go ahead, sir.

Mr. Hames speaks:
Thank you, Mr. Chair. There were three recommended Conditions of Approval in the Staff Report. I just wanted to clarify whether the motion intended to incorporate those conditions.

Chairwoman Casey speaks:
Yes, the motion does incorporate the Conditions of Approval.

Chairman Bruno speaks:
If there's further discussions, I have but one point; there was an individual, and I apologize I didn't disclose this earlier, that came up and said is there going to be a big VHR was the question asked of me and my response was that's not before the Planning Commission and that would be a completely different process with respect to a short term rental and that is not what is before the Planning Commission currently; that was my response. Further discussion? Seeing none, let's take a vote. All those in favor? Any opposed? The motion passes unanimously.

Ms. Doherty speaks:
Thank you all very much.

UNAPPROVED

Chairman Bruno speaks:
Thank you, Linda. It's a very comprehensive report. I say that in the presence of your boss.

Laughter was heard.

Mr. Olin speaks:
The employees and staff were fabulous on this lot's consolidation and they went above and beyond and I hope Lucille didn't retire because of this.

Laughter was heard.

MOTION TO: Approve Major Variance Application 2026-CP-MVAR-0002, subject to the conditions in the Staff Report based on presentation, discussion, and the ability to make the findings; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Maureen Casey, Vice Chair
SECONDER:	Daniel M St. John, Member
AYES:	Maureen Casey, Kirk E. Walder, Paul A. Bruno, Laurie K Lile, Daniel M St. John, James R McKalip

2. For possible action. Discussion on Ordinance 2026-1672, an ordinance creating Chapter 20.850 of the Douglas County Code, pertaining to Art in Public Places; and a zoning text amendment to Section 20.660.050(N) of the Douglas County Code, decategorizing "murals" as a "use of community significance." (Brook Adie, Community Services Director)

Chairman Bruno read the agenda item into the record.

Chairman Bruno speaks:
I may remind the Commission that we had just on July 14th a Special Use Permit for building art and it predated our recommendation, or our lack of recommendation for this ordinance, depending upon how the vote goes today. But that's the issue, we've seen it before. Brook, thank you so much for being here and I hand the entire matter to you.

Brook Adie, Community Services Director, speaks:
Okay. Thank you. I'm joined here with Brian Fitzgerald; he is the President of the Carson Valley Arts Council. So together with Brian, Tom Dallarie, and his staff from Community Development, and AJ from the District Attorney's Office we've been working on this probably for about a year. We've gone through various iterations and then we would have some momentum and then we kind of took a break and then revisited it. So with the coming of the mural that is being painted at this time we felt it really important to move this forward so the pathway for public art is more streamlined and a more simple process. So this is what we're bringing forward for you today to talk about. And so just a little bit of background and history, I know you guys have this in your packet, but I'm going to highlight a couple things that I think are important. So in 2020, when Douglas County adopted the Master Plan they did talk about having provisions and a plan and a program for public art. Public art is something that has been talked about for over a decade with the 2013 Douglas County Valley Vision, the 2018 Plan for Prosperity, and then also the Economic Vitality Plan, which was in 2021, and then our current Strategic Plan also talks about public art. The Douglas County Public Art in Public Places Plan is a project that we worked on in about 2023. We hired a consultant to help us develop what a public art plan would look like. That plan went before the Board of County Commissioners in 2024 where they approved it. Part of that plan was some language in there that talked about what some provisions to the County code could be possible to help with the

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public art, specifically murals, but public art in general easier for individuals to get through and to clarify in the code what public art is and what the process should be to bring public art to the community. So once the Public Art Plan was approved Douglas County entered into an agreement with the Carson Valley Arts Council as the Public Art Advisory Organization, the PAAO we'll call that to make it more simple, and so they have been designated as the entity to help facilitate bringing art to the community. This code outlines how the PAAO will engage with people in the community and what their role is bringing public art. It's not a mandatory process but it is a voluntary process because we recognize that there might be a member in the community or an organization who would like to bring public art to some of the facilities, but they don't know where to go, they don't know how to get started, they might not even have an artist. They might have funding that's available to them but they need the next steps, they need help. And so the PAAO has been established as an organization that will help bring public art. They will help create a committee based on individuals who might have a special interest in sculptures or painting, things like that, so we have a group of individuals who have an expertise in one form of art to help bring these art projects forward. So this ordinance implements aspects of the art plan, so the PAAO is one of them, but it also establishes an application process. It does remove murals from a different part of the code. It is included in this code and it creates an application process. It is a very simple application. It is basically an acknowledgment from the individual who is bringing art forward saying it meets these criteria and then it will also help us create an art inventory, so we know what art is where. We wanted to make sure that the individuals who are bringing the art forward in any of the Towns were compliant with what the Towns require. They acknowledge that they will comply with what the Towns require. It's an administrative application with a very low fee which the Planning Department will set up in order for them to move their project forward. Title 20 will still require an EZ Building Permit for any kind of art that would need a foundation or that would be affixed to a building, so that process will still stand. I do want to note that this proposed amendment will not be inconsistent with adequate Public Facilities policies contained in this title, it is compatible with the actual and master planned use of adjacent properties, and it is a countywide program and any project approved will comply with the Title 20 code and that no project will adversely affect adjacent properties. And so we're recommending to take this to the Board of County Commissioners for their approval in the August 20th meeting and then September for the first reading and then September 17th, I think, for the second reading. So I gave a very high overview of the code. The code does define what different types of art there is. So that's always been really unclear of what is art and what kinds of art would be included in this title and then a pathway to bring public art. So I'm happy to answer any questions.

Chairman Bruno speaks:
I have one question to start. Brook, is the restriction on political speech still in the ordinance? That is to say the art that we had previously approved and indeed had a discussion on tried to omit overtly political messages with respect to what would constitute the community art but I did not see it in the ordinance.

Ms. Adie speaks:
If you look at Section 20.850.060, the application to install murals, that really is the only section where we are talking about the, like an attestation and acknowledgment from the artist that it will comply with these factors. AJ, I don't know if you want to help on this part with the political piece.

AJ Hames, Deputy District Attorney, speaks:
Art is a form of speech and so it is a protected form of speech, especially when it is not incorporated into any kind of commercial speech and so there really are no political constraints on art and there cannot be under our Constitution, so those are not incorporated into this ordinance.

Chairman Bruno speaks:
Thank you, AJ. I was not speaking of constitutional issues, but rather to impose a political view on the community with something that is semi-permanent where the community has not had input to be able to

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object or say, you know, half of the population does not believe what, or more than half in what this says in order to avoid the kind of disputes that might arise from a, oh, something promoting something that is not desirable to the mass of the community in the Carson Valley or even in the Tahoe Basin. We had suggested that we avoid overtly controversial political messages in the allowed artwork where it comes by virtue of a permit that we are allowing or even paying for part of it and that was my concern. I recognize that free speech, this is not commercial speech, but it may be political speech that is sanctioned by a public entity where I don't think it would be appropriate, it's not a picture of the United States flag, you follow me, it may be advocating something quite different and maybe adverse to the United States of America or Carson Valley. So AJ, that's where I'm going with that.

Mr. Hames speaks:
Thank you, Mr. Chair. I understand the question. There really is no way to tell people that they cannot do something political with, say, the side of their building or the side of their structure. Certainly I think it's the policy of the County to not install any political art, so anything that the County would be involved in would be nonpolitical. The mural at the art center, I think, is a good example. It celebrates art, it celebrates music, and dance; it's not a political piece. I don't think public funds in Douglas County controlled by the County would ever be used for that kind of a purpose, but we as a County also cannot impose regulations on the public that dictate what they can do speech wise on their property and so we've tried to avoid including any of those types of restrictions in the ordinance itself and that is the reason.

Ms. Adie speaks:
Thank you, AJ. I did want to say that as part of that section that I called out earlier, if you look at number four, the only piece that might address that says an acknowledgment that the mural will not be obscene or counsel viewers towards criminal violence, obscene material in that which when taken as a whole appeals to the pertinent interest in sex, portray sexual conduct in a patently offensive way, lacks serious literary, artistic, political, or scientific value as determined by an average person applying contemporary community standards. That is really the only section where we address that. Part of what has taken so long for us to get through this process is really looking at what is the pathway to public art on public facilities and then what does the County have the ability to do as far as public art on private individuals' facilities and so this is a lot of discussion that we've had back and forth. If there is going to be art with public funds on a public facility, then that process will go through the Board of County Commissioners and everything and there will be a public process for approval. But the private citizens, their pathway is a little different.

Vice Chairwoman Casey speaks:
I suspect that if somebody puts something that the public deems offensive the public will handle it.

Chairman Bruno speaks:
Well, I'm not advocating self-help.

Laughter was heard.

Chairman Bruno speaks:
And I didn't mean for my discussion to imply what Vice Chairman has alluded to; however, one person's riot is another person's peaceful demonstration. So I just don't want to get caught up with anti-US items in favor of calling it this is art, that's all.

Ms. Adie speaks:
Yeah.

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Chairman Bruno speaks:
Commissioner McKalip.

Member McKalip speaks:
A couple of questions. There is another arts group in Douglas County, I just want to make sure, because if I don't say this I have friends who will be mad at me, that their input will also be a part of the process.

Ms. Adie speaks:
The Arts Council was designated as the art organization, but they have the ability to create panels of artists throughout the community and so that is when it will reach beyond Carson Valley Arts Council and they will work with artists within the group to create the panel to help move projects forward.

Member McKalip speaks:
And that sounds good. The other thing is when we look at this, we hear two words all the time, Minden and Gardnerville. Some of us don't live in Minden or Gardnerville. I live in the Ranchos and we have several parks, we have several places that would be good locations for art. I just hope that the whole county will be considered for projects. Thank you.

Chairman Bruno speaks:
I apologize, sir. I didn't overlook you, I just wanted to get the comment from the Commission.

Brian Fitzgerald, Carson Valley Arts Council President, speaks:
Thank you, Mr. Chair. If I could? The role of the Arts Council is outlined in the ordinance language and through the Art In Public Places program, as we will be designated as the Public Art Advisory Organization. And so a lot of the concerns that you're voicing is that if we are engaged in the process of new pieces within the community, we've been involved in all the documents that Ms. Adie had referenced as far as the planning documents, Strategic Plan, Plans for Prosperity, and we're fully aware of what is appropriate within this community, especially when it falls on a public facility. Yes, there are some concerns with what a private residence could do with their property or on their private residence or private building. But if we are engaged before it gets to the point of something being put up that has a public outcry, I would like to think that the Arts Council would be engaged with that process and talking about what would fly and what wouldn't as far as content. And so I fully expect the Arts Council and engaging with other community citizens, other groups, and it really depends on where it is and which entity may have some restrictions that we're going to want to make sure that we're following established protocol. And so a process before it gets to the point of slapping something on the side of a building, we will have that input and dialog that I think we could all expect and would hope for for this community.

Chairman Bruno speaks:
I sincerely appreciate your commentary. Thank you. Further questions or comments? Commissioner St. John and then we'll go to Commissioner Lile.

Member St. John speaks:
Thank you, Chairman. I'd like to follow up on that. So when you pointed out paragraph four in that section .060 and it goes obscene materials, blah, blah, blah, it lacks serious literacy, blah, blah, blah, as determined by an average person applying contemporary community standards. So I guess my question is, is that what you're going to be doing as the PAAO, is you are the average person applying contemporary community standards? So you'll be looking at them in accordance with that paragraph that Brook pointed out and that will be part of your recommendation on your review; is that how the process is going to work?

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Mr. Fitzgerald speaks:
In short, yes.

Member St. John speaks:
Okay. Okay. And can I ask one? Thank you for that. I thought the answer would be yes, but it wasn't real clear that you would be taking that stand.

Chairman Bruno speaks:
One second, Commissioner St. John. AJ, did you have a comment on that last…?

Mr. Hames speaks:
Yes. Thank you, Mr. Chair. So the only restriction, so to speak, on any kind of art is that section that Ms. Adie referred to.

Chairman Bruno speaks:
Right.

Mr. Hames speaks:
That is different than… Well, first of all, that restriction comes from Supreme Court case law. So all of that language in that paragraph, the reason it's included as is is because that's what the Supreme Court says are sort of the bounds of government restraint on speech and so those are the only restrictions as identified by the Supreme Court. Separately, the PAAO is a voluntary step in the public art or publicly visible art process. So if a private citizen wants to install art on their property and it's going to be visible to the public they can go to the PAAO for guidance and they will assist them with the design and implementation of that process. They can suggest materials that are going to hold up in the weather. They can suggest whatever they want. They don't really have any restraints on what they can do with the applicant because they're voluntary. And so certainly they would be offering their take on community standards, but they could go beyond that and recommend color schemes if they wanted to. Because they really are, they're not as a restriction, but as a service to assist the applicant in sort of forming an idea of what to do as far as art.

Chairman Bruno speaks:
Thank you very much from our District Attorney and that very helpful commentary. Commissioner St. John.

Member St. John speaks:
Just a real quick question, just semantics. So decategorizing murals as a use of community significance, I'm not really sure what that means, but I think what that means is a mural doesn't have to go through the Special Use Permit process; is that basically what that's saying?

Tom Dallaire, Community Development Director, speaks:
Yes, that's exactly right. The only section of code that has it is for the Special Use Permit process and it is being removed. It is shown in Section II of the ordinance, 20.660.050(N), and we're going to strike out N(1), which the use of murals falls within this definition.

Member St. John speaks:
So murals are no longer use of community significance. Okay. Thank you.

Mr. Dallaire speaks:
Yeah.

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Chairman Bruno speaks:
Thank you, Commissioner. Commissioner Lile.

Member Lile speaks:
Thank you. First, I have to say, that mural that's going up on the theater is stunning. It is looking so good. You guys did a really good job selecting the artist and getting that moving forward. It looks really well. I have two thoughts; first, in the past when I have ever had to deal with public art and murals there's a difficulty in distinguishing between commercial speech and artistic speech and I'm not sure if someone has the side of their business and they happen to put this beautiful mural up but put their sign on there, how do we delineate between that as commercial speech or as a mural?

Mr. Hames speaks:
A mural could also be commercial speech. If it's commercial speech, it would be subject to the restrictions in our sign code. But it might also be a mural, in which case the person would go through the mural approval process.

Member Lile speaks:
Okay, so would the entire mural be considered their sign or, I mean, how are we going to make that delineation? It's not clear to me that that component of potential issue has been kind of clarified in here.

Mr. Hames speaks:
Yeah, it's a good question. I don't know that we've thought that piece of it through. My thought was that the mural would be considered a sign…

Member Lile speaks:
Okay.

Mr. Hames speaks:
…because it is a single work of art. And so the mural would need approval through the mural process and the sign would also have to comply with the sign code. I could foresee though a situation where an applicant might come forward and say, well, I put a box around my business name and the rest of it and then I guess we would have to take it on a case-by-case basis. But if people seem to be using the mural application process as a means of sort of shortcutting the sign regulations that is definitely something that we could come back to later and address.

Member Lile speaks:
Okay.

Mr. Hames speaks:
At this point in time, I think what Ms. Adie has prepared and what Mr. Dallaire prepared is a very thoughtful ordinance and I think you would be able to go down both tracks with one application. And like I said, if there's a problem, we can always revisit it in the future.

Member Lile speaks:
Okay. The other question I have, section, the issuance to install murals, that section, applications, it says the Director is going to approve it, but who's the Director? Is it the Director of Community Services, Director of…?

Mr. Dallaire speaks:
Me.

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Member Lile speaks:
Okay, it's you.

Mr. Dallaire speaks:
Yeah, it's Community Development.

Member Lile speaks:
Community Development. Because I didn't see anywhere in here that it said Community Development Director was who was reviewing the application and…

Mr. Dallaire speaks:
It is in Title 20, in the beginning of it.

Member Lile speaks:
Okay.

Mr. Dallaire speaks:
It identifies who the Director is. But also to go back to your last question on the application, so it's going to be, I think it was a $25 review fee for the application fee. I don't remember how much it was. Was it $25? I think it was $25. We're going to go to the Board now in October with the fees, but we're going to add that fee in and we'll have an application for this as well. But we'll be able to monitor what's coming through and on people's specific buildings and be able to have some sort of record associated with all the art that's in the county. I would like to have it as a specific application so that we can track it in the future and know how many of these facilities there are in the county. And so I think we'll have to take it on a case-by-case basis, but where they're intermingling a sign and the mural, I think we can address that at that time through that process.

Member Lile speaks:
Okay. I think that's going to be a challenge but I trust that staff will do their best to try to delineate between those two things.

Mr. Dallaire speaks:
And there's an appeal process that comes to you…

Member Lile speaks:
Okay.

Laughter was heard.

Member Lile speaks:
Okay.

Mr. Dallaire speaks:
…when they don't agree with the Director.

Member Lile speaks:
Perfect. Okay, thank you for that.

Chairman Bruno speaks:
Thank you, Commissioner. Actually, that is a terrific, very good, terrific process because it does provide for not only appeal but a second pair of eyes on such a thing if we get that kind of combined issue. And

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frankly, giving flexibility beyond the guidance that is provided in the ordinance is not a bad thing because there's a precedential issue; if you let them do it, then you've got to let them do it, you got to let them do it, and I'm sure that we all are going to remain mindful of that circumstance. Commissioner Walder.

Member Walder speaks:
Thank you very much, Mr. Chairman. First of all, Brook and Brian, excellent work on this. You are both tremendous assets to the County and the community and I want to thank you for all of your hard work, both paid and unpaid, so thank you very much. Secondly, I think the ordinance is very well drafted. It obviously has to have some flexibility, but I think it's, as AJ said, got the proper prescriptions and restrictions. I don't want to get into a big debate on the First Amendment; art is obviously protected speech, but as AJ and I have discussed many times in the past, speech is not totally free, there are restrictions. The Supreme Court has put restrictions on free speech. You can't have fighting words. I would hate to see a piece of art, perhaps a sculpture, that would depict maybe a known public person being abused, or hung, something like that. There are obviously limitations on speech even in the form of art. But I think you've balanced things carefully and correctly. AJ, congratulations, you have done a very good job on drafting this. And I'm very comfortable with what we have before us today, so thank you very much.

Chairman Bruno speaks:
Further commentary? Vice Chair.

Vice Chairwoman Casey speaks:
Thank you. I've been waiting for this. I love this. Question, with regards to the PAAO and the application, will there be a pamphlet or a set of sheets that have the application along with guidelines or helpful hints or something to help people through the process so they're not just coming in and taking notes, you'll have all this information together?

Ms. Adie speaks:
Yep, we can certainly create something like that. We want to provide information to people so that the process is easy and streamlined and they understand what is expected of them.

Chairman Bruno speaks:
Thank you, Commissioner. Are there any other comments or questions? I'd like to open the matter to, I'm sorry, staff. No further comment. I'd like to open the matter to the public. Are there any commentary from the public? Please state your name. Write your name before you start speaking and that way you get the full benefit of the entire time that you'll be able to speak.

PUBLIC COMMENT

Mary Claire Boucher speaks:
Good afternoon. Last name is spelled B-O-U-C-H-E-R for the record. And I'm an applicant with Leadership Douglas County this year and I've had the pleasure of speaking with Brook recently about the mural project specifically. But I'm here today not only to be civically engaged, which I encourage everyone who has an opinion about art to do so, but also to voice general support for this ordinance. With regard to public art, I believe that public art draws interest, it creates pride of place, and it can increase tourism interest, as we're seeing with the documentary that's being made as part of the mural, and art is beautifully subjective, as we were just discussing that with that subjectivity creates meaningful conversation. And as I'm hearing the conversations about free speech and things along those lines, I know that nothing that comes to the County as far as public art will happen in a vacuum and so people will obviously be allowed to voice their opinion about that art. But I also think there are beautiful examples of how art can create meaningful placemaking in other rural counties. If you look at Winnemucca, Ely,

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Carson City, and these are communities that have done really, really well by themselves by allowing robust public art in their communities. I have no further comment. Thank you very much for your time. And I do love the mural, thanks for your work.

Chairman Bruno speaks:
Thank you very much. Further Public Comment? Seeing none, I'm going to return the matter to the Commission for a motion, for the discussion, or action. Vice Chair.

Vice Chairwoman Casey speaks:
I was reading through the comments that we got online and sorry to the Town of Gardnerville, but I agree with the comments that say that panel that they have, Welcome to Gardnerville, is unprofessional and childish. The one at their station when you drive, on the curve. I don't like it. It bothers me. Bless the artist's heart, I know she did her best, but I don't like it. And I haven't seen the one down at the theater. I'm waiting till he's all finished and waiting for the ribbon cutting, which is when?

Ms. Adie speaks:
Friday, August 14th at 1:00 PM.

Vice Chairwoman Casey speaks:
Okay. That's important we get that out there, the 14th at 1:00 PM. But I'm looking forward to, through this process, more professional looking art. I think that bringing children in, young people in to do art is important, but there's a place for it. And I think through the process we can educate them and utilize their talents doing other types of art, as opposed to eight by ten or ten by 12 billboards at the entrance to our Towns. We can get them into the crafts, welding, and doing other types of art. I think there's a lot of opportunity bringing kids in and young people. So I'm very excited about this program and the involvement that you have brought and the organizations working with the County and with our trades. I think we have a lot of potential for beautifying. Have you ever been to Sheridan, Wyoming? Their downtown, they have sculptures, bronze sculptures on every block and they're professionally done. They're fabulous. You can look it up online. But I would love to see something like that throughout our downtowns and actually all over our county. But anyway, that's my two cents. I'm an artist at heart and I try my best. Thank you again.

Chairman Bruno speaks:
Thank you, Vice Chair Casey, for the cogent comments. Are there any further commentary or a motion perhaps? Commissioner Walder.

Member Walder speaks:
I'd be happy to make the motion. I move that the Planning Commission recommend to the Board of County Commissioners that they approve Ordinance 2026-1672 as presented, based on the ability to meet the required findings as set forth in the Staff Report, presentations, and the Planning Commission discussion.

Member McKalip speaks:
I would like to second that.

Chairman Bruno speaks:
Thank you. We have a motion for affirmation of the recommendation to the Board of County Commissioners and a second. Is there any discussion on the motion? Seeing none, I'm going to call the question. All those in favor? Any opposed? The matter passes unanimously. Thank you very much, both of you, excellent job. That concludes the two items for action.

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MOTION TO: Recommend approval of Ordinance 2026-1672 to the Board of County Commissioners based on the ability to meet the required findings, as set forth in the Staff Report, presentations, and Planning Commission discussion; carried.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kirk E. Walder, Member
SECONDER:	James R McKalip, Member
AYES:	Maureen Casey, Kirk E. Walder, Paul A. Bruno, Laurie K Lile, Daniel M St. John, James R McKalip

CLOSING PUBLIC COMMENT (NO ACTION)

Chairman Bruno speaks:
And now it is time for Closing Public Comment. Public Comment will be taken on those items within the jurisdiction and control of the Planning Commission or those agenda items where the Public Comment has not already been taken. Is there any Closing Public Comment? Commissioner Lile, you actually have the ability to make not only a Public Comment, but you have the ability to make a comment from the Commission?

Member Lile speaks:
Well, I am taking this advantage of either opportunity. It has occurred to me, I've been reading through the draft of the Title 20 update and it occurs to me that one item that is in much discussion now that doesn't seem to be included in the ordinance are data centers. I know that that is very controversial in certain areas. I know we have one small data center that I'm aware of at least in our community and I'm wondering if it is not timely for us to perhaps have a discussion at some future meeting. Here comes Kate to weigh in or she's leaving, she's gonna, she's on her way out.

Laughter was heard.

Member Lile speaks:
…to find out how we might incorporate that land use, so we're not caught flat footed in the future.

Chairman Bruno speaks:
An excellent observation. Thank you, Commissioner Lile. And I see Kate Moroles up at the podium.

Kate Moroles-O'Neil, Principal Planner, speaks:
Thank you, Chairman Bruno. Good question, Commissioner Lile. So we've had two inquiries into the Planning Department regarding data centers. The County Manager's Office has had information from Commissioners about the subject also. It's a hot topic, as we know, in Nevada. We actually just had a meeting this morning regarding data centers and I will be working with Mr. Hames. I think the step forward that we are going to take is hit pause for right now. It is not an allowed use within our code. So what we want to do is establish what that looks like with the proper development standards, where would we allow these, so on and so forth prior to moving forward with anything. So I anticipate in the next 90 days we'll come to the Planning Commission first with this pause and what that looks like and why we're hitting pause right now. I can tell you with some research that I've done, specifically one that was eye opening was from Loudoun County back in the early 2000s, they did not have an allowed use, same situation, so they made it fit basically in their code because it was a good tax revenue type situation and so they made it fit under office space/office use. Again, this was 20 plus years ago. And then what happened is the data centers ended up buying up all those properties. So they ran into a lot of issues. They have since rectified that. They have the most per capita in the entire nation; Loudoun, Virginia, Loudoun County. I suggest you look up if you want to kind of do some research. I can actually, I'll share with you

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the link. I just shared it with Mr. Hames earlier. It's very resourceful. And there's the 15 best practices. And these are all things that we will, I will incorporate when we move forward in the next 90 days. It might be sooner, but as you know, we're short staffed right now and we've got a lot on our plate, but that is something that we are aware of and we just want to make sure that we establish it correctly and that we don't have any pitfalls in the future. You know, water is a precious resource for us, so on and so forth. Power is also a precious resource. So we want to make sure that if we do move forward with that use, that it's done correctly. So great question, but we will see you in the coming months, I promise.

Chairman Bruno speaks:
Kate, that's a fantastic presentation. I agree wholeheartedly with pushing the pause button. From personal experience in the County of Santa Clara and particularly the City of Santa Clara and data centers when they were not as prevalent and in fact were perhaps more unique some 20 years ago for Facebook, Yahoo, and other entities at that time requiring large server areas that could be cooled, that had power, etcetera. Now, at that time, and there's much to be learned from those folks that went through it early on, power sources like the City of Santa Clara, which has its own power company, its own power hydroelectric, its own power gas generation. So it is something that is going to be extremely complex, extremely in depth so as not to use resources or squander what we have in Douglas County as we move forward. So I'm wholly in favor of developing and to the extent that you form a committee I'm perfectly willing to serve on that committee and as we go forward with, I'm not going to say restrictions with allowing on the positive side data centers and what would be necessary to allow them.

Vice Chairwoman Casey speaks:
Well, it's not only water usage, but one of the big things that's causing a lot of problems in a lot of jurisdictions is the fee that's being charged to residents for the upgrade of the infrastructure, as you're saying, to power the centers. Those upgrades being charged for us would be Nevada Energy. Those are being passed on to the consumers and the everyday cost of running the data center is not as huge as the upgrades. And Nevada Energy is already passing on the charge of upgrading the green line, which runs on along 95 on the eastern side of the state to consumers and that's causing a lot of problems on the eastern side of the state and along the 80 corridor. So SLUPAC, the State Land Use Advisory Planning Council, where I sit, other counties are coming forward and saying, we had data centers that are coming to us and this is what they want to do; what do we do? So SLUPAC is looking at it as well because they're, like you have in Lyon County, you have the, there's a lot of misinformation going around that it's all water. But it's not water, you've got the noise, you've got the energy, as you're saying, you've got the cost being passed on to the consumers, you've got the land use and incompatibility, we're an agricultural county. And I appreciate that Kate is on top of this and the County is on top of this now because I am waiting for the feds and their interest in the expansion of AI to come down like a hammer and take away our local control.

Chairman Bruno speaks:
A very good point. Let's be mindful of certain things, such as the ordinances involving cellular telephones and those kinds of things for the common good. I put that in quotes. They can be self-sufficient; however, there are a number of jurisdictions that have dealt with this and I think we should just learn from all of those jurisdictions, not stamp our feet and say no, but rather, here are the issues and if you can comply and satisfy these issues we can move forward and that way we will not be caught short. The comments are absolutely cogent because you don't want to be paying for something that provides a benefit solely to the owner and perhaps to those that are running some type of an AI program, but rather the community has got to be considered, so thank you very much, I agree. Any further Public Comment? Seeing no further Public Comment, I am going to adjourn this meeting.

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ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting adjourned at 2:12 PM.

Respectfully submitted:

_____
Paul Bruno, Chairman
Douglas County Planning Commission

ATTEST:

_____
Amy Burgans, Clerk-Treasurer

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AGENDA ITEM NO. 1.

PLANNING COMMISSION AGENDA ITEM
COVER PAGE

MEETING DATE: October 13, 2026

TIME REQUIRED:

AGENDA: **PUBLIC HEARINGS**

TITLE:
For possible action. Discussion on Ordinance 2026-1673, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising section 20.664.125 to add an affordable housing exemption to the commercial floor area requirement applicable to multi-family housing that requires a mixed-use component.

RECOMMENDED MOTION:

Recommend to the Board of County Commissioners that they approve **Ordinance 2026-1673**, as presented, based on the ability to meet the required findings, as set forth in the staff report, presentations, and Planning Commission discussion.

FINANCIAL IMPACT:
Replacing potential retail or office spaces with residential units means the county foregoes localized sales tax revenue from future commercial tenants, trading it for the economic activity generated by new residents. Additionally, expanding affordable workforce housing helps local businesses retain employees, reducing recruitment costs and driving regional sales tax growth through increased consumer spending from a larger resident workforce.

BACKGROUND:

Douglas County has updated its development code to allow multi-family housing in all commercial zones, but requiring these projects to include a commercial component for 25% of the project floor area. The code was revised in response to Assembly Bill 241, which was specifically designed to combat the nationwide workforce housing crisis by authorizing by-right residential developments on commercially

zoned properties.

While Douglas County officially adopted these rules under Ordinance 2025-1661 in February 2026, county staff quickly identified an abundance of vacant commercial properties, particularly in the Gardnerville Ranchos and Indian Hills communities, where forcing new commercial spaces would only worsen vacancy rates.

To address this issue, staff are proposing Ordinance 2026-1673, which creates an affordable housing exemption to eliminate the commercial floor area requirement in high-vacancy areas. This new exemption does not apply to the towns of Gardnerville, Minden, or Genoa, where town boards expressed a strong preference to maintain mixed-use commercial requirements.

ATTACHMENTS:

FINAL Staff Report PC 9.13.26 Ord 2026-1673 Ord 2026-1674 Affordable Housing.pdf
Ordinance_2026-1673_-_ZTA_Affordable_Housing_Exemption_to_Mixed-Use_Requirements.pdf
Map Gardnerville Ranchos Community Area.pdf
Map Indian Hills Jacks Valley Communtiy Area.pdf

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: October 13, 2026

To: Douglas County Planning Commission

From: Kate Moroles-O'Neil, Principal Planner & Economic Vitality Manager

Subject: **Ordinances 2026-1673** and **2026-1674**, both related to affordable housing.

I. REQUEST

For possible action: Discussion on **Ordinance 2026-1673**, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising section 20.664.125 to add an affordable housing exemption to the commercial floor area requirement applicable to multi-family housing that requires a mixed-use component.

For possible action. Discussion on **Ordinance 2026-1674**, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising Chapter 20.440, adding definitions applicable to the Chapter, revising the conditions that apply to density bonus and affordable housing agreements, and modifying the findings required for approval of such agreements.

II. RECOMMENDATION

Recommend to the Board of County Commissioners that they approve **Ordinances 2026-1673** and **2026-1674**, as presented, based on the ability to meet the required findings for each, as set forth in the staff report, presentations, and Planning Commission discussion.

III. BACKGROUND AND HISTORY

Applicant: Douglas County/Kate Moroles-O'Neil, Economic Vitality Manager & Interim Principal Planner, Douglas County Community Development

Across the nation, affordable workforce housing has become a critical issue, leaving counties and cities struggling to provide housing that supports local business operations and attraction. To address this crisis, the Nevada State Legislature approved Assembly Bill 241 (AB 241) in May 2025, modifying NRS Chapter 278 to require all local governing bodies to authorize by-right multi-family or mixed-use residential developments on commercially zoned properties. In compliance with this state mandate, Douglas County staff proposed allowing multi-family housing within the Neighborhood Commercial (NC), Office Commercial (OC), General Commercial (GC), and Tourist Commercial (TC) zoning districts. This effort culminated on January 13, 2026,

when the Planning Commission voted unanimously to recommend approval of Ordinance 2025-1661, which the Board of County Commissioners subsequently approved on February 19, 2026.

Ordinance 2025-1661 updated the Douglas County Development Code (Title 20) to allow Multi-Family Residential (MFR) developments in all commercial zones, subject to Mixed-Use Commercial (MUC) design standards. Under these adopted standards, any MFR development proposed in GC, TC, NC, or OC districts is strictly required to include an approved commercial component.

Since the adoption of Ordinance 2025-1661, staff has reviewed potential project areas for implementation and identified an abundance of vacant commercial properties, particularly within the Gardnerville Ranchos and Indian Hills Community Plan areas. Requiring a commercial component in these specific locations appears to worsen the county's existing commercial vacancy issues. Staff determined that providing an exemption to the commercial component for multi-family projects in commercial zones would allow the County to address the workforce housing crisis while simultaneously preventing a rise in empty commercial buildings. Although staff presented AB 241 related items to the town boards of Gardnerville, Minden, and Genoa—where feedback from Gardnerville and Minden specifically, indicated that maintaining a commercial component remains critical to their Plans for Prosperity—the vacancy data remains a concern, especially outside these town areas.

In furtherance of the objectives identified by AB 241, and to avoid creation of an overabundance of vacant commercial property, staff are now proposing Ordinances **2026-1673** and **2026-1674.**

Ordinance 2026-1673 revises Section 20.664.125, to add an affordable housing exemption to the commercial floor area requirement applicable to multi-family housing. Pursuant to this exemption, a project owner can dedicate portions of the project to affordable housing in lieu of adding a commercial component. The affordable housing would be subject to an affordable housing agreement, as described in Chapter 20.440. While the proposed ordinance does not apply to the towns of Gardnerville, Minden, or Genoa, staff believe it is imperative to monitor these vacancies. If commercial vacancies continue to increase, staff will revisit the issue with the town boards and managers to discuss potential commercial component exemptions or adjustments to allowed uses within those commercial zoning districts.

Ordinance 2026-1674 amended Chapter 20.440, which governs affordable housing agreements. It adds definitions to promote a better understanding of the Chapter and its requirements for county staff, builders, and residents, eliminating ambiguity during the application process. It also modifies the criteria and rules developers must meet to qualify for a "density bonus." A density bonus allows developers to build more housing units than normally permitted by standard zoning rules, typically in exchange for constructing a set percentage of below-market-rate housing.

In conjunction with Ordinance 2026-1674, staff are also presenting an update to Section 20.560.050(K). The update, shown below, aligns the definition in that section with the updated definitions in Chapter 20.440, which will promote overall code consistency and accuracy:

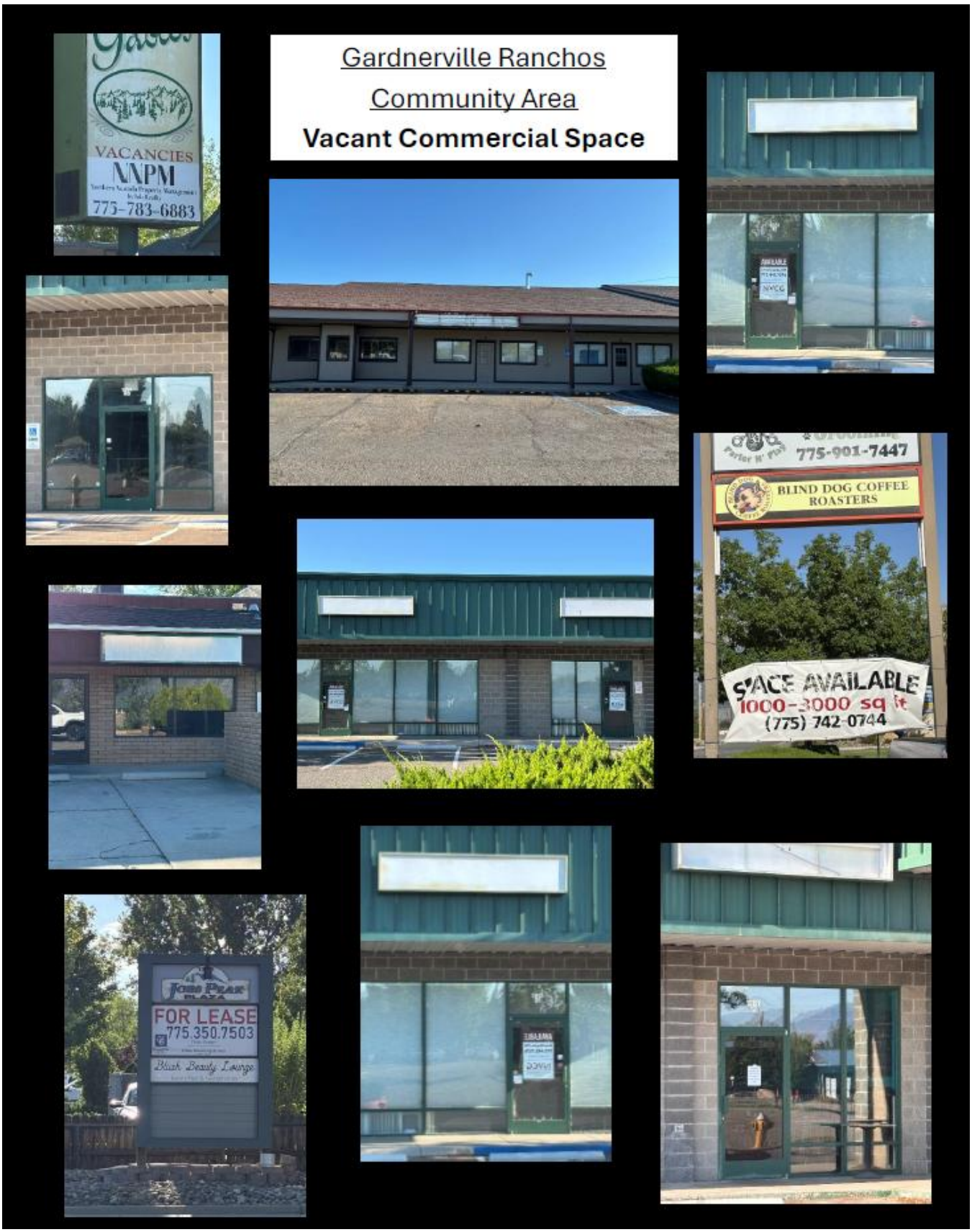
> K. "Permanently affordable unit". A dwelling unit that is ~~deed restricted~~ reserved for and offered at an affordable rent or affordable housing cost, for a period of not less than 30 years, ~~for lease~~ to households whose combined annual income from all sources is 80 percent or less than the County's median household income ~~or a dwelling unit that is deed restricted for not less than 15 years for individual sale~~

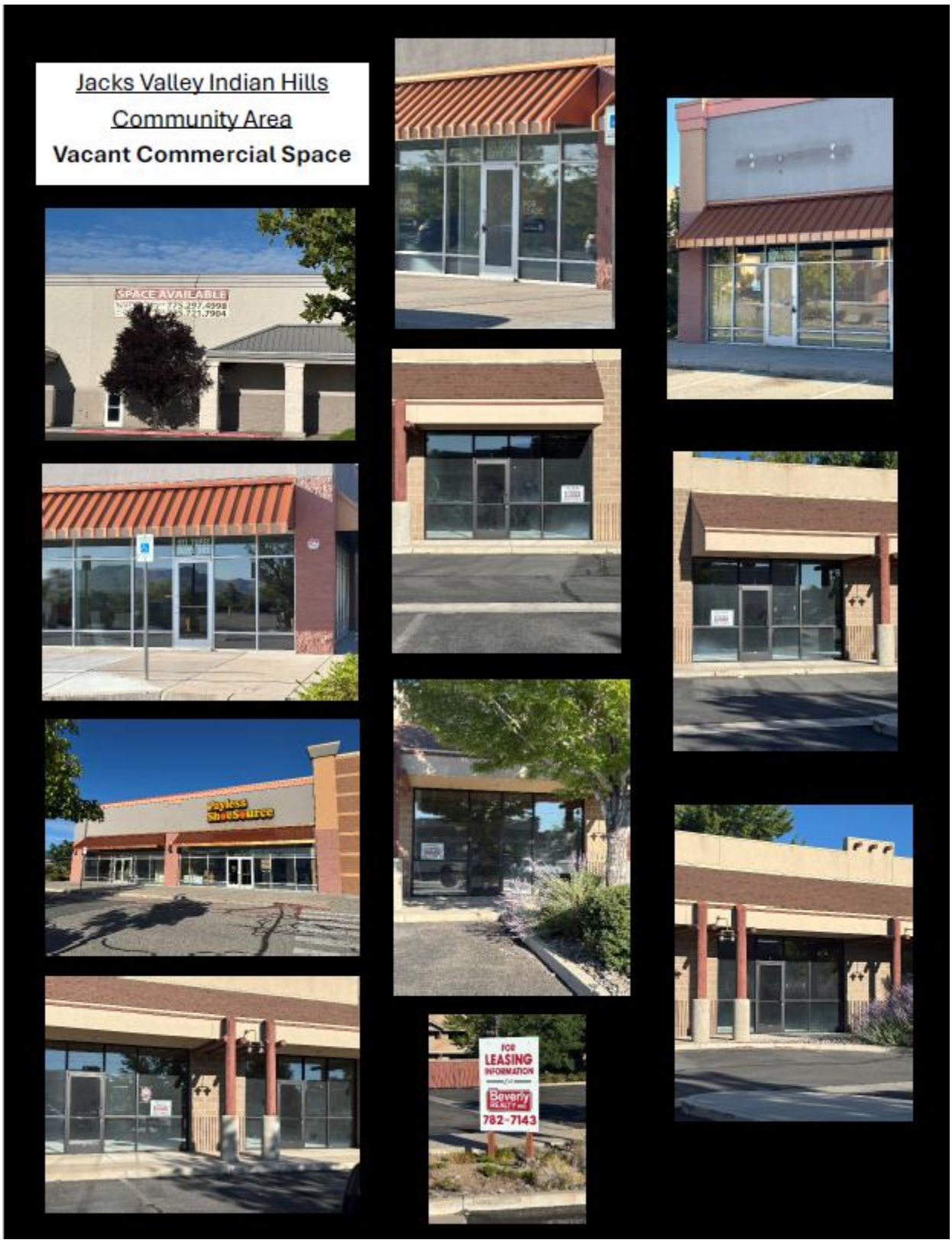
~~to households whose combined annual income from all sources is 110 percent or less than the County's median income, or as otherwise defined by state law~~.

This additional revision, with the recommendation of the Planning Commission, will be added to Ordinance 2026-1674 when that Ordinance is presented to the Board of County Commissioners.

IV. DISCUSSION AND EVALUATION

The following pages visually detail commercial vacancies within the Gardnerville Ranchos and Indian Hills/Jacks Valley Community Plan areas. This reveals at least 10 vacant properties in Gardnerville Ranchos, which is located at or near one intersection, Tillman and Kimmerling. In Indian Hills/Jacks Valley there are roughly 10 vacancies off Mica Drive and off Topsy.


Gardnerville Ranchos
Community Area
Vacant Commercial Space
VACANCIES
NNPM
775-783-6883
775-901-7447
BLIND DOG COFFEE
ROASTERS
SPACE AVAILABLE
1000-3000 sq ft
(775) 742-0744
FOR LEASE
775.350.7503


Jacks Valley Indian Hills
Community Area
Vacant Commercial Space
SPACE AVAILABLE
Payless ShoeSource
FOR LEASING INFORMATION
782-7143

Affordable Housing is defined as a dwelling where the occupant pays 30 percent or less of their gross monthly income for total housing costs, including utilities according to the U.S. Department of Housing & Urban Development (HUD). In addition, the Area Median Income (AMI) is defined as the midpoint of a specific geographic area's income distribution, where half of the households earn more than the median and half earn less. Douglas County utilizes HUD's published AMI for Douglas County. The applicant requesting an exemption for affordable housing will calculate maximum monthly rent for affordable housing units based on the following calculation. Staff are using as an example the AMI for a household of 4, which is $111,500.

Annual Income Limit: County AMI x % of AMI = $111,500 x 80% = $89,200
Maximum Annual Rent (30% Cap): Annual Income Limit x 30% =
$89,200 x 30% =$26,760 / yr.
Maximum Monthly Rent: Maximum Annual Rent ÷ 12 months/year =
$26,760 / Yr ÷ 12 months/year = $2,230 / month

In relation to value limits for selling affordable homeownership units, Douglas County is considered a higher end local market and HUD uses the 95 percent area median purchase price cap, so maximum limits are calculated using localized Federal Housing Administration and Federal Housing Finance Agency. This type of provision would be included in an Affordable Housing Agreement.

The Douglas County Master Plan identifies Workforce and Affordable Housing in the following sections:

3. ECONOMIC DEVELOPMENT
The purpose of the Economic Development Element is to establish goals, policies, and actions that are focused on questions of prosperity, conservation, job creation, and quality of life in a manner that is consistent with the remaining objectives of the Master Plan and the values of Douglas County residents. This Element defines a future for the Douglas County economy that enhances the quality of the downtowns, identifies economic development strategies that complement existing business clusters, and preserves the natural resources that are fundamental to the past and future character of the community. In other words, "to create an economy that matches the scenery." The Economic Development Element discusses the County's revitalization strategy and is centered on five guiding principles and three focus areas.
Goal 1 - Foster a diverse regional economy that adapts to changing needs of the workforce and enables business development, retention, and expansion.

4. GROWTH MANAGEMENT & HOUSING *(entire chapter is attached herein as Exhibit C)*
Goal 3 - Increase awareness of the affordable housing needs in Douglas County and increase the diversity of available homeownership opportunities.

Policy E14 - Grow, diversify, and promote educational opportunities aimed at attracting and developing a qualified and accessible labor pool in order to promote business retention, expansion, and attraction efforts.

ECONOMIC DEVELOPMENT GUIDING PRINCIPLES *Douglas County's economic vitality strategy focuses on improving the economic wellbeing of a community through efforts that entail job creation, job retention, tax base enhancements, and quality of life improvements. These efforts rely on five guiding principles: 1) Improve business climate 2) Preserve the natural environment and improve infrastructure 3) Enhance education and workforce 4) Maintain exceptional quality of life 5) Attract business that are unique and marketable*

V. FINDINGS FOR A ZONING TEXT AMENDMENT, ***ORDINANCE 2026-1673***

20.610.050 When approving a zoning text or map amendment the planning commission and the board must make the following findings:

A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Applicant/Staff Response: As mentioned above, workforce and affordable housing are components identified in the Master Plan as goals to achieve and provide a diversity of available homeownership. This finding is satisfied because the proposed amendment directly implements and supports the core housing, growth management, and community economic goals established in the Master Plan. Specifically, the Master Plan outlines a critical community need to expand the availability of affordable, workforce, and attainable housing options to support a balanced economy and local workforce retention. By modernizing Title 20 to provide clear regulatory pathways for affordable housing, this Zoning Text Amendment (ZTA) functions as a direct mechanism to operationalize those high-level policies and provide diversity of available homeownership

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

Applicant/Staff Response: This finding is satisfied because the proposed amendment is a programmatic, a text change within certain community areas in the County and does not approve or initiate any physical construction, subdivision, or infrastructure development. Consequently, the amendment itself creates no immediate demand on public facilities, utilities, or services. All existing mechanisms enforcing adequate public facilities within Title 20 will remain fully intact and unaltered. Any future affordable housing projects utilizing the provisions established by this text amendment will be strictly required to demonstrate infrastructure capacity. The amendment is completely consistent with and preserves the integrity of the county's adequate public facilities policies.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties;

Applicant/Staff Response: This finding is satisfied because the proposed amendment is not related to a specific project. It does not propose any one project, change any land use designations, or amend the official zoning map for any individual parcel. In addition, because this is a broad, text-based policy change to facilitate affordable housing projects within the County, there are no adjacent properties or immediate site-specific geographic contexts to evaluate. Compatibility with existing actual uses and master-planned goals will be maintained continuously, as any future development utilizing these provisions will still be subject to underlying zoning district restrictions, site-specific design reviews, and the overarching goals of the Master Plan.

D. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

Applicant/Staff Response: This ZTA does not associate with any given project. Any future affordable housing development seeking to utilize the provisions established by this text amendment within a designated Receiving Area will remain strictly bound by the County's existing project-level requirements. This includes executing site-specific project applications within the context of a Specific Plan or Planned Development, and utilizing the mandatory TDR framework required to achieve maximum density thresholds at the time of development review.

V. FINDINGS FOR A ZONING TEXT AMENDMENT, ***ORDINANCE 2026-1674***

20.610.050 When approving a zoning text or map amendment the planning commission and the board must make the following findings:

A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

Applicant/Staff Response: The Master Plan identifies workforce and affordable housing as critical components required to achieve a diverse and available homeownership supply. This finding is satisfied because Ordinance 2026-1674 updates the development code to clarify and establish precise definitions related to affordable housing. Specifically, the Master Plan outlines an essential community need to expand affordable, workforce, and attainable housing options to support a balanced economy and local workforce retention. By codifying these clear definitions, this Zoning Text Amendment (ZTA) provides the statutory clarity needed to support the regulatory frameworks established in Ordinance 2026-1673, directly implementing the housing, growth management, and community economic goals of the Master Plan.

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

Applicant/Staff Response: This finding is satisfied because the proposed ZTA updating the development code with precise definitions for affordable housing is entirely procedural. It introduces language changes to Title 20 and does not approve, authorize, or initiate any physical construction, subdivision, or infrastructure development. Ordinance 2026-1674 creates no immediate demand on public facilities, utilities, or services. All existing mechanisms enforcing adequate public facilities within Title 20 remain fully intact and unaltered. Any future housing projects utilizing the definitions established by this text amendment will be strictly required to demonstrate infrastructure capacity during the standard project approval process. The amendment is completely consistent with and preserves the integrity of the county's adequate public facilities policies.

C. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties;

Applicant/Staff Response: This finding is satisfied because the proposed amendment updating the development code with precise affordable housing definitions is again, procedural, and not tied to any specific project. Ordinance 2026-1674 does not propose any physical development, alter land use designations, or amend the official zoning map for any individual parcel. Because this is a broad, text-based modification to establish clear regulatory language within the County, there are no adjacent properties or site-specific geographic contexts to evaluate. Compatibility with existing uses and master-planned goals will be maintained continuously, as any future housing projects utilizing these definitions will remain strictly subject to underlying zoning district restrictions, site-specific design reviews, and the overarching goals of the Master Plan.

D. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

Applicant/Staff Response: As stated in previous findings, this finding is satisfied because this ZTA updates development code definitions without authorizing or associating with any specific development project. Any future affordable housing development seeking to utilize these text definitions within a designated Receiving Area remains strictly bound by the County's existing project-level review processes. This includes the mandatory requirement to execute site-specific project applications within the context of a Specific Plan or Planned Development. Furthermore, future developments must fully utilize the mandatory Transfer of Development Rights (TDR) framework to achieve maximum density thresholds at the time of formal development review.

VI. RECOMMENDATION & CONCLUSION

Recommend to the Board of County Commissioners that they approve **Ordinance 2026-1673** and **Ordinance 2026-1674**, as presented, based on the ability to meet the required findings, as set forth in the staff report, presentations, and Planning Commission discussion.

ORDINANCE 2026-1673

SUMMARY

Ordinance 2026-1673, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising section 20.664.125 to add an affordable housing exemption to the commercial floor area requirement applicable to multi-family housing that requires a mixed-use component.

TITLE

Ordinance 2026-1673, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising section 20.664.125 to add an affordable housing exemption to the commercial floor area requirement applicable to multi-family housing that requires a mixed-use component.

RECITALS

WHEREAS, on February 19, 2026, the Board passed Ordinance 2025-1661, which allowed mixed-use residential development in commercial zones, consistent with the requirements of Assembly Bill 241, which was passed by the Nevada State Legislature during the 2025 legislative session;

WHEREAS, one objective of Assembly Bill 241 was to promote affordable housing by allowing for multi-family and/or mixed-use developments in commercial zoning districts;

WHEREAS, in furtherance of that objective, the Board of County Commissioners ("Board") now desires to further amend County Code to promote the development of affordable housing projects in certain parts of Douglas County;

WHERAS, on October 15, 2026, the Board introduced this Ordinance 2026-1673;

WHEREAS, on November 5, 2026, the Board held a public hearing on this Ordinance 2026-1673 and determined that the findings for a zoning text amendment, as stated in Douglas County Code Chapter 20.610, had been met and that Ordinance 2026-1673 should therefore be adopted.

NOW THEREFORE, based on the foregoing considerations, the Board does ordain as follows:

SECTION I: Section 20.664.125 of the Douglas County Code is hereby amended as follows, with added text underlined and deletions ~~stricken through~~:

20.664.125. - Multi-family housing (mixed-use component).
The purpose of requiring a mixed-use component with certain multi-family housing projects is to create areas which integrate compatible commercial uses with medium density multi-family residential uses, provide for a better jobs-housing balance, conserve land resources, reduce commuter trips, and provide opportunities for more affordable housing, all through proper design.

Multi-family housing that requires a mixed-use component is subject to design review and shall be constructed in the following manner:

A. ~~Floor area ratios~~ Project floor area:

1. Between 25 percent and 50 percent of the total project floor area must be devoted to commercial uses, with 50 to 75 percent of the project floor area devoted to residential uses, except as otherwise provided in subsection 2; and~~.~~

2. For projects within the Gardnerville Ranchos Community Plan area and the Indian Hills/Jacks Valley Community Plan area, as much as 100 percent of the project floor area may be devoted to residential uses, so long as the project proposes affordable housing that complies with the procedures and requirements for a density bonus and affordable housing agreement set forth in chapter 20.440.

B.~~2.~~ Maximum residential density is 16 dwelling units per gross acre, unless increased by a density bonus and affordable housing agreement, as set forth in chapter 20.440.

C.~~3.~~ Maximum building height is 35 feet for horizontal design. Horizontal design includes residential uses and commercial uses each within separate buildings. Maximum building height for vertical design (minimum first floor retail/office) is 50 feet, except as noted below. If the project site exceeds 5 percent average slopes, the maximum height may be increased to 60 feet, except as noted below. If the height exceeds 35 feet, design features to reduce roof mass must be provided.

1.~~a.~~ Within the Town of Genoa, the maximum building height is 35 feet.

2.~~b.~~ Within the Towns of Minden and Gardnerville, the maximum building height is 45 feet.

D.~~4.~~ Design must be architecturally compatible with and enhance the surrounding neighborhood and must properly integrate the multi-family residential and commercial uses by creating a pedestrian-oriented mixed-use environment.

E.~~5.~~ Projects with 12 or more dwelling units must provide ten percent of the development area as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, or slope areas greater than eight percent. Exceptions to useable open space may be allowed when a project includes regional open space amenities such as a neighborhood or regional park, or provides enhanced pedestrian-oriented connections which connect to existing or planned regional open space uses.

F.~~6.~~ Projects with 50 or more units must provide transit loading/unloading areas that are convenient to the residents.

G.~~7.~~ Design must minimize visual impacts to the surrounding neighborhood.

H.~~8.~~ Integrated access, parking, pedestrian connections, and drainage must be provided.

I.~~9.~~ For structures exceeding 45 feet in height, setbacks from adjacent properties with existing single-family residential uses must be a minimum of 30 feet for all yards.

J.~~10.~~ Projects exceeding 45 feet in height may apply for density bonus units under an affordable housing agreement as provided under chapter 20.440.

K.~~11.~~ All projects must provide recreational amenities within the site which may include a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities must be approved by the director and provided according to the following schedule:

Units	Number of Amenities
0-11	2
12-50	3
51-100	4
101-200	5
201-300	6

One amenity must be added for each 100 additional units or fraction thereof.

L.~~12.~~ Off-street parking for multi-family residential development with a mixed-use component is as follows, except where noted below:

1.~~a.~~ One parking space is required for each 250 square feet of commercial floor area.

2.~~b.~~ 1.5 parking spaces is required for each residential unit.

3.~~c.~~ Exceptions to both a. and b. above, are~~is~~ allowed when the project is within an established parking district.

M.~~13.~~ Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

N.~~14.~~ Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County Building Code must be provided.

O.~~15.~~ Where common laundry facilities are not provided, each dwelling unit must be designed for a washing machine and dryer.

//

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Adopted this _____ day of _____, 2026, by the following vote:

Ares:	Commissioners	_____
		_____
		_____
		_____
		_____
Nays:	Commissioners	_____
		_____
Absent:	Commissioners	_____
		_____

_____

Mark Gardner, Chair
Douglas County Board of Commissioners

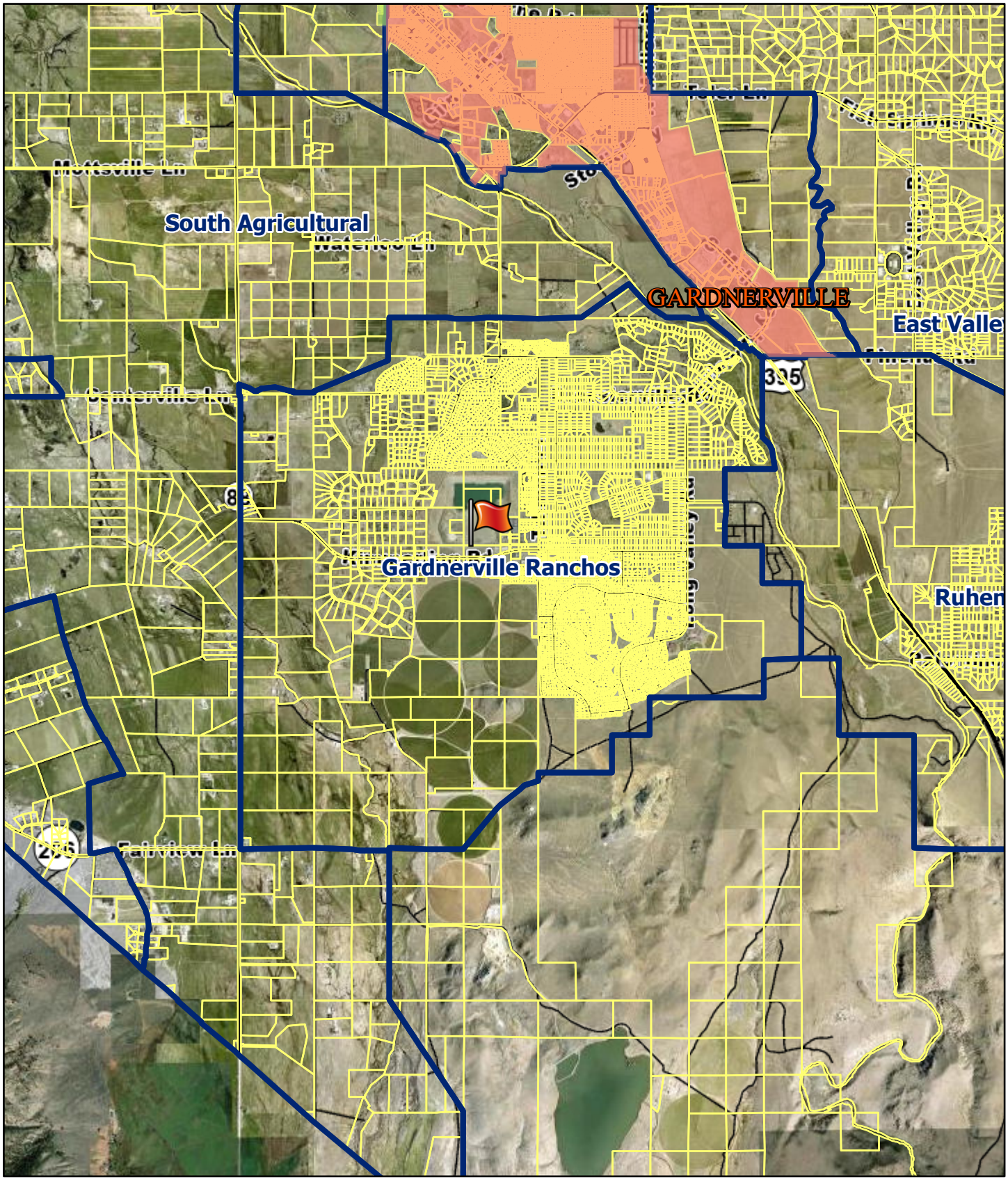
Attest:

_____

Amy Burgans, Douglas County Clerk-Treasurer

This ordinance is effect on the _____ day of _____, 2026.

ArcGIS Web Map



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Town Boundary (Fill)

GARDNERVILLE

MINDEN

Override 1

Community Area

Parcels Aerials

Street Centerlines

Federal

State

Primary Road

Other Roads

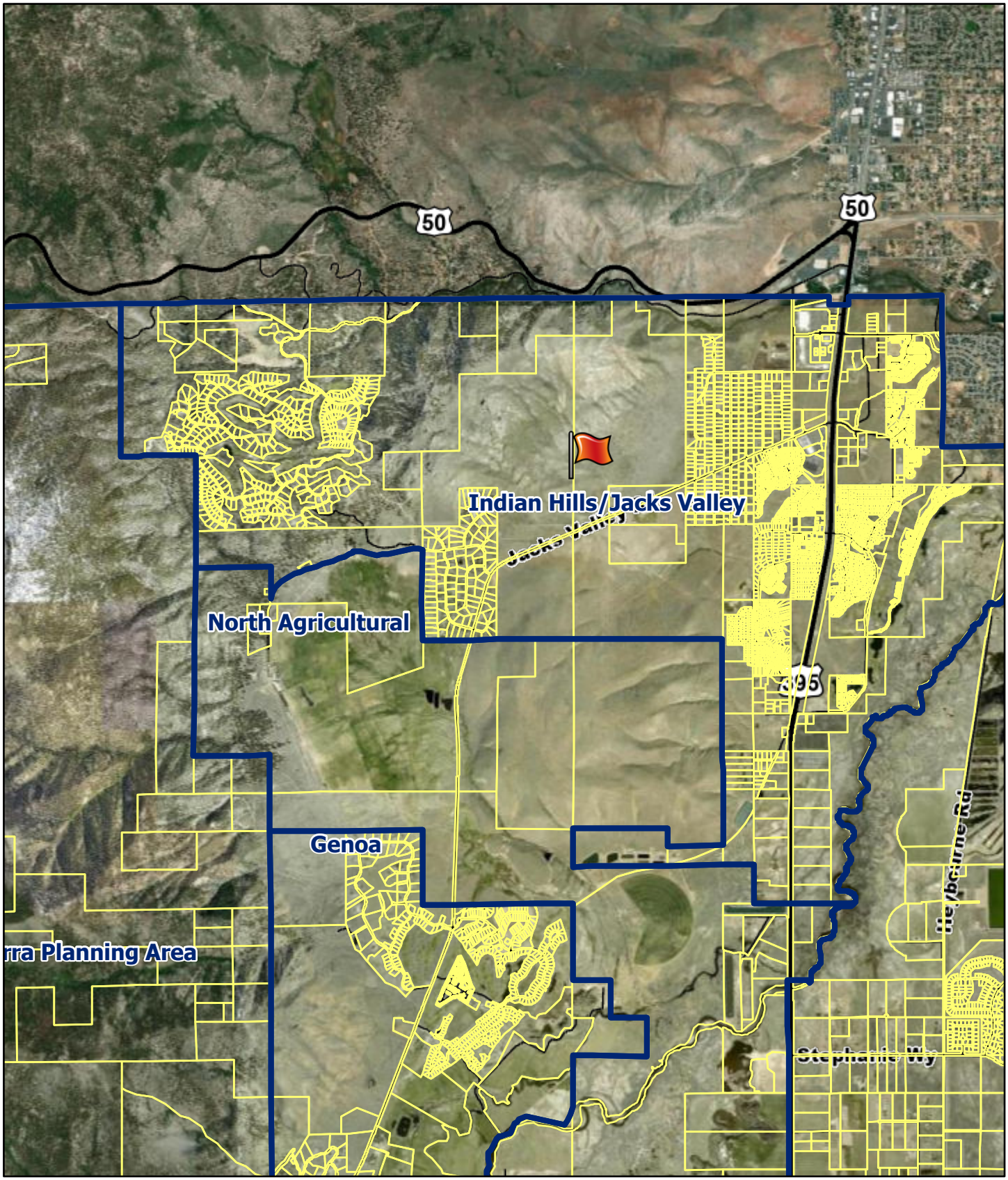
Douglas County Boundary

STATE LINE

Created from the line file DCCL, EagleView, Earthstar Geographics, Created from the line file DC

EagleView, Earthstar Geographics | Copyright:© 2013 National Geographic Society, i-cubed | Office of the State Engineer, Nevada Division of Water Resources, Department of Conservation and

ArcGIS Web Map



10/1/2026, 9:05:14 AM

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Override 1

Community Area

Parcels Aerials

Street Centerlines

Federal

Primary Road

Other Roads

Douglas County Boundary

COUNTY LINE

Created from the line file DCCL, EagleView, Earthstar Geographics, Created from the line file DC

ArcGIS Web AppBuilder

EagleView, Earthstar Geographics | Copyright:© 2013 National Geographic Society, i-cubed | Office of the State Engineer, Nevada Division of Water Resources, Department of Conservation and

AGENDA ITEM NO. 2.

PLANNING COMMISSION AGENDA ITEM
COVER PAGE

MEETING DATE: October 13, 2026

TIME REQUIRED:

AGENDA: **PUBLIC HEARINGS**

TITLE:
For possible action. Discussion on Ordinance 2026-1674, a Zoning Text Amendment amending Douglas County Code, Title 20, by revising Chapter 20.440, adding definitions applicable to the Chapter, revising the conditions that apply to density bonus and affordable housing agreements, and modifying the findings required for approval of such agreements.

RECOMMENDED MOTION:

Recommend to the Board of County Commissioners that they approve **Ordinance 2026-1674**, as presented, based on the ability to meet the required findings, as set forth in the staff report, presentations, and Planning Commission discussion.

FINANCIAL IMPACT:
None

BACKGROUND:

This amendment revises Douglas County Code Chapter 20.440, related to density bonus and affordable housing agreements. It does six main things:

First, it adds definitions for terms used in chapter 20.440, making the chapter more understandable for county staff, builders, and residents, and eliminating ambiguity during the application process. The defined terms are then incorporated more accurately throughout the chapter.

Second, it modifies the criteria and rules developers must meet to qualify for a density bonus. Density bonuses allow developers to build more housing units than are normally permitted by standard zoning rules if they agree to construct a set percentage of below-market-rate housing, which is reserved for people making less than 80% of the county's median income. In 2001, the code was amended to allow

for density bonuses for projects that sell houses to household making up to 110% of the county's median income. This provision was only used for one development, and it was not entirely effective at providing affordable housing. That amendment would be removed by passing this ordinance.

Third, it requires all affordable housing agreements to last for a minimum of 30 years. Prior versions allowed projects involving the sale of individual dwelling units to last only 15 years, which was also deemed ineffective at providing affordable housing.

Fourth, it updates wording throughout and removes language that is no longer required by any state law, such as a requirement that affordable housing agreements should only be approved if they provide housing "for persons with special needs." This change was also specifically recommended in the 2020 Master Plan.

Fifth, it requires developers to provide the County with current lease agreements and/or recent purchase agreements, so that the County can better review and enforce the affordable housing agreements.

Sixth, it clarifies that the developer must abide by the terms of the affordable housing agreement and states that the County may pursue any available remedy, including those specified in the affordable housing agreement.

A staff report for this Ordinance is included with Ordinance 2026-1673.

ATTACHMENTS:
Ordinance 2026-1674 ZTA Amending Chapter 20.440.pdf

ORDINANCE 2026-1674

SUMMARY

Ordinance 2026-1674, a Zoning Text Amendment amending Douglas County Code, Title 20, Chapter 20.440, adding definitions applicable to the Chapter, revising the conditions that apply to density bonus and affordable housing agreements, and modifying the findings required for approval of such agreements.

TITLE

Ordinance 2026-1674, a Zoning Text Amendment amending Douglas County Code, Title 20, Chapter 20.440, adding definitions applicable to the Chapter, revising the conditions that apply to density bonus and affordable housing agreements, and modifying the findings required for approval of such agreements.

RECITALS

WHEREAS, on February 19, 2026, the Board of County Commissioners ("Board") passed Ordinance 2025-1661, which allowed mixed-use residential development in commercial zones, consistent with the requirements of Assembly Bill 241, which was passed by the Nevada State Legislature during the 2025 legislative session;

WHEREAS, one objective of Assembly Bill 241 was to promote affordable housing by allowing for multi-family and/or mixed-use developments in commercial zoning districts;

WHEREAS, in furtherance of that objective, the Board now desires to further amend County Code to better define affordable housing, and to revise the conditions that apply to affordable housing agreements;

WHERAS, on October 15, 2026, the Board introduced this Ordinance 2026-1674;

WHEREAS, on November 5, 2026, the Board held a public hearing on this Ordinance 2026-1674 and determined that the findings for a zoning text amendment, as stated in Douglas County Code Chapter 20.610, had been met and that Ordinance 2026-1674 should therefore be adopted.

NOW THEREFORE, based on the foregoing considerations, the Board does ordain as follows:

SECTION I: Chapter 20.440 of the Douglas County Code is hereby amended as follows, with added text underlined and deletions ~~stricken through~~:

CHAPTER 20.440. - DENSITY BONUS AND AFFORDABLE HOUSING AGREEMENTS

20.440.010. – Purpose and definitions.

A. Purpose. This chapter provides procedures and requirements for the consideration of density bonus and affordable housing agreements for the purposes specified in and as authorized by NRS.

B. Definitions. The words and phrases in this chapter have the following meanings:

Affordable housing cost means, for an owner-occupied dwelling unit required to be reserved under Section 20.440.020(G), a total monthly housing payment — including principal, interest, property taxes, homeowner's insurance, mortgage insurance, homeowners' association dues (if any), and a utility allowance calculated as provided below — that does not exceed thirty (30) percent of the imputed monthly income of a household at the applicable percentage of Median Household Income specified for that unit.

Affordable rent means, for a rental dwelling unit required to be reserved under Section 20.440.020(G), a monthly rent — inclusive of a utility allowance calculated as provided below — that does not exceed thirty (30) percent of the imputed monthly income of a household at the applicable percentage of Median Household Income specified for that unit.

Density bonus means an increase in residential density from that otherwise allowable under the master plan and zoning regulations (the base density) in return for provision of housing offered at an Affordable Rent or Affordable Housing Cost.

HUD means the U.S. Department of Housing and Urban Development.

Median household income means the median household income for Douglas County, adjusted for household size in accordance with the methodology used by HUD, as most recently published by HUD for Douglas County.

Utility allowance means an estimate of monthly utility costs for a dwelling unit, calculated using the utility allowance schedule most recently published by HUD for Douglas County.

20.440.020. – General Provisions

All density bonus and affordable housing agreements filed with the county shall be in compliance with the following:

A. Only a qualified applicant may file an application. A qualified applicant is a person who has a legal or equitable interest in the real property which is the subject of the agreement, or an authorized agent of a person who has a legal or equitable interest. The director may require an applicant to submit a title report or other evidence satisfactory to the department to verify the applicant's interest in the real property and of the authority of the agent to act for the applicant.

B. Where a density bonus or affordable housing request does not involve an existing development, the application shall be filed concurrently with all other development applications.

C. The density bonus ~~or~~ and affordable housing agreement may only be requested for development projects consisting of ten or more dwelling units, prior to any density increase.

~~D. For the purposes of this chapter, a "density bonus" shall mean an increase in residential density from that otherwise allowable under the master plan (the base density) in return for provision of housing at affordable levels.~~

D.~~E.~~ When determining the number of units which are affordable, the density bonus shall not be included.

E.~~F.~~ When calculating base density or density bonus numbers, any fractional portion of a unit shall be rounded down.

F.~~G.~~ In accordance with the housing element of the master plan, density bonuses may be granted as follows:

1. A 25 percent density bonus for a project in which one of the following are provided:

    a. At least 20 percent of the units ~~are affordable~~ are reserved for and offered at an affordable rent or affordable housing cost to households earning between 51 percent and 80 percent of the county's median household income; or

    b. At least 15 percent of the units ~~are affordable~~ are reserved for and offered at an affordable rent or affordable housing cost to households earning up to 50.9 percent of median household income~~; or~~.

~~c. At least 20 percent of the units are single-family residences affordable for sale to households with a total household income of 110% or less of the median household income.~~

2. For any density bonus ~~or~~ and affordable housing agreement approved under the provisions of this chapter, the developer shall agree to ensure continued affordability of all ~~restricted income~~ density bonus units for no less than 30 years. ~~for rental projects and 15 years for projects involving the sale of individual dwelling units.~~

20.440.030. - Application procedures.

A. An application for a density bonus ~~or~~ and affordable housing agreement shall be made on a form provided for that purpose by the community development department, along with the required fee or deposit established by resolution.

B. The application shall be accompanied by the original draft density bonus ~~or~~ and affordable housing agreement and any other submittal materials listed on the application. The agreement shall be in the county approved form and may include the following provisions as well as any other deemed necessary by the county during review of specific proposals:

1. The terms and conditions of the density bonus and affordable housing agreement shall run with the land~~, which is~~ to be developed, shall be binding upon any or all successors in interest of the developer, and shall be recorded in the office of the county recorder, prior to issuance of any building permits for the project;

2. The developer shall give the county the continuing right-of-first-refusal to purchase or lease any or all of the designated units at the fair market value;

3. The deeds to the designated units shall contain a covenant stating that the units shall not be sold, rented, leased, subleased, assigned, or otherwise transferred unless such transfer ~~developer and his or her successors in interest shall not sell, rent, lease, sublet, assign, or otherwise transfer any interest in the same without the written approval of the county confirming that the sales price of the units~~ is consistent with the limits established ~~for very low, low or moderate income households, which shall be related to the consumer price index~~ by this chapter and the density bonus and affordable housing agreement;

4. The county shall have the authority to enter into other agreements with the developer or purchasers of the dwelling units, as may be necessary to assure that the required dwelling units are continuously occupied by eligible households.

C. The community development department may require that the developer provide additional information necessary for the board to determine whether the density bonus

and affordable housing agreement is consistent with the objectives of the adopted master plan and any applicable specific plan. This may include, but is not limited to, a market feasibility or absorption study for the proposed project.

20.440.040. - Action by board.

A. Upon receiving a recommendation from the community development department on a proposed density bonus and affordable housing agreement, the board shall hold a public hearing. The hearing shall be set and notice given as prescribed in chapter 20.20. The hearing may be continued from time to time.

B. Following the closing of a public hearing, the board shall determine if the density bonus and affordable housing agreement is consistent with the findings contained within section 20.440.050. If determined to be consistent, the board shall introduce an ordinance adopting the density bonus and affordable housing agreement.

C. Following introduction, a second reading of the ordinance adopting the density bonus and affordable housing agreement shall be held and ~~based on the testimony provided at the hearing,~~ the ordinance shall be adopted, denied or continued.

20.440.050. - Required findings for approval.

Prior to taking an action to approve ~~or recommend approval of~~ a density bonus ~~or~~ and affordable housing agreement, the board shall find as follows:

A. The proposed agreement is consistent with the ~~maps and policies of the~~ master plan, including the growth management and housing element, and any applicable specific plan;

B. The proposed agreement complies with the requirements of NRS and this chapter;

~~C. The granting of the proposed agreement will result in provision of housing for persons with special needs, as identified in the county's affordable housing element;~~

C.~~D. Where a density bonus is proposed, that the granting of t~~The proposed density bonus will not have an adverse impact on adjacent properties or on the general public.

20.440.060. - Ongoing review.

The board shall review all approved density bonus ~~or~~ and affordable housing agreements at least once every 24 months to determine whether the applicant, or successor in interest thereto, is demonstrating good faith compliance with the terms of the agreement. This review process may require the submittal of an application form and materials as established by resolution. Upon request by the community development department or the board, the developer and/or his or her successor in interest shall provide the board with

copies of all current lease or rental agreements, as well as any recent purchase agreements.

20.440.070. - Amendments to approved density bonus and affordable housing agreements.

Any amendment to a previously-approved density bonus ~~or~~ and affordable housing agreement shall be reviewed pursuant to the procedures outlined in this chapter for a new application.

20.440.080. - Noncompliance. In the event of any failure by a developer or successor in interest to comply with the terms this chapter or the density bonus and affordable housing agreement, the county may pursue any remedy available at law or in equity, including any remedy provided by this code or the density bonus and affordable housing agreement.

Adopted this _____ day of _____, 2026, by the following vote:

Ares:	Commissioners	_____
		_____
		_____
		_____
		_____
Nays:	Commissioners	_____
		_____
Absent:	Commissioners	_____
		_____

_____

Mark Gardner, Chair
Douglas County Board of Commissioners

Attest:

_____

Amy Burgans, Douglas County Clerk-Treasurer

This ordinance is effect on the _____ day of _____, 2026.

AGENDA ITEM NO. 3.

PLANNING COMMISSION AGENDA ITEM
COVER PAGE

MEETING DATE: October 13, 2026

TIME REQUIRED:

AGENDA: **PUBLIC HEARINGS**

TITLE:
For possible action: Discussion on Ordinance 2026-1676, an Ordinance repealing and replacing the entirety of Douglas County Code, Title 20, the Douglas County Development Code, by enacting a new Development Code that provides a new format, updates definitions, clarifies prior code discrepancies, eliminates outdated and unused zoning districts, and addresses other properly related matters. The Ordinance is being proposed by the Douglas County Community Development Department, based on significant public feedback and outreach. (Kate Moroles-O'Neil, Tom Dallaire, & Andrea Pawling, Community Development Department, and AnnMarie Lain, NCE)

RECOMMENDED MOTION:

Recommend to the Board of County Commissioners that they adopt **Ordinance 2026-1676**, as presented, based on the staff report, presentation, and Planning Commission discussion.

FINANCIAL IMPACT:
The new Development Code format and update will not have any direct financial impact. However, the consolidated and more user friendly code will definitely assist staff with navigation and efficiency, eliminating costly time spent previously trying to find applicable code in multiple sections of code.

BACKGROUND:

Project History & Consultant Collaboration

Community Development staff have dedicated over four years of internal work to comprehensively update the Title 20 Development Code. To accelerate and refine this effort, the County contracted with consulting firms Nichols Consulting (NCE) and Resource Concepts (RCI) in 2025. This collaborative partnership has driven significant progress, specifically focusing on structural reformatting, modernizing the code's layout, and integrating new visual graphics.

Code Organization & Reformatting Process

The ongoing reformatting process is designed to transform Title 20 into a highly accessible, user-friendly document for residents, developers, and staff. To achieve this, staff and the consultant team have engaged in a comprehensive audit and restructuring process that includes:

- **Structural Reorganization:** Grouping related provisions together, eliminating redundant regulations, and standardizing the hierarchy of Articles and sections to ensure intuitive navigation.
- **Enhanced Readability:** Modernizing definitions, resolving internal contradictions, and converting dense regulatory text into clear, plain-language standards where legally appropriate.
- **Visual Integration:** Developing custom graphics, quick-reference tables, and procedural flowcharts to visually illustrate complex development standards, zoning setbacks, and application workflows.

Public Outreach & Engagement

Staff has prioritized transparency and ongoing stakeholder input throughout the update process. To date, the County has hosted five public workshops (December 16, 2025, April 8, 2026, May 27, 2026, July 15, 2026, and September 23, 2026). At each workshop, staff presented the proposed organizational, formatting, and graphical changes by Article, providing a direct forum for public feedback and suggested revisions.

To supplement in-person engagement, staff deployed a multi-channel digital outreach strategy:

- **Project Webpage:** Staff launched a dedicated hub to provide ongoing updates to the public: Douglas County Title 20 Development Code Update.
- **Continuous Feedback:** The webpage features a perpetual SurveyMonkey link to capture continuous public input outside of scheduled workshops.
- **Leadership Updates:** Staff has continually presented to both the Planning Commission and the Board of County Commissioners at key milestones to ensure alignment and receive ongoing direction.

Next Steps & Project Timeline

The Title 20 update is structured in two distinct phases to ensure thorough review and seamless implementation:

- **Phase 1 (Through End of 2026):** Finalize the structural organization, comprehensive reformatting, and graphical integration of the existing code.
- **Phase 2 (Early 2027 & Throughout 2027):** Transition into targeted, in-depth substantive and policy updates on an Article-by-Article basis.

ATTACHMENTS:

Staff Report PC 10.13.26 Ord 2026-1676 Title 20 NEW.pdf
Exh. I Redline Title 20 and App. A.pdf
Final Ordinance 2026-1676 NEW Title 20 incl Exh. A.pdf
Code Update Inventory (Title 20 Location References).pdf

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: October 13, 2026
To: Douglas County Planning Commission
From: Kate Moroles-O'Neil, Principal Planner & Economic Vitality Manager
Subject: **Ordinances 2026-1676**, repealing and replacing Title 20.

I. REQUEST

For possible action: Discussion on **Ordinance 2026-1676**, an Ordinance repealing and replacing the entirety of Douglas County Code, Title 20, the Douglas County Development Code, by enacting a new Development Code that provides a new format, updates definitions, clarifies prior code discrepancies, eliminates outdated and unused zoning districts, and addresses other properly related matters.

II. RECOMMENDATION

Recommend to the Board of County Commissioners that they approve **Ordinance 2026-1676**, as presented.

III. BACKGROUND AND HISTORY

For reference and a complete redline of the old Title 20 please see Exhibit I, attached herein.

Project History & Consultant Collaboration

Community Development staff have dedicated over four years of internal work to comprehensively update Title 20, the Douglas County Development Code. To accelerate and refine this effort, the County contracted with consulting firms Nichols Consulting (NCE) and Resource Concepts (RCI) in 2025. This collaborative partnership has driven significant progress, specifically focusing on structural reformatting, modernizing the code's layout, and integrating new visual graphics.

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The ongoing reformatting process is designed to transform Title 20 into a highly accessible, user-friendly document for residents, developers, and staff. To achieve this, staff and the consultant team have engaged in a comprehensive audit and restructuring process that includes:

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- **Project Webpage:** Staff launched a dedicated hub to provide ongoing updates to the public: Douglas County Title 20 Development Code Update.
- **Continuous Feedback:** The webpage features a perpetual SurveyMonkey link to capture continuous public input outside of scheduled workshops.
- **Leadership Updates:** Staff has continually presented to both the Planning Commission and the Board of County Commissioners at key milestones to ensure alignment and receive ongoing direction.

Next Steps & Project Timeline

The Title 20 update is structured in two distinct phases to ensure thorough review and seamless implementation:

- **Phase 1 (Through End of 2026):** Finalize the structural organization, comprehensive reformatting, and graphical integration of the existing code.
- **Phase 2 (Early 2027 & Throughout 2027):** Transition into targeted, in-depth substantive and policy updates on an Article-by-Article basis.

IV. DISCUSSION AND EVALUATION

Ordinance 2026-1676 is the culmination of Phase 1 of the Title 20 update. It provides a reorganized and more user-friendly structure and format; it incorporates new graphics and illustrations; it corrects and clarifies prior code discrepancies; and it eliminated redundancies as well as outdated and unused zoning districts. Below is a description of what the Ordinance accomplishes:

Definition Changes

All land-use definitions located within Title 20 and Appendix A have been moved into a new *Article 1, Chapter 1.12: Land Use Definitions.* Additionally, certain use definitions have been added or revised. A few definitions that were specific to certain sections of code will be found in those sections, outside Chapter 1.12. Definitions

that formerly included property standards have also been revised, with the property standards removed and relocated to the appropriate sections of code.

Below is a summary of the key changes related to definitions:

1. The following uses are now defined, as they were previously listed in the land use table but did not have a definition:

   Clustered Development - A residential development pattern in which lots are concentrated on a portion of a parcel or on multiple contiguous or non-contiguous parcels under common ownership, in order to preserve agricultural land, open space, and natural resources on the remainder of the property through permanent legal protections.

   Grading of more than 500 cubic yards - Any excavation, fill, or combination thereof that results in the movement, placement, or removal of more than 500 cubic yards of soil, rock, or other earthen material on a site, whether occurring at one time or cumulatively as part of a single development project.

2. "Halfway House" was changed to "Recovery House" to be consistent with state law (*see* NRS 278.02374, NRS 278.023757)[1] and is now defined as follows:

   Recovery house - A residence that provides housing and a living environment for persons recovering from alcohol or other substance use disorders and is operated to facilitate their reintegration into the community but does not provide any treatment for alcohol or other substance use disorders. The term does not include a facility for transitional living for released offenders.

3. "Marijuana and Medical Marijuana Establishments" has been updated and changed to "Cannabis Establishment" to be consistent with state laws (see NRS 678A, 678B, 678C, and 678D, and 678E). The new definition provides as follows:

   Cannabis Establishment - A facility engaged in the cultivation, production, testing, distribution, retail sale, or retail consumption of cannabis or cannabis products, whether for medical or adult recreational use. This includes, but is not limited to: cultivation facilities, testing laboratories, production facilities, dispensaries, and distributors, whether for medical or adult recreational use.

[1] Excluding "recovery houses" from all zoning districts is inconsistent with state law. Article 3: Zoning Districts, Uses, and Lot and Building Standards therefore includes "Recovery House" as an allowed use in all residential zoning districts, subject to design review, which is consistent with similar uses, such as "Small group care or group home."

Cannabis Establishments are defined in and regulated under NRS Chapters 678A through 678D, and such definitions are hereby incorporated by reference.

Cannabis Establishments, as defined above, are prohibited in all zoning districts and shall not be permitted as a primary, accessory, special, or temporary use. This prohibition does not apply to the lawful, non-commercial personal cultivation or use of cannabis as authorized under NRS Chapters 678C or 678D.

4. Many land use regulations were previously and confusingly located among the land use definitions. These regulations have now been moved to *Article 7: Land Use Regulations and Design Standards.*

5. All measurement, construction, and code terminology definitions within Title 20 and Appendix A have been moved to *Chapter 1.13: Measurements, Construction, and Code Terminology Definitions.*

6. All floodplain management definitions have been moved to *Chapter 6.01: Floodplain Management Definitions.* Additionally, the following definitions were updated for clarification or added to *Article 6.01: Floodplain Management Definitions*:

   Carson River Regional Hydraulic Model (Model) - A single unified HEC-RAS model encompassing portions of the Carson River within Alpine County, California, Carson City, Nevada, Douglas County, Nevada, and Lyon County, Nevada. The Model has its downstream terminus at Lahontan Reservoir, its upstream extent for the West Fork of the Carson River at approximately the USGS stream gage (10310000), West Fork Carson River At Woodfords, California, and its upstream extent for the East Fork of the Carson River at approximately the USGS stream gage (10309000), East Fork Carson River Near Gardnerville, Nevada.

   Carson River Regional Hydraulic Model: Model Management, Distribution, And Update Guide (Guide) - The document that provides guidance and procedures regarding the use, management, distribution, modification, submission and review of the Model.

   Cumulative Substantial Damage - The total cost of all repairs to a repetitive loss structure shall not cumulatively increase the market value of the structure more than 49 percent of the market value during the life of the structure. When the improvements, modifications, additions, reconstruction or repairs equals or exceeds the 49 percent substantial damage threshold, the entire structure must be brought up to current floodplain standards. This term does not, however, include either:

   A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

B. Any repair of flood damage to a "historic structure," provided the repair will not preclude the structure's continued designation as a "historic structure."

Cumulative Substantial Improvement - Improvements, modifications, or additions to existing building are counted cumulatively for at least ten years, and reconstruction and repairs to damaged buildings are counted cumulatively for a least ten years. When the improvements, modifications, additions, reconstruction or repairs equals or exceeds the 49 percent substantial improvement threshold, the entire structure must be brought up to current floodplain standards. For the purposes of determining substantial improvements, market value pertains only to the structure in question. It does not include the land, landscaping or detached accessory structures on the property.

Date of Construction - For flood management purposes, the date that the building permit was issued provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty (180) days of the permit date.

Design Flood Elevation (DFE) - The elevation to which development in the regulatory floodplain is built. The minimum requirement for this elevation in NFIP communities is the base flood elevation (BFE). In areas where a higher degree of protection is promoted or required, a freeboard is added; in this case, the DFE is some height (1, 2, or more feet) above the BFE.

Digital Flood Insurance Rate Map (DFIRM) - The official map, in digital format, on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. The DFIRM is the legal equivalent of the FIRM in communities where a DFIRM is available (See Flood Insurance Rate Map).

Elevation Certificate - The elevation certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood Zones A1—A30, AE, AH, A (with BFE), VE, V1—V30, V (with BFE), AR, AR/A, AR/AE, AR/A1—A30, AR/AH, and AR/AO. A community's permit file must have an official record that shows new buildings and substantial improvements in all identified Special Flood Hazard Areas (SFHAs) are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance. FEMA encourages communities to use the Elevation Certificate developed by FEMA to fulfill this requirement since it also can be used by the property owner to obtain flood insurance. Communities participating in the Community Rating System (CRS) are required to use the FEMA Online Elevation Certificate. The elevation certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM Flood insurance rules.

Enclosure - That portion of an elevated building below the lowest elevated floor that is either partially or fully shut-in by rigid walls (including breakaway walls). Enclosures below the Base Flood Elevation can only be used for parking, building access, and storage and must meet other construction requirements.

Five-hundred-year Flood - A flood with a 0.2% (or 1 in 500) annual chance of occurrence. The area of flooding caused by this flood is used to designate base floodplains of lesser hazards, such as areas protected by levees from the 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than one square mile.

Flood Depth - The difference in height between the water surface elevation at the time of flooding and the normal grade elevation of the flooded area.

Floodplain Management Regulations - This chapter, and any federal, state or local regulations plus community zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a grading and erosion control) and other applications of police power which control development in flood-prone areas to prevent and reduce flood loss and damage.

Functionally dependent use - For flood management purposes, a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only marina facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and boat building and boat repair facilities, but does not include long-term storage or related manufacturing facilities.

7. The following definitions were updated or modified to clarify their meaning:

Reverse Vending Machine - A self-service device that accepts empty recyclable beverage containers and issues a cash refund, receipt, or redeemable voucher. Reverse vending machines are typically installed as an accessory use to a commercial establishment and occupy no more than 50 square feet.

Small Recycling Collection Facility - A facility occupying 500 square feet or less that collects source-separated recyclable materials from the public through donation, redemption, or purchase. This use may include unattended drop-off bins, kiosks, mobile units, or bulk reverse vending machines. Small collection facilities must operate as an accessory use to an established commercial or industrial use and may not include on-site processing beyond basic sorting or temporary storage.

Large Recycling Collection Facility - A facility larger than 500 square feet, including permanent structures, that collects source-separated recyclable materials from the public. These facilities may operate as a primary or accessory use and may allow limited on-site processing such as sorting or compacting. Large collection facilities may include staffed operations.

Light Recycling Processing Facility - A facility occupying less than 45,000 square feet used for the collection and mechanical processing of recyclable materials. Processing may include baling, briquetting, crushing, compacting, grinding, shredding, and sorting. Light processing facilities are limited to source-separated materials and do not process ferrous metals other than food and beverage containers.

Heavy Recycling Processing Facility - A facility larger than 45,000 square feet or one that engages in advanced or large-scale recycling operations beyond the scope of a light processing facility. May include processing of mixed or unsorted materials, ferrous metals, and use of industrial-scale equipment.

Educational facility - Buildings and uses for public or private educational or research activities associated with an academic institution which has curriculum for technical or vocational training, kindergarten, elementary, secondary, or higher education, including residential facilities for faculty, staff, and students. A school, college or university, supported wholly or in part by public funds or giving general academic instruction equivalent to the standards prescribed by the State Board of Education. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

Aquaculture - The cultivation of aquatic organisms such as fish, shellfish, crustaceans, seaweed, and other marine and freshwater species for food production, habitat restoration, ornamental purposes, or scientific research.

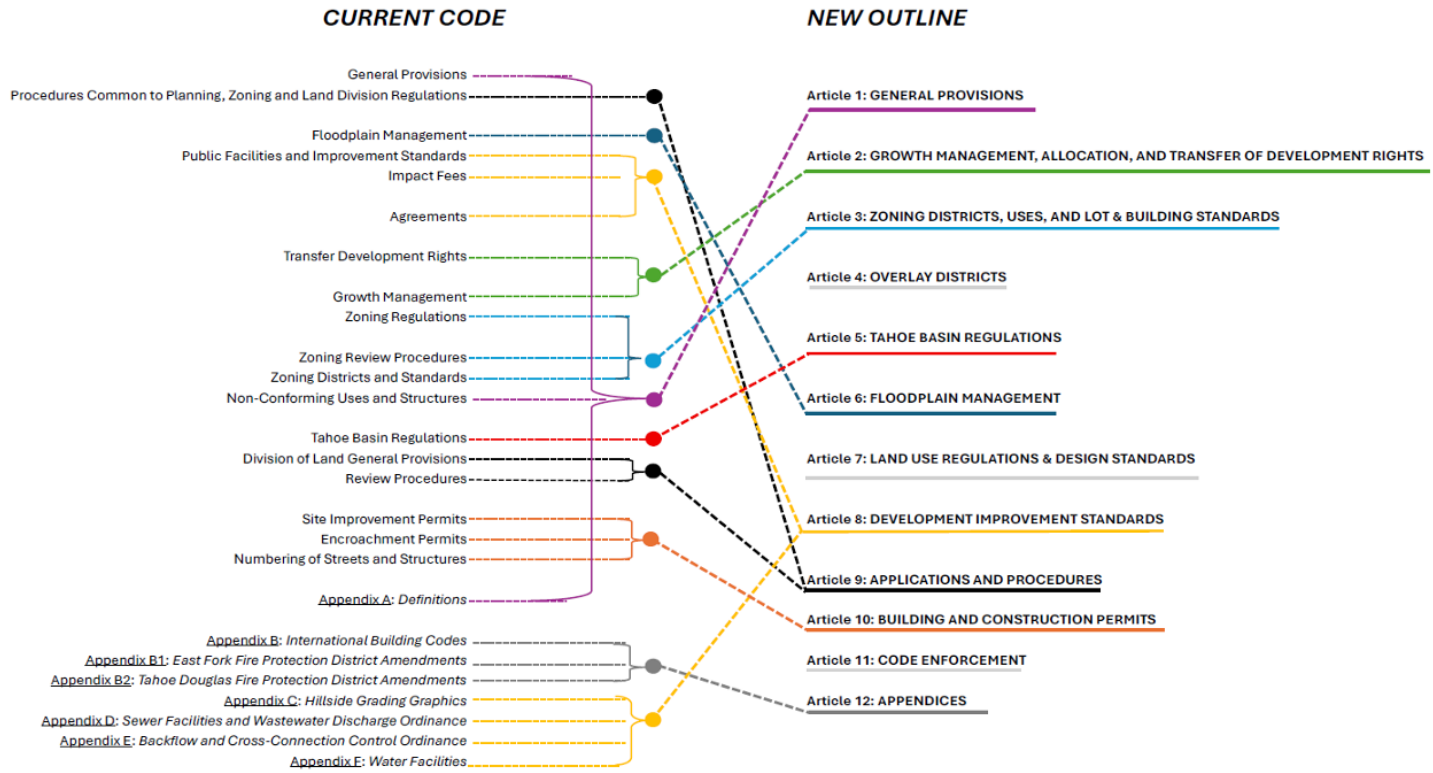
Household pets - An animal that is kept by a person primarily for companionship. Livestock is excluded from this definition. Household pets shall not include any non-domestic animals permitted under "Animal Keeping."

Organizational and Visual Changes

The organization, structure, and presentation of Title 20 has been completely revised. The new structure consolidates and renumbers the existing chapters into twelve different “articles.” The revised structure also consolidates other development-related rules into the code, creating a single, organized document that will provide a more intuitive source of information for all projects. The new code also adds new or modified tables, graphics, and illustrations that make development rules easier to understand and follow. This streamlined approach replaces the current patchwork of zoning, permitting, and improvement standards, creating one

comprehensive, organized framework. A pictorial depiction of the organizational changes is included on the following page, along with a description of some of the more significant organizational and visual changes.

1. **Reorganization of Chapters into Articles.**



2. **Article 3: Zoning Districts, Uses, and Lot and Building Standards.**
   - Use Tables: Land uses have now been organized into clear categories (permitted, review required, special permit) so it's easier to see what is allowed.
   - Visual Diagrams: Simple graphics now show how rules like lot size, setbacks, and building height work on a property.
   - Quick-Reference Charts: Key standards (like dimensions and limits) are now summarized in easy-to-read tables.
   - Consistent Layout: Information is presented in the same format across all articles to make the code easier to navigate and understand.

3. **Article 5: Tahoe Basin Regulations**
   - Land use tables are now organized into two consolidated tables: (1) *Chapter 5.04: Community Plan Consolidated Land Use Table*; and (2) *Chapter 5.05: Plan Area Statements Consolidated Land Use Table*

4. **Article 7: Land Use Specific Criteria and Design Standards**
    - Incorporates Douglas County Design Criteria and Improvement Standards Part I: Planning Design Criteria into *Chapter 7.07: Non-Residential Design Criteria* and *Chapter 7.08: Residential Design Criteria*.

5. **Article 9: Applications and Procedures**
    - This article contains all applications and procedures, which had previously been spread throughout the code.

6. **Article 11: Code Enforcement**
    - This article contains all code enforcement regulations, which had previously been spread throughout the code.

Removal of Unused Zoning Districts

The revised Title 20 also removes unused zoning districts. The SFR-T 3,000, SFR-T 4,000, SFR-T 6,000, and SFR-T 8,000 zoning districts are now omitted from Title 20. County staff have confirmed that no properties are currently designated with these zoning classifications, and it in fact appears that no properties have *ever* been designated with these zoning classifications. As a result, it is apparent that these districts are no longer needed to regulate existing development and can be removed to simplify the County's zoning framework.

Removal of these districts will not limit the County's ability to accommodate a range of residential lot sizes or development patterns. Title 20 provides several mechanisms for flexibility in lot configuration and site design. For example, the Planned Development Overlay District (Chapter 20.676) allows for flexible development standards and variations from conventional zoning requirements, including setbacks, density, lot coverage, and other development standards (Sections 20.676.010, 20.676.040, and 20.676.070). The Code also provides for Clustered Residential Subdivisions (Chapter 20.682) and Clustered Development (Section 20.714.020), which allow residential development to be clustered while preserving open space or other resource areas. Additional flexibility is provided through front and rear yard averaging (Section 20.664.070) and the Transfer of Development Rights program (Chapter 20.500). These provisions all provide alternatives for addressing site-specific development needs without maintaining separate, unused residential zoning districts.

Overall, removal of the SFR-T districts will eliminate unused zoning classifications, simplify Title 20, and retain the County's existing tools for accommodating flexible residential development and site design.

V. RECOMMENDATION & CONCLUSION

Staff ask that the Planning Commission recommend to the Board of County Commissioners that the Board approve **Ordinance 2026-1676**, as presented.

EXHIBIT I

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TITLE 20

CONSOLIDATED DEVELOPMENT CODE

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1.03 Interpretation, Conflict, and Severability

1.04 Saving Provision

1.05 Effect of this Title on Approved Development Permits

~~**Non-Conforming Uses and Structures**~~

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~~**20.560**~~ **2.02 General Provisions** ~~**Building Permit Allocation and Growth Management**~~

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~~20.01.010~~ 1.01 Title, Effective Date, Purpose

A. This title shall be known and may be cited in all proceedings as the "Douglas County Development Code". ~~(Ord. 763, 1996; Ord. 390, 1981; Ord. 167, 1968)~~

B. This title, adopted to implement the Douglas County Master Plan, became effective on January 1st, 2027. (Ordinance XX-XXX).

~~**20.01.020 Purpose.**~~

C. The board of county commissioners ~~finds and~~ declares that this title is adopted to promote the public welfare by ensuring ~~interest,~~ health, safety, ~~morals,~~ convenience ~~and general welfare; to~~ ; reducing traffic congestion ~~and hazards in the streets~~; ~~to~~ preserveing ~~recognized values of~~ historic and community ~~appearance, charm and~~ character; ~~to~~ provideing light and air for all buildings; ~~to safeguard and enhance~~ protecting property values; preventing ~~to avoid undesirable concentrations of population; to prevent~~ overcrowding ~~of land~~; and supporting essential infrastructure and ~~to facilitate adequate provision of transportation, water, sewage, schools, park and other facilities and~~ services. It aims to achieve ~~; and to provide the~~ economic and social advantages through ~~gained from a~~ comprehensive~~ly~~ land use planned~~ing~~. ~~use of land~~

~~resources.~~ This title has been combined into one ordinance for the purpose of maintaining consistency, shortening the overall length of the document, and improving user-friendliness for the end users. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 495, 1989; Ord. 353, 1980; Ord. 167, 1968)~~

~~20.01.030~~ 1.02 Conformance with ~~m~~Master ~~p~~Plan.

A. This title and the official zoning map of the county, as adopted, are declared to conform to the master plan of the county pursuant to the provisions of chapter 278, NRS. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.01.040 Enactment.~~

~~To promulgate the Douglas County Master Plan, this title is adopted and made effective as of November 21, 1996, Ordinance 96-763, and as amended by Ordinance 984 effective October 25, 2001. (Ord. 984, 2001; Ord. 763, 1996; Ord. 641, 1994; Ord. 353, 1980; Ord. 167, 1968)~~

~~20.01.050~~ Interpretation, ~~c~~Conflict and ~~s~~Severability.

A. In their interpretation and application, the provisions of this title shall be held to be the minimum requirements for the promotion of the public health, safety, morals, convenience and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

1. Public provisions. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law except as provided in these regulations. Where any provision of these regulations imposes restrictions different from those imposed by any other ordinance, rule or regulation of the county, or other provision of law, the provision which is more restrictive or imposes higher standards shall control.

2. Private provisions. Private easements, covenants, conditions and restrictions of record are not enforced by the county except as specifically provided by agreement of Douglas County

~~B.~~ If any part or provision of these regulations or the application of these regulations to any person or circumstances is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which the judgment shall be rendered and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances. The board hereby declares that it would have enacted the remainder of these regulations even without any such part, provision, or application which is judged to be invalid. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 390, 1981; Ord. 353, 1980; Ord. 167, 1968)~~

~~20.01.060~~ 1.04 Saving ~~p~~Provision.

A. The provisions of this title shall not be construed as abating any action now pending under, or by virtue of, prior existing land development regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the County under any chapter or provision existing at the time of adoption of these

regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the county except as shall be expressly provided for in these regulations.

B. The provisions of this title notwithstanding, in the Lake Tahoe Basin every structure housing gaming under a nonrestricted license which existed as a licensed gaming establishment on May 4, 1979, or whose construction was approved by the Tahoe Regional Planning Agency (TRPA) affirmatively or deemed approved before that date is recognized as a permitted and conforming use and as complying with and conforming to all of the regulations prescribed in this title. Any existing or approved structure and associated structures may be repaired, reconstructed, altered and rebuilt or replaced in whole or in part to a size in accordance with the Tahoe Regional Planning Compact. Alteration, rebuilding or replacement shall, if required, comply with the provisions of this title including applicable building, mechanical, plumbing, electrical and fire codes. ~~(Ord. 763, 1996; Ord. 390, 1981)~~

~~20.01.070~~ 1.05 Effect of this ~~t~~Title on ~~a~~Approved ~~d~~Development ~~p~~Permits~~, development permits currently being processed, and new applications for development permits~~.

A. Approved ~~d~~Development.

1. Development to which an application for design review, special use permit, variance, tentative parcel map, final parcel map, tentative subdivision map, final subdivision map, tentative land division map or final land division map has been finally approved and which approval remains valid on the effective date of this title shall remain valid unless such approval expires by the terms of the approval or in accordance with ~~chapter 20.30~~. Development which has been granted approval may be built in accordance with the development standards in effect at the time of approval, provided that the approval is valid at the time building permits are issued and that the approval is subject to any time limits imposed pursuant to this title; further provided that any subsequent applications for a development permit required by this title prior to issuance of and including a building permit and certificate of occupancy shall be processed in accordance with the procedures established by this title for the processing of such development permit.

2. No provision of this title shall require any change in the plans, permit expiration, construction or designated use of any structure for which a building permit has been issued prior to the effective date of this title or any subsequent amendment.

3. Any reapplication for an expired development permit must meet the standards in effect at the time of reapplication.

B. Projects in ~~p~~Process. Development for which an application for a development permit has been accepted as complete, but which has not been granted final approval by the appropriate designated official prior to the effective date of this title, shall be subject to the land use regulations, standards for approval, and other requirements in effect at the time the application was deemed complete; provided that any subsequent application for a development permit required by this title prior to issuance of and including a building permit and certificate of occupancy shall be processed in accordance with the procedures established by this title for the processing of such development permit. If approved, the development may be built in accordance with the

development standards in effect at the time of application, provided that any design review filed subsequent to the issuance of a special use permit or reapplication for an expired permit must meet the standards for approval in effect at the time of application. This provision shall not apply to any application for a master plan amendment or zoning map amendment.

~~C.~~ New aApplications. If no application for a development permit has been accepted as complete and the development has received no more than approval of a master plan map amendment or a zoning map amendment prior to the effective date of this title, pending and subsequent applications for development approval shall be subject to all requirements, standards and procedures set forth in this title. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 674, 1994; Ord. 641, 1994; Ord. 628, 1994; Ord. 599, 1993; Ord. 497, 1989)~~

1.06 Non-Conforming Uses and Structures

~~20.01.080~~ 1.07 Interpretation of language.

A. In the event this title requires interpretation, the director may make the interpretation or refer the matter to the planning commission for action, except as otherwise provided. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 353, 1980; Ord. 167, 1968)~~

~~20.01.090 Similar use determination.~~

~~The director may authorize a use not specifically listed within a zoning district if it is determined that the use is similar to other uses permitted in the zoning district provided that the use is not specifically listed in another zoning district, pursuant to section 20.610.060 (Zoning administration–determination on unlisted uses). (Ord. 763, 1996)~~

~~20.01.100~~ 1.08 Right to farm.

A. It is the declared policy of Douglas County to conserve, protect, enhance, and encourage agricultural operations within the county. Further, it is the intent of the county to provide proper notification of the county's recognition of agriculture's right to farm.

B. Where non-agricultural land uses, and especially residential developments, extend into agricultural areas or exist side-by-side, agricultural operations have often become the subject of nuisance complaints. As a result, agricultural operations are sometimes forced to cease or curtail operations and many others are discouraged from making investments in farm improvements to the detriment of adjacent agricultural uses and economic viability of the county's agricultural industry as a whole. It is the purpose of this chapter to protect agricultural resources and to reduce the loss to the county's agricultural lands by limiting the circumstances under which agricultural operations may be considered a nuisance. This chapter is not to be construed as in any way modifying or abridging any provision of NRS relative to nuisances, but rather is only to be utilized in the interpretation and enforcement of the provisions of this code and county regulations.

C. The further purpose of this code section is to promote a good neighbor policy between farmers, ranchers and residents by advising purchasers and users of property

adjacent to or near agricultural operations of the inherent potential problems associated with proximity to agricultural operations, including but not limited to the sounds, odors, dust and chemicals that may accompany agricultural operations so that these purchasers and users will understand the inconveniences that accompany living side-by-side with agricultural uses and will be prepared to accept the problems as the natural result of living in or near rural areas.

D. The right to farm purposes shall be furthered through the following:

1. No existing or future agricultural operation or any of its appurtenances conducted in a manner consistent with proper and accepted standards on agricultural land shall become or be a nuisance, for purposes of all chapters of this code, provided that the agricultural operation complies with all chapters of this code and provided that the provisions of this section shall not apply whenever a nuisance results from the negligent or improper operation of any agricultural operation.

2. Douglas County shall cause to be mailed to all property owners of real property within the county with the annual tax bill the following notice: "Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code."

3. When giving notice required by NRS, a person who is selling real property which is near an agricultural operation shall disclose in writing to the prospective purchaser the notice contained in paragraph 1.08 Right to Farm (D)(2)~~B~~ above.

4. Where a discretionary development permit, including but not limited to subdivision and special use permit, is sought on or adjacent to lands zoned to permit agricultural operations, the discretionary permit shall include a condition requiring the recordation of a deed restriction to notify any present or future owners, users and tenants of the notice contained in paragraph B above.

5. The county may require the developer to install or permit the installation of signs to notify prospective purchasers and users that adjacent or nearby lands are being used for agricultural purposes and that those interests are protected by law. ~~(Ord. 763, 1996)~~

1.09 Airport Operation Rights (*reserved*)

~~20.01.110~~ 1.10 Enforcement authority.

A. It is the duty of the director or his authorized representative to enforce all of the provisions of this chapter.

~~B.~~ It is unlawful for any person to interfere with the director or his authorized representative in the performance of his duties. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 329, 1980; Ord. 167, 1968)~~

1.11 Appeals (*reserved*)

1.12 Land Use Definitions

1.13 Measurements, Construction, and Code Terminology Definitions

~~Chapter 20.02~~ 9.10

Development Permits

~~**Sections:**~~

~~**20.02.010 Development permits required.**~~
~~**20.02.020 Classification of development permits.**~~

~~**20.02.010**~~ **A.** Development permits required.

No development may be undertaken unless a development permit is issued in accordance with the provisions of this title. Development shall mean, except as otherwise provided in this title, any of the following activities:

~~A.~~ **1.** Filling, excavating, grading, paving, dredging, mining, drilling or otherwise significantly disturbing the soil or land form of a site with the exception of those activities associated with cultivation of the land;

~~B.~~ **2.** Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface, or water management system and the storage of materials;

~~C.~~ **3.** Erection of a sign except as otherwise exempted;

~~D.~~ **4.** Alteration of a historic property for which authorization is required under this code;

~~E.~~ **5.** Changing the use of a site so that the requirement for parking is increased;

~~F.~~ **6.** Construction, elimination or alteration of a driveway onto a public street.

~~(Ord. 763, 1996; Ord. 331, 1980; Ord. 167, 1968)~~

9.23 Classification of Development Permits

~~**20.02.020**~~ **A.** Classification of development permits.

Development permits shall be classified as zoning permits, land division permits or building permits.

~~A.~~ **1.** Zoning permits include approval of any of the following types of development applications:

~~1.~~ **a.** Master plan map amendment;
~~2.~~ **b.** Master plan text amendment;
~~3.~~ **c.** Zoning map amendment, including applications for overlay district;
~~4.~~ **d.** Zoning text amendment;
~~5.~~ **e.** Specific plan;
~~6.~~ **f.** Special use permit;
~~7.~~ **g.** Design review;
~~8.~~ **h.** Variance;

~~9.~~ **i.** Modification (major or minor) to approved permit;
~~10.~~ **j.** Planned development;
~~11.~~ **k.** Home occupation permit;
~~12.~~ **l.** Sign permit; and
~~13.~~ **m.** Temporary use permit.

~~B.~~ **2.** Land division permits include approval of any of the following types of development applications:

~~1.~~ **a.** Tentative or final subdivision map;
~~2.~~ **b.** Tentative or final parcel map;
~~3.~~ **c.** Tentative or final land division map;
~~4.~~ **d.** Variances or exceptions to such maps;
~~5.~~ **e.** Modifications (major and minor) to such maps;
~~6.~~ **f.** Boundary line adjustment;
~~7.~~ **g.** Reversions to acreage; and
~~8.~~ **h.** Amended map filings.

~~C.~~ **3.** Building permits include approval of any of the following types of development applications:

~~1.~~ **a.** Building permit;
~~2.~~ **b.** Site improvement permit; and
~~3.~~ **c.** Encroachment permit. (Ord. 801, 1997; Ord. 763, 1996)

~~Chapter 20.04~~

~~Application Process and Official Filing Date~~

~~**Sections:**~~

~~**20.04.010 Standardized forms.**~~
~~**20.04.020 Determination of complete application.**~~
~~**20.04.030 Douglas County design criteria and improvement standards.**~~
~~**20.04.040 Official filing date.**~~
~~**20.04.050 Processing of application and report.**~~

~~20.04.010~~ 9.05 Standardized forms.

A. Standardized Forms. Requests for development permits shall be made on applications provided by the community development department. The county may promulgate submittal requirements, instructions for completing forms, internal procedures for acceptance and filing of applications, and provisions for waiver by administrative guideline. For permits requiring a public hearing, the application shall include the names of all owners and, if a corporation, all stockholders and officers. ~~(Ord. 763, 1996; Ord. 500, 1989; Ord. 390, 1981)~~

~~20.04.020~~ 9.06 Determination of complete application.

A. Determination of a complete application. Within 3 working days after an application for a zoning permit or a land division permit has been received by the community development department, the director must determine whether the application is complete, including payment of applicable fees pursuant to NRS 278.02327. If it is determined that the application is not complete, written notice must be forwarded to the applicant describing the additional information required. The director may take no further action on the application unless the deficiencies are remedied. If the official fails to make a determination of completeness within 3 working days without the written concurrence of the applicant, the application is deemed complete. A determination of completeness does not constitute a determination of compliance with the substantive requirements of this title. ~~(Ord. 1490, 2017; Ord. 1291, 2009; Ord. 1241, 2008; Ord. 801, 1997; Ord. 763, 1996; Ord. 494, 1989; Ord. 390, 1981)~~

~~20.04.030~~ 9.07. Douglas County design criteria and improvement standards.

A. Douglas County design criteria and improvement standards. All development applications shall be in conformance with the adopted Douglas County design criteria and improvement standards. ~~(Ord. 763, 1996)~~

~~20.04.040~~ 9.08 Official filing date.

A. Official filing date. Except as provided in 20.40.050, following the

determination that a development application is complete the director shall file the application, which will establish the official filing date, review it, forward it for review to any advisory body designated by this title, and prepare a report for the planning commission or board, as may be required, recommending approval, denial or continuance for redesign. The director shall schedule the matter for public hearing or make a final decision within the time and in the manner required by this title, the NRS, or by administrative guidelines. (Ord. 1490, 2017; Ord. 763, 1996)

~~20.04.050~~ 9.09 Processing of application and report.

A. Processing of application and report.

1. The time for processing applications for development permits or acting on applications established by NRS or by this title shall commence on the official filing date. The time-frames shall include, but shall not be limited to, those established by NRS and this title, as may be amended.

2. Supplemental information or revisions to any application, including supporting materials, submitted by the applicant following the filing of the application and prior to the expiration of the period during which the county is required to take action, which is pertinent to the review and decision making process shall not be accepted and withdrawal of the current application and filing of the new development application including the supplemental information or revisions must be filed unless:

a. The director, at his sole discretion, determines a new development application is not necessary. If the director determines a new development application is not necessary, the applicant shall be deemed to have expressly agreed the date the supplemental information or revisions were received by Community Development shall be treated as the official filing date for purposes of processing the application within applicable timeframes.

3. Pertinent supplemental information or revisions, as determined by the director, which may require a new application, include but are not limited to:

a. information or revisions which require other development permits not included as part of the original application; or

b. information or revisions impacting public facilities, improvements, or standards which were not analyzed with the original application; or

c. information or revisions which require Community Development to re-evaluate, modify or develop additional findings per the Douglas County Code or Douglas County Design Criteria and Improvement Standards; or

d. information or revisions effecting the purposes as set forth in NRS 278.0250 and which impact Community

Development's ability to timely and thoroughly evaluate and analyze the information or revisions on the application prior to a scheduled public hearing set in accordance with DCC 20.24.010. (Ord. 1490, 2017; Ord. 763, 1996; Ord. 390, 1981)

~~Chapter 20.06~~ 9.11

Decision by the Director

~~**Sections:**~~

~~**20.06.010 Decision by director.**~~
~~**20.06.020 Notification and appeal of decision by director.**~~

~~**20.06.010**~~ **A.** Decision by director.

If this title delegates authority for making the final decision on a development application to the director or designee, the director shall review the complete application, make necessary findings and render a decision on the application within the time established for the specific application. ~~(Ord. 763, 1996)~~

~~**20.06.020**~~ **B.** Notification and appeal of decision by director.

The director shall notify the applicant on his decision on the development application within three working days of the decision. If the decision is on a zoning permit application within a town's boundary that the town has reviewed under section 20.08.010, a copy of the decision must be sent to the town board at the same time. The decision of the director may be appealed to the appellate body in the manner and time-frame provided in section 20.28.020. If the appeal involves application completeness, the board of adjustment is the appellate body. ~~(Ord. 972, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 615, 1993)~~

~~Chapter 20.08~~ 9.12

Review by Advisory Body

~~**Sections:**~~

~~**20.08.010 Designation of advisory body.**~~
~~**20.08.020 Review and recommendation by advisory body.**~~
~~**20.08.030 Effect of action by advisory body.**~~

~~**20.08.010**~~ **A.** Designation of advisory body.

~~A.~~ **1.** With the exception of home occupation permits, sign reviews, temporary use permits and records of survey, all applications for zoning permits and tentative parcel and subdivision maps on any land within the established boundaries of the towns of Genoa, Minden or Gardnerville shall be reviewed by the town board of the town, prior to final action by the director, planning commission or board, as may be required, and the town board shall be deemed the advisory body within the jurisdiction.

~~B.~~ **2.** All applications for tentative or final subdivision and parcel map approval shall be reviewed by the governmental entities required by NRS 278, prior to final action by the director, planning commission or board. (Ord. 763, 1996)

~~**20.08.020**~~ **B.** Review and recommendation by advisory body.

No final action shall be taken until a formal written recommendation has been received by the director or hearing body. Failure of advisory body to make a recommendation may not operate to deprive an applicant of statutory rights. ~~(Ord. 763, 1996)~~

~~**20.08.030**~~ **C.** Effect of action by advisory body.

All actions by advisory bodies in making a recommendation on any development permit shall be deemed to be advisory and as evidence to be considered by the final decision-maker. However, the record generated before an advisory body may be considered. ~~(Ord. 763, 1996)~~

~~Chapter 20.10~~

9.13 Review and Decision by Planning Commission

~~**Sections:**~~

~~**20.10.010 Public hearing and recommendation by planning commission.**~~
~~**20.10.020 Decision by planning commission.**~~
~~**20.10.030 Notification and appeal of decision by planning commission.**~~

~~**20.10.010**~~ **A.** Public hearing and recommendation by planning commission.

Whenever the planning commission is required by NRS or this title to make a recommendation to the board concerning an application for a development permit, the commission shall conduct a public hearing, if required by this title, in accordance with the provisions of chapter 20.20. The public hearing shall be held within the time established by law. ~~(Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~**20.10.020**~~ **B.** Decision by planning commission.

Whenever the planning commission has been delegated as the final decision-making authority for a development permit pursuant to this title, it shall decide whether to approve, conditionally approve, deny or continue the application at a public meeting, following receipt of the report and recommendation of the director. For an approval, a majority of the commissioners present must vote to approve the item. A vote of less than a majority of the commissioners present to approve or a tie vote is considered a denial. On an appeal, the planning commission must, at a public meeting, decide whether to affirm, reverse or modify only those items raised in the appeal, following receipt of the report and recommendation of the director and upon consideration of the proceedings below. The planning commission may attach any reasonably necessary conditions when approving a permit that was denied by the director or the final decision-maker. If a public hearing is required by this title prior to decision, the hearing shall be conducted in the manner provided in chapter 20.20. The public hearing shall be held within the time established by law. The director shall notify the applicant of the decision of the commission, in writing, within three working days. ~~(Ord. 970, 2001; Ord. 763, 1996, Ord. 390, 1981)~~

~~**20.10.030**~~ **C.** Notification and appeal of decision by planning commission. If the planning commission denies or conditionally approves the application, the director shall notify the applicant and board of the commission's decision, in writing, within three working days of the decision and inform the applicant of appeal rights and procedures. If the decision is on a zoning permit application within a town's boundary that the town has reviewed under section 20.08.010, a copy of the decision must be sent to the town board at the same time~~. (Ord. 972, 2001; Ord. 763, 1996; Ord. 608, 1993; Ord. 158, 1967)~~

~~Chapter 20.12~~

9.14 Review and Decision by Board of County Commissioners

~~**Sections:**~~

~~**20.12.010 Review and decision by board.**~~
~~**20.12.020 Review and decision by board of adjustment on appeal.**~~

~~**20.12.010**~~ **A.** Review and decision by board.

Whenever the board is required by NRS or has reserved for itself pursuant to this title the authority for final action upon a development application, whether upon the recommendation of the director or the planning commission, the board shall conduct a public hearing on the matter, in accordance with the provisions of chapter 20.20. The public hearing shall be held within the time established by law. If no public hearing is required, the board shall consider the matter at a regularly scheduled public meeting. Following the conclusion of the public hearing, if required, the board shall decide whether to approve, conditionally approve, deny or continue the application at a public meeting. For an approval, a majority of all the board members must vote to approve the item. For purposes of this section, a public body may not count an abstention as a vote in favor of an action. A vote of less than a majority to approve or a tie vote is considered a denial. The applicant shall be notified by the director of the board's decision in the manner provided in section 20.20.050. ~~(Ord. 970, 2001; Ord. 801, 1997; Ord. 763, 1996, Ord. 620, 1994; Ord. 390, 1981)~~

~~**20.12.020**~~ **B.** Review and decision by board of adjustment on appeal.

The board of commissioners, acting as the board of adjustment on appeal, shall decide whether affirm, reverse or modify only those items raised in the appeal at a public meeting, following receipt of the report and recommendation of the director and upon consideration of the proceedings below. The board may attach any reasonably necessary conditions when approving a permit that was denied by the director or the final decision-maker. If a public hearing is required by this title prior to decision, the hearing shall be noticed and conducted in the manner provided in chapter 20.20. If the board denies the application, a written statement setting forth the basis for its decision to deny the application shall be prepared. The applicant shall be notified by the director of the board's decision in the manner provided in section 20.20.050. ~~(Ord. 970, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 613, 1993; Ord. 608, 1993, Ord. 199, 1973)~~

~~Chapter 20.14~~ 9.15

Conditional Approval

~~**Sections:**~~

~~**20.14.010 Authority to condition development permits.**~~
~~**20.14.020 Record and notification of conditions.**~~

~~**20.14.010**~~ **A.** Authority to condition development permits.

~~A.~~ **1.** Whenever this title or NRS authorizes the director, the planning commission, board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition to those conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

~~1.~~ **a.** Conformity with the goals and policies embodied in the master plan;

~~2.~~ **b.** Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;

~~3.~~ **c.** Compatibility between the proposed development and adjacent development and neighborhoods;

~~4.~~ **d.** Preservation of the character and integrity of adjacent development and neighborhoods; and

~~5.~~ **e.** Protection of the health, safety and general welfare of the citizens of the county.

~~B.~~ **2.** Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the director or planning commission may be modified subsequently by the final decision-maker by the appellate body upon appeal of those conditions. ~~(Ord. 970, 2001; Ord. 763, 1996; Ord. 390, 1981)~~

~~**20.14.020**~~ **B.** Record and notification of conditions.

The director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant. ~~(Ord. 763, 1996)~~

~~Chapter 20.20~~ 9.16

Notice Provisions

~~**Sections:**~~
~~**20.20.010 Public notice sign.**~~
~~**20.20.020 Published notice.**~~
~~**20.20.030 Personal notice of public hearing.**~~
~~**20.20.040 Personal notice of filings for minor variance and design review applications**~~
~~**20.20.050 Notification following decision.**~~
~~**20.20.060 Notification of appeal or revocation**~~.
~~**20.20.070 Costs of notice.**~~

~~**20.20.010**~~ **A.** Public notice sign.

~~A.~~ **1.** Prior to holding a public hearing, the applicant shall provide evidence that a public notice sign on the subject site has been posted in accordance with the following:

~~1.~~ **a.** The sign shall be posted on the site of a development application at least ten days prior to any public hearing. The purpose of the public-notice sign is to notify the community and residents in the effected area of the proposed development and the time, place and date for consideration.

~~2.~~ **b.** The sign shall be posted in the form established by the community development department (see figure 20.20.1). The number and location of the sign placement shall be determined by the director. The sign shall be removed by the applicant within 72 hours of the decision or the date of withdrawal. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

Figure 20.20.1

24"

NOTICE
of
PUBLIC HEARING

SITE ADDRESS:

APN:

PROPOSAL:

PUBLIC HEARING:

DATE:

TIME:

LOCATION:

DEVELOPER:

Phone:

For further information, please contact:

Case Planner:
Douglas County
Community Development Department
P.O. Box 218
1594 Esmeralda Avenue
Minden, NV 89423
(775)782-_____; fax (775)782-9007

~~(Ord. 763, 1996).~~

~~**20.20.020**~~ **B.** Published notice.

Except as otherwise specifically provided in this title, in any instance in which it is required by law that an advisory body, director, the planning commission, board, or any other final decision-maker must hold a public hearing, a notice setting forth the date, time, place and purpose of the hearing, the name of the applicant, and identification of the subject property must be published once in a newspaper of general circulation

published in the county, at least ten days before the date set for the hearing. The notice shall be prepared by the county. ~~(Ord. 763, 1996; Ord. 610, 1993; Ord. 608, 1993; Ord. 607, 1993; Ord. 605, 1993; Ord. 539, 1991; Ord. 494, 1989; Ord. 390, 1981)~~

~~20.20.030~~ C. Personal notice of public hearing.

~~A.~~ **1.** Whenever personal notice of a public hearing is required by this title or by chapter 278 of NRS, in addition to the notice requirement of section 20.20.010, notice must be mailed, or if requested by a party, provided by electronic means if the electronic notice can be sent and its receipt can be verified by the county, at least ten days prior to the hearing to:

~~1.~~ **a.** The applicant;

~~2.~~ **b.** Any person who has filed a written request for the notice;

~~3.~~ **c.** Surrounding property owners within a radius drawn from the perimeter limits of the property that is subject of the application as follows:

~~a.~~ 1. If the subject property is one acre or less in size, all properties within 300 feet shall be notified.

~~b.~~ 2. If the subject property is more than one acre and less than 40 acres in size, all properties within 600 feet shall be notified.

~~c.~~ 3. If the subject property is 40 acres or larger, each property owner within 1,320 feet shall be notified.

~~d.~~ 4. Or to each owner of at least the 30 parcels nearest to the project parcel, as listed on the county assessor's records, if it is a greater number of parcels than required by subsections (a), (b), or (c), and to the extent it does not duplicate notice given in subsection (a), (b), or (c).

~~4.~~ **d.** If a zone change, variance or special use permit is proposed within 300 feet of a mobile home park, each tenant of the mobile home park must be notified.

~~5.~~ **e.** Any advisory board, which has been established for the affected area by the governing body.

~~6.~~ **f.** Where the site contains any type of conveyance ditch or easement which requires a hearing before the water conveyance advisory committee, notice shall be provided to any conveyance ditch user within Douglas County adjacent to or downstream of the proposed map as determined from the list of water rights owners compiled by the Federal Water Master's Office, or for those conveyance facilities not covered by the Alpine Decree from the list of water right owners maintained by the state engineer.

~~B.~~ **2.** The notice must include the name of the applicant, the time, place and purpose of the hearing and a physical description of, or map detailing the proposed change of the property. The notice must include a section that an owner of property may complete and return to the governing body to indicate his approval of or opposition to the proposed amendment. The notice of zoning permits must indicate the existing zoning designation, the proposed zoning designation, and contain a brief summary of the intent of the change of the property. ~~(Ord. 984, 2001; Ord. 943, 2000; Ord. 801,~~
~~1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 610, 1993; Ord. 608, 1993; Ord. 607,~~

~~1993; Ord. 605, 1993; Ord. 539; 1991; Ord. 494, 1989; Ord. 390, 1981)~~

~~20.20.040~~D. Personal notice of filings for minor variance and design review applications.

Upon the filing of an application for a minor variance or design review, excluding minor design review, the community development department shall send, by first class mail, notice of the filing of an application to all contiguous property owners. Contiguous for the purpose of this chapter includes those properties which touch the parcel which is subject to the land use request including those which would touch the property when projected across a public or private easement or right-of-way. The notice shall contain a brief description of the request, the location of plans for review and a deadline for comment. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 501, 1989; Ord. 400, 1982; Ord. 199, 1973)~~

~~20.20.050~~ E. Notification following decision.

Within three working days of the date of the final decision-maker's determination on the development application, written notification of the action shall be mailed to the applicant, stating the action taken and including all conditions imposed and times established for satisfaction of such conditions, if any. If the final decision-maker denies the application, a written statement setting forth the basis for that decision to deny the application shall also be included. If the decision is on a zoning permit application within a town's boundary that the town has reviewed under section 20.08.010, a copy of the decision must be sent to the town board at the same time. The record of the notification shall be filed with the clerk of the board. (Ord. 972, 2001; Ord. 763, 1996; Ord. 608, 1993; Ord. 607, 1993; Ord. 390, 1981)

~~20.20.060~~ F. Notification of appeal or revocation.

Whenever a notice of appeal is filed or whenever the county determines to revoke a development permit which was obtained following a public hearing pursuant to chapter 20.24, personal notice of the appeal or revocation shall be prepared and made in the manner prescribed by section 20.20.030. ~~(Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 614, 1993; Ord. 613, 1993; Ord. 608, 1993, Ord. 607, 1993; Ord. 167, 1968)~~

~~20.20.070~~ G. Costs of notice.

The applicant is responsible for providing the required mailing list, labels and stamped envelopes, and for payment of any fee for the list and labels, for any proposal requiring personal notice. ~~(Ord. 801, 1997; Ord. 763, 1996; Ord. 608, 1993)~~

~~Chapter 20.24~~ 9.17

Public Hearing Procedures

~~**Sections:**~~

~~**20.24.010 Setting of the hearing.**~~
~~**20.24.020 Examination of and copying of documents.**~~
~~**20.24.030 Conduct of hearing.**~~
~~**20.24.040 Record of proceedings.**~~
~~**20.24.050 Continuance of proceedings.**~~
~~**20.24.060 Additional rules.**~~
~~**20.24.070 Rehearing procedures.**~~

~~**20.24.010**~~ **A.** Setting of the hearing.

When the director determines the official filing date of a development permit application and that a public hearing is required by this title, the official shall select a place, date and time for the required hearing, and prepare notice of the hearing pursuant to chapter 20.20. The hearing shall be held as provided by law, except where a written request for a continuance submitted by the applicant has been granted in accordance with 20.24.050. ~~(Ord. 1490, 2017; Ord. 763, 1996; Ord. 501, 1989; Ord. 400, 1982)~~

~~**20.24.020**~~ **B.** Examination of and copying of documents.

At any time, upon reasonable request, any person may examine the application and materials submitted in support of or in opposition to an application for a development permit. Copies of any material will be made available at cost to the extent permitted by law. ~~(Ord. 763, 1996)~~

~~**20.24.030**~~ **C.** Conduct of hearing.

~~A.~~ 1. Any person or persons may appear at a public hearing and submit evidence, either individually or as a representative of an organization. Each person who appears at a public hearing shall state his or her full name, and if appearing on behalf of an organization, state the name and mailing address of the organization for the record.

~~B.~~ The hearing body may exclude testimony or evidence that it finds to be irrelevant, immaterial or unduly repetitious. Any person appearing as a witness may ask relevant questions of other persons appearing as witnesses, but shall do so only through the chairman of the body conducting the hearing and at the chairman's discretion. ~~(Ord. 763, 1996)~~

~~**20.24.040**~~ **D.** Record of proceedings.

~~A.~~ **1.** The body conducting the hearing shall record the proceedings by any appropriate means and prepare written minutes. Upon written request the clerk of the

body conducting the hearing shall duplicate the audio record or written minutes consistent with NRS Chapter 241.

~~B.~~ **2.** The official record of the hearing shall include testimony and statements of personal opinions, the minutes of the meeting, all applications, exhibits and papers submitted and any proceeding before the body, all staff and advisory body or commission reports and recommendations, and the decision and reports of the body.

~~C.~~ **3.** All records of the body shall be public records, open for inspection at reasonable times and upon reasonable notice. (Ord. 1490, 2017; Ord. 763, 1996)

~~**20.24.050**~~ **E.** Continuance of proceedings.

~~A.~~ **1.** Continuance of a development application hearing may be requested by the applicant as set forth below:

~~1.~~ **a.** Public Hearing Not Yet Published. If a development application requiring a public hearing and notice has not yet been published as a public hearing item or placed on the posted agenda for the appropriate body, an applicant may administratively request from the community development director or his designee, a one-time continuance of the public hearing, to a date certain which cannot exceed 90 days, upon written request and if required, the cost of additional notice. The request for a continuance shall be granted or denied at the discretion of the community development director or his designee. If the applicant is granted the continuance the community development director or his designee shall continue the item to a date certain and the applicant shall be deemed to have waived any time limits applicable to the processing of the application or decision making process.

~~2.~~ **b.** Public Hearing Date Published. If a development application and notice has been published as a public hearing item or placed on the posted agenda for the appropriate body, an applicant may request a continuance from the appropriate public body, upon written request and payment of the established fee and if required, the cost of additional notice. The request for a continuance shall be granted or denied at the discretion of the appropriate public body at the time set for consideration of the application. If the applicant is granted the continuance the public body shall continue the item to a date certain and the applicant shall be deemed to have waived any time limits applicable to the processing of the application or decision making process. If the request for continuance is denied, all fees shall be refunded and the hearing conducted in accordance with the posted agenda.

~~B.~~ **2.** An applicant shall not be granted more than a total of two continuances on the same matter, unless the public body determines, upon good cause shown, that the granting of the additional continuance is warranted.

~~C.~~ **3.** The public body conducting the hearing may, on its own motion or at the request of any person, other than the applicant, for good cause, continue the hearing to a fixed date, time and place. The applicant must agree to the continuance when the time limit of the application provided by law would otherwise lapse. If the public body grants a continuance pursuant to this subsection for good cause shown, the person on whose behalf the continuance was granted must make a good faith effort to resolve the issues concerning which the continuance was requested. If the public body grants the

continuance, the continuance must not be counted toward the limitation on the granting of continuances set forth above in subsection B related to that matter.

~~D.~~ **4.** As used in this section:

~~1.~~ **a.** "Applicant" means the person who owns the property to which the application pending before the commission pertains or the owner's authorized representative.

~~2.~~ **b.** "Good cause" includes, without limitation:

~~(a)~~ 1. The desire by the applicant or authorized representative thereof to:

(i) Revise plans, drawings or other documents relating to the matter;

(ii) Engage in negotiations concerning the matter with any person or governmental entity; or

(iii) Retain counsel to represent him or her in the matter.

~~(b)~~ 2. Circumstances relating to the matter that are beyond the control of the applicant or authorized representative thereof.

~~E.~~ **5.** If the hearing is continued to a fixed date within 35 days of the original hearing date, additional notice is not required. For all other continuances, additional notice is required in the manner required for the initial hearing. The county will prepare the notice and the party requesting the continuance must pay the costs. ~~(Ord. 1490, 2017; Ord. 1024, 2002; Ord. 763, 1996; Ord. 608, 1993; Ord. 607, 1993)~~

~~**20.24.060**~~ **F.** Additional rules.

All matters pertaining to the public hearing shall be governed by other provisions of this code applicable to the body conducting the hearing and its adopted rules or procedures, as long as they are not in conflict with this title. The body conducting the hearing may adopt rules of procedure to limit the number of applications for development approval which may be considered per meeting and the time for each presentation. ~~(Ord. 763, 1996)~~

~~**20.24.070**~~ **G.** Rehearing procedures.

~~A.~~ **1.** A request for a rehearing may only be filed by an applicant, as defined in Appendix A to Title 20, or by any member of the board who voted with the prevailing majority on a final determination by the board. No person, however, will be entitled to a second rehearing of the same matter.

~~B.~~ **2.** All requests for rehearing shall be filed in writing with the secretary of the hearing body within five days of the date the decision was rendered and shall set forth justification for such request for rehearing.

~~C.~~ **3.** The board must hear the request for rehearing within 30 days after the filing of the application and applicable fees. An application for rehearing may be granted by the affirmative vote of a super-majority of the members of the hearing body upon a finding that there appears to be evidence to substantiate the grounds identified in subsection D below.

~~D.~~ **4.** An application for rehearing shall be granted only if the applicant demonstrates that the record of the proceedings should be expanded to consider evidence that is material to the decision on the application; that such evidence was not available or

could not be presented due to circumstances beyond the applicant's control at the original hearing; and that there is a reasonable probability that the evidence, when considered by the hearing body, may lead to a different decision. ~~(Ord. 1282, 2009; Ord. 763, 1996; Ord. 641, 1994; Ord. 613, 1993)~~

~~Chapter 20.28~~

9.18 Post Decision Proceedings

~~**Sections:**~~

~~**20.28.010 Reapplication following denial.**~~
~~**20.28.020 Appeals to county.**~~
~~**20.28.030 Commencement of Judicial review or relief.**~~
~~**20.28.040 Amendments and revisions to approval.**~~

~~**20.28.010**~~ **A.** Reapplication following denial.

Whenever any application for a development permit is denied for failure to meet the requirements of this title, an application for a development permit for all or a part of the same property shall not be considered for a period of one year from the date of denial unless the subsequent application involves a proposal that is materially different from the previously denied proposal. ~~(Ord. 763, 1996; Ord. 613, 1993)~~

~~**20.28.020**~~ **B.** Appeals to county.

~~A.~~ **1.** Any person with standing, who is aggrieved by a final determination on a development permit by the director or final decision-maker may appeal the final determination to the appellate body designated by this title, if any, in the manner provided in this chapter.

~~B.~~ **2.** The appellate body must determine if a person has standing to appeal and is aggrieved by the matter which is the subject of the decision, before considering the merits of any appeal.

~~1.~~ **a.** The following persons are automatically deemed to have standing and to be aggrieved:

~~(i)~~ 1. Any person with legal or equitable interest in the property which is the subject of the decision; or

~~(ii)~~ 2. Any person with legal or equitable interest in property located within the notice radius for the given project who appeared, either in person, through an authorized representative or in writing, before the director or final decision maker on the matter which is the subject of the decision;

~~2.~~ **b.** The following person(s) may be deemed to have standing and be aggrieved by the matter which is the subject of the decision, upon the appellate body making the following findings:

~~(i)~~ 1. The person requesting to appeal, appeared either in person, through an authorized representative or in writing, before the director or final decision maker on the matter which is the subject of the decision; and

~~(ii)~~ 2. The person requesting to appeal established through a signed affidavit, either a special or peculiar injury not suffered by the public as a whole or an adverse and substantial property right held, by the person, may be affected by the decision of

the director or final decision maker.

~~C.~~ **c.** A written notice of appeal must be filed with the community development department within ten working days of the date of the final decision. The notice of appeal shall be filed on a form provided by the county and contain a written statement of the reasons why the final decision is erroneous or why conditions to the approval are erroneous, how the person has standing and how the person is aggrieved under subsection B and its subsections and shall be accompanied by the fee established by resolution.

~~D.~~ **3.** The appellate body, except as specifically stated in this subsection, shall hear the appeal and render its decision within 60 calendar days after the filing of the notice of appeal and applicable fees. The hearing shall be conducted in accordance with the provisions of chapter 20.20. If the person appealing the decision is not the applicant, personal notice of the hearing is required to be sent to the applicant pursuant to section 20.20.030. The appellate body, in reviewing the decision, will be guided by the statement of purpose underlying the regulation of the improvement of land expressed in NRS 278.020.

~~E.~~ **4.** The appellate body may affirm, reverse or modify only those items raised in the appeal. The appellate body may attach any conditions reasonably necessary when approving a permit that was denied by the director or the final decision-maker, as provided in chapter 20.14.

~~F.~~ **5.** The decision of the board acting as the board of adjustments, as set forth in Chapter 20.38, is a final decision for the purpose of seeking judicial review or relief of an appeal~~. (Ord. 1490, 2017; Ord. 1240, 2008; Ord. 970, 2001; Ord. 801, 1997; Ord.~~
~~763, 1996; Ord. 669, 1994; Ord. 641, 1994; Ord. 613, 1993; Ord. 494, 1989; Ord. 390, 1981; Ord. 1240, 2008)~~

~~**20.28.030**~~ **C.** Commencement of Judicial review or relief.

~~A.~~ **1.** Purpose. This code section sets forth the statute of limitations for commencing an action against an agency as required by NRS 278.0235 and 278.310.

~~B.~~ **2.** No action or proceeding may be commenced for the purpose of seeking judicial relief or review from or with respect to any final action, decision or order unless the action or proceeding is commenced within 25 days after the date of filing the notice of the final action, decision or order with the secretary of the hearing body. ~~(Ord. 1490, 2017; Ord. 970, 2001; Ord. 763, 1996)~~

~~**20.28.040**~~ **D.** Amendments and revisions to approval.

~~A.~~ **1.** The director, upon submittal of the applicable form, materials and fee, may approve minor amendments to the terms of approval of an application for a development permit. Minor revisions must be authorized in writing by the director and are subject to appeal pursuant to chapter 20.28. Minor revisions that may be authorized are those that appear necessary in light of technical considerations requested by the applicant or the director and shall be limited to the following:

~~1.~~ **a.** Requests that involve less than 25 percent of the building area or project site

area;

~~2.~~ **b.** Requests that involve minor changes in color, material, signage, design, landscape material or parking or driveway orientation; or

~~3.~~ **c.** Requests that involve minor design changes which represent improvements to previous engineering, site design or building practices, provided the request does not change the character of the project or result in negative impacts to adjoining properties, drainage facilities, irrigation facilities or rights-of-way.

~~B.~~ **2.** All other revisions shall be considered major revisions. Where the holder of an approved application for a development permit wishes to make a major revision to the approval which is not covered by subsections 1 through 3 above, an application including all required materials and fees shall be submitted to the community development department and forwarded for approval of the final decision-maker in accordance with the procedures established for the original approval. ~~(Ord. 763, 1996; Ord. 641, 1994)~~

~~Chapter 20.30~~

9.19 Expiration of Approval of Development Permit

~~**Sections:**~~

~~**20.30.010 Time of expiration.**~~
~~**20.30.020 Extension procedures.**~~

~~**20.30.010**~~ **A.** Time of expiration.

~~A.~~ **1.** Unless otherwise specifically provided for in this title, development permits shall automatically expire and become null or void, and all activities pursuant to such permit thereafter shall be deemed in violation of this title, if the applicant:

~~1.~~ **a.** Fails to inaugurate the project;

~~2.~~ **b.** Fails to pursue the project to completion;

~~3.~~ **c.** Fails to satisfy any condition that was imposed as part of the original or revised approval of the development application or that was made pursuant to the terms of any development agreement, within the time limits established therein for satisfaction of such condition or term; or

~~4.~~ **d.** Fails to present a subsequent development application required by this title within the time required or as may be required by law.

~~B.~~ **2.** If no time limit for satisfaction of conditions is specified in the original or revised approval of the development application, the time shall be deemed to be two years from the date such approval was granted by the final decision-maker. ~~(Ord. 1327, 2010; Ord. 763, 1996; Ord. 615, 1993; Ord. 499, 1989)~~

~~**20.30.020**~~ **B.** Extension procedures.

An applicant may request an extension of the following approved development permits: design review, modification, sign permit, special use permit, or variance. The director may grant one, two year administrative extension of time from the original date of the development permit expiration. The director may refer the extension application and decision to the final decision maker who originally approved the development permit. An administrative extension does not require notice to be provided or a public hearing. Subsequently, the final decision maker who originally approved the development permit, may grant one additional extension of time up to two years. All requests for an extension must include a letter of request, the applicable fee, and a written justification for the extension prior to the expiration of the development permit. In reviewing any such extension, the final decision maker must consider the continued appropriateness of the development permit and may add conditions, as necessary, to ensure the project does not adversely impact other properties in the area, protects the public interest, and ensures the public health, safety, or welfare. No further extension may be granted by the director or by the final decision maker except as provided by an adopted development agreement or by law. ~~(Ord. 1327, 2010; Ord. 763, 1996; Ord. 615, 1993; Ord. 598, 1993; Ord. 499, 1989)~~

~~Chapter 20.32~~ 9.20

Revocation of Permit

~~**Sections:**~~

~~**20.32.010 Duties of director.**~~
~~**20.32.020 Notice and public hearing.**~~
~~**20.32.030 Required findings.**~~
~~**20.32.040 Decision and notice.**~~
~~**20.32.050 Effect; appeals.**~~
~~**20.32.060 Right cumulative.**~~

~~**20.32.010**~~ **A.** Duties of director.

If the director or board determines, based on inspection by county staff, that there are reasonable grounds for revocation of a development permit authorized by this title, he or she shall set a hearing before the original hearing body, or if the decision was made by the director, to the body to which appeal may be taken under this title. If the board was the original hearing body, it may refer the proposed revocation to the planning commission for its report and recommendation prior to such hearing. ~~(Ord. 763, 1996)~~

~~**20.32.020**~~ **B.** Notice and public hearing.

Notice shall be given in the same manner provided in chapter 20.20. The public hearing shall be conducted in accordance with the procedures established in chapter 20.24. ~~(Ord. 763, 1996)~~

~~**20.32.030**~~ **C.** Required findings.

The hearing body shall revoke the development permit upon making one or more of the following findings:

~~A.~~ **1.** That the development permit was issued on the basis of erroneous or misleading information or misrepresentation by the applicant;

~~B.~~ **2.** That the terms or conditions of approval of the permit relating to establishment or operation of the use approved have either been violated or not met, or that other laws or regulations of the
county, state, federal or regional agencies applicable to the development have been violated. ~~(Ord. 763, 1996)~~

~~**20.32.040**~~ **D.** Decision and notice.

Within ten working days from the conclusion of the hearing, the hearing body shall render a decision, and shall notify the holder of the permit and any other person who has filed a written request for the notice in the manner provided in chapter 20.20. ~~(Ord. 763, 1996)~~

~~**20.32.050**~~ **E.** Effect; appeals.

A decision to revoke a development permit shall become final ten days after the

date of notice of the decision was given, unless appealed. After the effective date, all activities pursuant to the permit are deemed in violation of this title. Appeal of the decision to revoke the permit shall be to the board and shall conform to the procedures established in chapter 20.28. There shall be no further appeal where the board has revoked a development permit. Whenever any application for a development permit is revoked, an application for a development permit for all or a part of the same property must not be considered for a period of one year from the date of revocation unless the subsequent application involves a proposal that is materially different from the previously revoked proposal. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.32.060~~ F. Right cumulative.

The county's right to revoke a development permit, as provided in this chapter, is cumulative to any other remedy allowed by law. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~Chapter 20.34~~ 11.01 Code

Enforcement

~~**Sections:**~~

~~**20.34.010 Procedures.**~~
~~**20.34.020 Remedies.**~~
~~**20.34.030 Penalties.**~~

~~**20.34.010**~~ **A.** Procedures.

~~A.~~ **1.** Any activity contrary to the provisions of this title is declared to be unlawful, and may constitute a public nuisance if the activity is or may become a detriment or menace to the public health, welfare, and safety. Unless the activity is deemed a public nuisance subject to the notice procedures set forth in Chapter 20.691 of this Title, the following procedures shall apply to the enforcement of the provisions of this title:

~~1.~~ **a.** Upon written or oral notice given to the code enforcement officer, building inspector, or other appropriate County official of a violation of this title, the County code enforcement officer, or his representative(s), upon determining that an activity is unlawful shall deliver to the party or parties in violation of this title, a written notice of violation and order to comply with the provisions of this title within ten days or other reasonable time frame established in the written notice.

~~2.~~ **b.** Upon failure of the party or parties to comply with this title within ten days of the mailing of the notice or other time-frame established by the notice of violation, or to appeal the written notice of violation in accordance with Chapters 20.691.290 to 20.691.300 of this Title, and upon receipt by the district attorney of a written statement signed by the code enforcement officer, building inspector or director setting forth the violations, the background of the violation, the parties involved, the date of delivery of notice to comply, and the date of inspection on which it was determined that the party had not complied within the time limits allowed for compliance, the case is considered referred to the district attorney's office for a decision concerning the filing of criminal charges.

~~3.~~ **c.** Enforcement by injunction. Compliance with the provisions of this title may also be enforced by injunction order at the suit of the county or one or more owners of real property situated within an area affected by the regulations of this title.

~~4.~~ **d.** The civil penalty provisions of Chapter 20.691.310 and/or 20.691.320 may be applied by the Director and/or his designee to any party or parties engaging in activity contrary to the provisions of this Title. ~~(Ord. 1405, 2014; Ord. 1010, 2002; Ord. 763, 1996; Ord. 641, 1994; Ord. 329, 1980; Ord. 167, 1968)~~

~~**20.34.020**~~ **B.** Remedies.

All remedies provided for by this title shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve any person from

the responsibilities of correcting prohibited conditions or removing prohibited buildings, structures or improvements, nor prevent the enforced correction or removal thereof. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 329, 1980; Ord. 167, 1968)~~

~~20.34.030~~ C. Penalties.

Any person, firm or corporation, whether as principal agent, employee or otherwise, found to be violating any provision of this title or violating or failing to comply with any order or regulation made hereunder, is guilty of a misdemeanor. The person, firm or corporation is guilty of a separate offense for each day and every separate offense during which the violation of this title or failure to comply with any order or regulation as committed, continued or otherwise maintained~~. (Ord. 763, 1996; Ord. 641, 1994; Ord. 329, 1980; Ord. 167, 1968)~~

~~Chapter 20.38~~ 9.21

Board of Adjustment

~~**Sections:**~~

~~**20.38.010 Board of adjustment established.**~~
~~**20.38.020 Powers and duties.**~~

~~**20.38.010**~~ **A.** Board of adjustment established.

A board of adjustment for the county, with the powers set forth in this chapter is established. This board shall consist of the board of county commissioners. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 613, 1993; Ord. 199, 1973)~~

~~**20.38.020**~~ **B.** Powers and duties.

The board of adjustment shall:

~~A.~~ **1.** Hear and decide appeals where it is alleged by the applicant that there is an error in any order, requirement, decision or refusal made by an administrative official or advisory body based on or made in the enforcement of any zoning regulation or any regulation relating to the location or soundness of structures pursuant to the procedures set forth in this chapter;

~~B.~~ **2.** Decide all matters referred to it under the provisions of this title or properly of concern. All actions of the board of adjustment shall be limited to administrative actions only in order to ensure the intent and purpose of this title shall apply in special cases as herein defined. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 613 1993; Ord. 199, 1973)~~

~~Chapter 20.40~~

9.22 Fees

~~**Sections:**~~

~~**20.40.010 Fee schedule.**~~
~~**20.40.020 Payment of fee.**~~

~~**20.40.010**~~ **A.** Fee schedule.

The board shall establish a schedule of fees for processing of all development applications under this title by resolution. All resolutions are incorporated by reference into this title as though fully set forth. ~~(Ord. 763, 1996; Ord. 390, 1981; Ord. 339, 1980; Ord. 284, 1976; Ord. 203, 1973; Ord. 167, 1968)~~

~~**20.40.020**~~ **B.** Payment of fee.

Except as otherwise established by formal policy adopted by the board, every application for a development permit under this title shall be accompanied by a fee as set by resolution of the board. Any fee required by this title shall be collected and deposited with the community development department. Refund of fees may be made less the staff and administrative costs incurred to date by the county. No refund shall be made where the development permit has been noticed for hearing. ~~(Ord. 763, 1996; Ord. 390, 1981; Ord. 339, 1980; Ord. 284, 1976; Ord. 205, 1973; Ord. 167, 1968)~~

Chapter 20.44

Rounding of Quantities

Sections:

20.44.010 Rounding of quantities.

20.44.010 Rounding of quantities.

All fractions of whole numbers are to be rounded to the nearest highest whole number when the fraction is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5, except as otherwise provided in the development code. (Ord. 763, 1996)

~~Chapter 20.50~~ Article 6

– Floodplain

Management

~~**Sections:**~~

~~**20.50.010 Statutory authority.**~~
~~**20.50.020 Purpose.**~~
~~**20.50.030 Statement of Fact.**~~
~~**20.50.040 Intent.**~~
~~**20.50.050 Applicability.**~~
~~**20.50.060 Warning and disclaimer of liability.**~~
~~**20.50.070 Definitions.**~~
~~**20.50.080 Adverse impact definition.**~~
~~**20.50.090 No-rise certification definition.**~~
~~**20.50.100 Substantial improvement and substantial damage definition.**~~
~~**20.50.110 Hydrology and hydraulic study requirements.**~~
~~**20.50.120 Conditional Letter of Map Revisions (CLOMRs) and Letter of Map Revisions (LOMRs) requirements.**~~
~~**20.50.130 Conditional Letter of Map Revision and Letter of Map Revisions Based on Fill procedure (CLOMR-F) and (LOMR-F).**~~
~~**20.50.140 Letter of Map Amendment (LOMA) procedure.**~~
~~**20.50.150 Designation of county floodplain administrator.**~~
~~**20.50.160 Duties and responsibilities of county floodplain administrator.**~~
~~**20.50.170 Special requirements for land division in special flood hazard areas.**~~
~~**20.50.180 Floodplain development review/permit applications.**~~
~~**20.50.190 Development in special flood hazard areas.**~~
~~**20.50.200 Development in and around watercourses.**~~
~~**20.50.210 Development in floodways.**~~
~~**20.50.220 Development in alluvial fan areas.**~~
~~**20.50.230 Standards for construction.**~~
~~**20.50.240 Variances.**~~
~~**20.50.250 Violations and penalties.**~~

6.01 Floodplain Management Definitions

Adverse impact - A cumulative effect from new construction, substantial improvements, or other development, including fill, that results in an increase in the water surface elevation of the Base Flood (100-year flood) of more than 1.00 feet at any point within the community. Adverse impact does not include a reduction in the base flood elevation or the floodplain on property not owned by the applicant.

Alluvial fan - A fluvial geomorphologic feature characterized by a cone or fan-shaped deposit of clay, silt, sand, gravel, boulders and woody debris that have been eroded from mountain slopes, transported by flood flows, and deposited on the valley floor. And which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment and bedload movement and deposition, and channel migration.

Apex - The highest point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Area of shallow flooding - Designated zones AO and AH on a community's Flood Insurance Rate Map (FIRM) with a one-percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Backwater effect - The rise in water surface elevation upstream caused by some obstruction such as a narrow bridge opening, buildings or fill material that limits the area through which the water must flow.

Basement -

A. A story partly or completely underground. A basement shall be counted as a story for purposes of height measurement where any portion of a basement has more than ½ of its height above grade.

B. For the purposes of flood management, a basement shall be considered any area of the building having in its floor subgrade (below ground level) on all sides.

C. A sub grade crawlspace is considered a basement unless it meets the minimum technical requirements defined in FEMA Technical Bulletin 11-01 (Crawlspace Construction for Buildings Located in Special Flood Hazard Areas, 2001).

Base flood - A flood which has a one-percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) - The elevation (in relation to mean sea level) shown on the Flood Insurance Rate Map for Zone AE and AH that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

Base floodplain - The floodplain that would be inundated by a one-percent chance flood.

Breakaway walls - A wall that is not part of the structural support of the building and is intended through design and construction to collapse under specific hydrodynamic lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Carson River Regional Hydraulic Model (Model) - A single unified HEC-RAS model encompassing portions of the Carson River within Alpine County, California, Carson City, Nevada, Douglas County, Nevada, and Lyon County, Nevada. The Model has its downstream terminus at Lahontan Reservoir, its upstream extent for the West Fork of the Carson River at approximately the USGS stream gage (10310000), West Fork Carson River At Woodfords, California, and its upstream extent for the East Fork of the Carson River at approximately the USGS stream gage (10309000), East Fork Carson River Near Gardnerville, Nevada.

Carson River Regional Hydraulic Model – Model Management, Distribution, And Update Guide (Guide) - The document that provides guidance and procedures regarding the use, management, distribution, modification, submission and review of the Model.

Channel - A natural or artificial watercourse with definite bed and banks to confine and conduct flowing water.

Channel capacity - The maximum flow that can pass through a channel without overflowing the banks.

Conditional Letter of Map Amendment (CLOMA) - A letter from FEMA stating that a proposed structure that is not to be elevated by fill would not be inundated by the base flood if built as proposed.

Conditional Letter of Map Revision (CLOMR) - Procedures by which contractors, developers and communities can request review and determination by the Federal Insurance Administrator or scientific and technical data for a proposed project, when complete and functioning effectively, would modify the elevation of individual structures and parcels of land, stream channels, and floodplains on the FIRM.

Conditional Letter of Map Revision (Based on Fill CLOMR-F) - A letter from FEMA stating that a parcel of land or proposed structure that is to be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

Conveyance Shadow - An area upstream or downstream of an existing obstruction to flood flows.

Critical structures - Any structure for which even a slight chance of flooding would reduce or eliminate its designed function of supporting a community in an emergency. Such structures included but are not limited to fire stations, hospitals, municipal airports, police stations, communication antennas or towers, elderly care facilities, fuel storage facilities, schools designated as emergency shelters, fresh waster and sewage treatment facilities.

Cross lot drainage - A drainage system that conveys site run-off towards the lower lot line which it is captured in a drainage channel, pipe, or similar structure and directed

across lot lines to an approval point of discharge, or detention or retention structure.

Cumulative Substantial Damage - The total cost of all repairs to a repetitive loss structure shall not cumulatively increase the market value of the structure more than 49 percent of the market value during the life of the structure. When the improvements, modifications, additions, reconstruction or repairs equals or exceeds the 49 percent substantial damage threshold, the entire structure must be brought up to current floodplain standards. This term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
B. Any repair of flood damage to a "historic structure," provided the repair will not preclude the structure's continued designation as a "historic structure."

For the purposes of determining substantial damage, market value pertains only to the structure in question. It does not include the land, landscaping, or detached accessory structures on the property.

Cumulative Substantial Improvement - Improvements, modifications, or additions to existing building are counted cumulatively for at least ten years, and reconstruction and repairs to damaged buildings are counted cumulatively for a least ten years. When the improvements, modifications, additions, reconstruction or repairs equals or exceeds the 49 percent substantial improvement threshold, the entire structure must be brought up to current floodplain standards. For the purposes of determining substantial improvements, market value pertains only to the structure in question. It does not include the land, landscaping or detached accessory structures on the property.

Date of construction - For flood management purposes, the date that the building permit was issued provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty (180) days of the permit date.

Design Flood Elevation (DFE) - The elevation to which development in the regulatory floodplain is built. The minimum requirement for this elevation in NFIP communities is the base flood elevation (BFE). In areas where a higher degree of protection is promoted or required, a freeboard is added; in this case, the DFE is some height (1, 2, or more feet) above the BFE.

Designated Floodway - The channel (including the thalweg) of a stream and the portion of the adjoining floodplain designated by a regulatory agency to be kept free of further development to provide for unobstructed passage of flood flows.

Development - The placement or erection of any solid material or structure; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste, grading, removing, dredging, or mining or extraction of any soil or materials; change in

the density or intensity of use of land, including, but not limited to any other division of land, change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure including any facility of any private, public or municipal utility; for the purposes of hillside management, any alteration to vegetation. As used in this development code, structure includes but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Digital Flood Insurance Rate Map (DFIRM) - The official map, in digital format, on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. The DFIRM is the legal equivalent of the FIRM in communities where a DFIRM is available (See Flood Insurance Rate Map).

Elevation Certificate - The elevation certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood Zones A1—A30, AE, AH, A (with BFE), VE, V1—V30, V (with BFE), AR, AR/A, AR/AE, AR/A1—A30, AR/AH, and AR/AO. A community's permit file must have an official record that shows new buildings and substantial improvements in all identified Special Flood Hazard Areas (SFHAs) are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance. FEMA encourages communities to use the Elevation Certificate developed by FEMA to fulfill this requirement since it also can be used by the property owner to obtain flood insurance. Communities participating in the Community Rating System (CRS) are required to use the FEMA Online Elevation Certificate. The elevation certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM Flood insurance rules.

Enclosure - That portion of an elevated building below the lowest elevated floor that is either partially or fully shut-in by rigid walls (including breakaway walls). Enclosures below the Base Flood Elevation can only be used for parking, building access, and storage and must meet other construction requirements.
Encroachment - For the purposes of flood management only, an encroachment is any physical object placed in the floodplain that hinders the passage of water or otherwise affects flood flows, such as fill, excavation, equipment, materials or buildings.
Erosion - The process of the gradual wearing away of any landmass.
Federal Emergency Management Agency (FEMA) - The federal agency under which the National Flood Insurance Program (NFIP) is administered.
Federal Insurance Administration (FIA) - The government unit, a part of Federal Emergency Management Agency (FEMA), that administers the National Flood Insurance Program (NFIP).

Five-hundred-year flood - A flood with a 0.2% (or 1 in 500) annual chance of occurrence. The area of flooding caused by this flood is used to designate base floodplains of lesser hazards, such as areas protected by levees from the 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage

areas less than one square mile.

Flash flood - A flood that crests in a short length of time and is often characterized by high velocity flows. It is often the result of heavy rainfall in a localized area.

Flood or flood waters - A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters; the unusual and rapid accumulation or runoff of surface waters from any source and mudslides.

Flood Boundary and Floodway Map (FBFM) - An official map of a community where the boundaries of the flood, mudslide and related erosion areas having special hazards have been designated zones A, M, or E.

Flood control - Keeping flood waters away from specific developments or populated areas by the construction of flood storage reservoirs, channel alterations, dikes and levees, bypass channels, or other engineering works.

Flood depth - The difference in height between the water surface elevation at the time of flooding and the normal grade elevation of the flooded area.

Flood frequency - A statistical expression of the average time period between floods equaling or exceeding a given magnitude.

Flood Impact Analysis (FIA) – An analysis indicating the BFE data that must be prepared by a professional engineer licensed in the State of Nevada for all proposed developments, subdivisions, and structures.

Flood Insurance Rate Map (FIRM) - An official map on which the Federal Emergency management Agency (FEMA) has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) - The official report provided by the Federal Insurance Administration that includes flood profiles and the water surface elevation of the base flood.

Flood proofing - Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved property, water and sanitary facilities, structures and the content. Refer to FEMA Technical Bulletins TB-1 (Openings in Foundation Walls and Walls of Enclosures, 2008), TB-3 (Non-residential Floodproofing – Requirements and Certification, 1993), and TB-7 (west Floodproofing Requirements, 1993) , and all subsequent amendments and revisions, for guidelines on dry and wet floodproofing. (Ord. 1514, 2018; Ord. 763, 1996; Ord. 472, 1987)

Flood resistant - Building materials capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. The term prolonged

contact means at least 72 hours, and the term significant damage means any damage requiring more than low-cost cosmetic repair (such as painting).

Flood venting - See applicable Standards for Construction, Section V.

Flood zones –
1. Flood zone A - Special flood hazard areas inundated by the 100-year flood; base flood elevations are not determined.
2. Flood zones AE - Special flood hazard areas inundated by the 100-year flood; base flood elevations are determined.
3. Flood zone AH - Special flood hazard areas inundated by the 100-year flood; flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations are determined.
4. Flood zone AO - Special flood hazard areas inundated by the 100-year flood; with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths are determined. For areas of alluvial fan flooding, velocities are also determined.
5. Flood zone AR - Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a 100-year or greater level of flood protection. After restoration is complete, these areas will still experience residual flooding from other flooding sources.
6. Flood zone D - Areas in which flood hazards are undetermined, but possible.
7. X-shaded flood zone - A moderate flood hazard area between the limits of the 100-year and 500-year flood zones with average depth of flood of less than 1 foot or with contributing drainage area less than 1 square mile. Also known as Zone B and includes areas protected by levees from the base flood.
8. X-unshaded flood zone - Area of minimal flood hazard determined to be outside the 500-year floodplain. This area may have localized ponding or flooding.

Floodplain and flood-prone area - Means any land area susceptible to being inundated by water from any source – see Flood, or flood waters.

Floodplain administrator - The individual appointed to administer and enforce the floodplain management regulations.
Floodplain management - The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations and ordinances.
Floodplain management regulations - This chapter, and any federal, state or local regulations plus community zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a grading and erosion control) and other applications of police power which control development in flood-prone areas to prevent and reduce flood loss and damage.
Floodway - The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation.

Flood-related erosion - The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force or nature, such as a flash flood or an abnormal wave action, or by some similarly unusual and unforeseeable event which results in flooding.
Flood-related erosion area management - The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.
Flood-related erosion prone area - A land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.
Freeboard - A margin of safety usually expressed in feet above a flood level for purposes of flood plain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.
Functionally dependent use - For flood management purposes, a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only marina facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and boat building and boat repair facilities, but does not include long-term storage or related manufacturing facilities.
Hardship - For flood management purposes as related to Variances, an exceptional hardship would result from a failure to grant the requested variance. The Board of Commissioners requires the variance to be exceptional, unusual, and pertain only to the property involved.
HEC-RAS - One of the family of water surface modeling tools publicly available through the US Army Corps of Engineers, Hydraulic Engineering Center.
Historic structure - For flood management purposes, any structure that is:
A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
C. Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved State program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

Hydrology - The science of the behavior of water in the atmosphere, on the earth's surface, and underground.

Hydrostatic loads - Forces imposed on structures due to the weight of the water.

Letter of map amendment (LOMA) - The procedure by which any owner or lessee of property who believes his property has been inadvertently included in a special flood hazard may submit scientific and technical information to the Federal Insurance Administrator for review to remove the property from said area. The administrator will not consider a LOMA if the information submitted is based on alteration of topography or new hydrologic or hydraulic conditions since the effective date of the FIRM.

Letter of map revision (LOMR) - An official revision to a currently effective FIRM. A LOMR officially changes flood zone, floodplain and floodway designations, flood elevations and planimetric features.

Letters of map revision (Based on Fill) (LOMR-F) - A letter from FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.

Levee - A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system - A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

Lowest floor - In Special Flood Hazard Areas or X-shaded flood zones, the lowest floor is determined based on the following type of construction methods:

A. Below grade crawlspace construction - Subgrade enclosures are prohibited that are not constructed to meet the provisions of Section V (Standards for Construction). If constructed to meet Section V (Standards for Construction) the lowest floor is the top of the subfloor.

B. Crawlspace construction placed on fill - The lowest floor is the bottom of the crawlspace.

C. Manufactured homes - The lowest floor for manufactured homes is the base of the manufactured home including all duct work, and electrical wiring, etc., providing that the skirting or foundation is wet floor proofed (vented).

D. Slab on grade construction - the lowest floor is the top of the slab.

E. Structures with basements - The lowest floor is the top of the basement slab. An unfinished or flood resistant enclosure used solely for paring of vehicles, access, or storage in an area other than a basement areas, is not considered a building's lowest floor.

Market value - For flood management purposes and determining substantial improvement, market value pertains only to the structure in question. It does not pertain to the land, landscaping, or detached accessory structures on the property. For determining improvement, the value of the land must always be subtracted. Acceptable

estimates of market value can be obtained from the following sources:

A. Independent appraisals by a professional appraiser; or

B. Detailed estimates of the structure's Actual Cash Value (used as a substitute for market value based on the preference of the community); or

C. Property appraisals used for tax assessment purposes (Adjusted Assessed Value: used as a screening tool); or

D. The value of buildings taken from NFIP claims data (used as a screening tool); or

E. "Qualified estimates" based on sound professional judgment made by staff of the local building department or local or State tax assessor's office.

As indicated above, some market value estimates should only be used as screening tools **to identify** those structures where the substantial improvement ratios are obviously less than or greater than fifty percent (50%) (e.g., less than forty percent (40%) or greater than sixty percent (60%)). For structures that fall between the forty percent (40%) and sixty percent (60%) range, more precise market value estimates should be used.

Mean sea level - For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1928 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Mudslide - A condition where there is a river, flow or inundation of liquid mud down a hillside usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A mudslide may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Federal Insurance Administrator only if the mudflow, and not the landslide, is the proximate cause of damage that occurs.

National Flood Insurance Program (NFIP) - The NFIP is a program that makes federally-backed flood insurance available in those states and communities that agree to adopt and enforce flood-plain management ordinances to reduce future flood damage. It is the program of flood insurance coverage and floodplain management administered under the Act and applicable federal regulations promulgated in Title 44 of the Code of Federal Regulations, Subchapter B.

National geodetic vertical datum (NGVD) - As corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the floodplain.

1. NAVD88 - North American Vertical Datum of 1988.
2. NGVD29 - National Geodetic Vertical Datum of 1929.

Natural drainage - Water which flows by gravity in channels by the surface topography of the earth prior to changes made by the efforts of man.

Net site area - The total area within the lot lines of a lot or parcel of land after public street easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

New construction - For floodplain management purposes, structures for which the start of construction commenced on or after the effective date of the floodplain management regulations adopted by the county, and includes any subsequent improvements so such structures, where the construction involves an increase in gross floor area of greater than 100 square feet.

No-Rise Certification - A certification, supported by technical data and signed by a professional engineer licensed in the State of Nevada, demonstrating that a proposed encroachment in the vicinity of a regulatory floodway will result in no increase in flood heights (zero net change in Base Flood Elevation, 0.00 feet of change) upstream, downstream, or adjacent to the parcel. The supporting technical data and floodplain impact analysis must be based on a FEMA-approved model used to develop the 100-year floodway.

Obstruction - Includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Physical Map Revisions (PMR) - A reprinted NFIP map incorporating changes to floodplains, floodways, or flood elevations. Because of the time and cost involved to change, reprint, and redistribute an NFIP map, a PMR is usually processed when a revision reflects large scope changes.

Ponding hazard - A flood hazard that occurs in flat areas when there are depressions in the ground that collect "ponds" of water. The ponding hazard is represented by the zone designation AH on the FIRM.

Post-FIRM Construction - Construction or substantial improvement that started on or after the effective date of the initial Flood Insurance Rate Map (FIRM) of the community or after March 28, 1980, whichever is later.

Predeveloped adjacent grade - The natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Pre-FIRM Construction - Construction or substantial improvement which started on or before March 28, 1980 or before the effective date of the initial Flood Insurance Rate Map (FIRM) of the community, whichever is later.

Regulatory floodplain - The floodplain to which a community applies their floodplain development regulations. A community participating in the NFIP is required to adopt the floodplain on their FIRM or use a more restrictive (larger aerial extent or higher floodplain water surface elevations) floodplain.

Repetitive loss - Flood-related damages sustained by a structure on two separate occasions during a 10-year period that has had at least 2 paid flood losses of more than $1,000 for each claim.

Requirements for areas below the lowest floor - All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall follow the guidelines in FEMA Technical Bulletins TB-1 (Openings in Foundation Walls and Walls of Enclosures, 2008) and TB-7 (Wet Floodproofing Requirements, 1993) and must either be certified by a licensed professional engineer or architect to meet or exceed the following minimum criteria: (1) Must have a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding; and (2) The bottom of all such openings will be no higher than one (1) foot above the lowest adjacent finished grade.

Special flood hazard area (SFHA) - An area having special flood, mudslide, or flood-related erosion hazards, and shown on a FHBM or F IRM as zones A, AO, A1-A30, AE, A99, E or M.

Start of construction - For flood management purposes, start of construction includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty (180) days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure - For the purposes of flood management, a structure shall be a walled and roofed building that is principally above ground and includes gas or liquid storage tank and manufactured homes.

Substantial Damage - Damage of any origin sustained by a structure whereby the

cumulative cost of restoring the structure to its pre-damaged condition equals or exceeds 49 percent of the market value of the structure before the damage occurred. The cumulative period for repairs to a repetitive loss structure is the life of the structure.

Substantial Improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 49 percent of the market value of the structure before the start of construction of the improvement. The market value pertains only to the structure in question, excluding the land, landscaping, or detached accessory structures. The cumulative period for improvements is five years. Exceptions: Projects to correct existing health/safety code violations or repairs to historic structures that maintain their historic designation.

Violation - The failure of a structure or other development to be fully compliant with this chapter. A structure or other development in an SFHA without an elevation certificate or other required certifications or other evidence of compliance is presumed to be in violation until such documentation is provided.

Water surface elevation - The height, in relation to the national geodetic vertical datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified of floods of various magnitudes and frequencies in the floodplains of costal or riverine areas.

Watercourse - A lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. A watercourse includes specifically designated areas in which substantial flood damage may occur.

6.02 Administration

~~20.50.010~~ A. Statutory authority.

Pursuant to Nevada Revised Statutes Chapters 278, 244, and 543, including Sections 278.020, 244A.057, and 543.020 the county adopts the following floodplain management regulations. ~~(Ord. 1514, 2018; Ord. 763, 1996)~~

20.50.20 B. Purpose, Intent, and Statement of Fact.

1. Purpose: ~~It is t~~The purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flooding by: ~~in specific areas through the implementation of provisions designed to: Protect human life and health, protect the floodplain, and minimize adverse impact;~~

~~B.~~ **a.** Protecting human life and health, and minimizing adverse impacts to the floodplain~~.~~ ~~Minimize expenditure of public money for costly flood control projects;~~

~~C.~~ **b.** Minimizing public expenditures for flood control projects; and associated rescue/relief efforts. ~~Minimize the need for rescue and relief efforts associated with flooding, which are usually at the expense of the general public;~~

~~D.~~ **c.** Maintaining a stable tax base and providing for the sound use and

development of special flood hazard areas (SFHAs) and X-shaded flood zones. Minimize prolonged business interruptions;

E. **d.** Ensuring property owners are notified when property is located in SFHAs and that those who occupy these areas assume responsibility for their actions. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, and streets and bridges located in special flood hazard areas;

F. Help maintain a stable tax base by providing for the sound use and development of special flood hazard areas and X-shaded flood zones to minimize property devaluation resulting from flood damage and events;

G. Ensure property owners and potential property owners are notified when property is located in special flood hazard areas;

H. Ensure those who occupy special flood hazard areas assume responsibility for their actions;

I. **e.** Coordinatinge with local partners to implement the Carson River Regional Floodplain Management Plan;

J. **f.** Maintaining qualifying standards for participation in the National Flood Insurance Program (NFIP); and with applicable Code of Federal Regulations. Comply with applicable Code of Federal Regulations.(Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008; Ord. 763, 1996; Ord. 472, 1987; Ord. 331, 1980; Ord.158, 1956)

20.50.030 **2.** Statement of Fact.

A. Portions of Douglas County are subject to periodic inundation by flood waters, from riverine and alluvial fan sources, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief., and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are primarily caused by existing uses that are inadequately elevated protected, flood-proofed, or protected from flood damage. and by tThe cumulative effect of proposed obstructions which could increase flood depths and velocities. in flood-prone areas increases flood heights and velocities, which also contribute to flood losses. (Ord. 1514, 2018; Ord. 1251, 2008; Ord. 763, 1996)

20.50.040 **3.** Intent. The intent of this chapter is to incorporate development standards that further the purpose as follows:

A. a. Restrict or prohibit uses that are dangerous due to flooding to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion or, flood depths and / or flood heights or velocities due to others modifying the floodplain;

B. b. Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;

C. c. Minimize and Ccontrol the alteration of natural floodplains, alluvial fans, stream channels, and natural protective barriers, that help accommodate or channel flood waters;

~~D.~~ d. Minimize and ~~C~~control filling, grading, dredging, and other development that may increase flood damage on others; and

~~E. Prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards in other areas.~~

~~F.~~ **4.** Conflict Resolution: This ~~ordinance~~ chapter is not intended to repeal, abrogate, or impair other ordinances, ~~any existing~~ easements, covenants, or deed restrictions. However, where this ordinance and other ordinances~~, easement, covenant, or deed restriction~~ conflict or overlap, ~~whichever imposed~~ the more stringent restrictions or ~~that imposing the~~ higher standard~~s~~, shall prevail.

~~G.~~ **5.** Severability: ~~This ordinance and the various parts thereof are hereby declared to be severable.~~ Should any section of this ordinance be declared unconstitutional or invalid ~~by the courts to be unconstitutional or invalid~~, such decision~~s~~ shall not affect the validity of the ordinance as a whole~~., or any portion thereof other than the section so declared to be unconstitutional or invalid. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008; Ord. 763, 1996)~~

~~**20.50.050**~~ **C.** Applicability and Adoption of Maps.

This ~~ordinance~~ chapter applies to all properties within the county ~~that are~~ located within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SHZA) and to all construction and development projects within the designated ~~special flood hazard areas~~ SHZA and X-shaded flood zone. ~~For the purposes of this chapter, the special flood hazard area and X-shaded flood zone identified by the Federal Insurance Administration (FIA) in~~ The Douglas County, Nevada and Incorporated Areas Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Maps (FIRMs) dated January 20, 2010, June 15, 2016, or June 18, 2025 , accompanying current effective Flood Insurance Rate Maps (FIRMs) dated January 20, 2010, June 15, 2016, or June 18, 2025 (and all subsequent amendments and revisions), are adopted by reference and declared to be a part of this chapter. ~~and all subsequent amendments and revisions are adopted by reference and declared to be a part of the Chapter.~~ The FIS and ~~attendant mapping~~ FIRMS represent the minimum area of applicability, along with other floodplain impact analysis as developed as projects are proposed. These documents are on file with the Community Development Department. ~~is the minimum area of applicability of this Chapter and may be supplemented by studies for other areas that allow implementation of this Chapter and that are recommended to the board by the administrator. The FIS and FIRMs are on file with the community development department. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008; Ord. 801, 1997; Ord. 763, 1996; Ord. 472, 1987; Ord. 331, 1980)~~

~~**20.50.060**~~ **D.** Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable ~~for regulatory purposes~~ and is based on available engineering and scientific information ~~information derived from engineering and scientific methods of study~~. Larger floods can and will occur ~~on occasion. Flood depths or heights may be increased by man-made or natural causes.~~ This Chapter does not imply that land outside SFHAs ~~special flood~~

~~hazard areas and the X-shaded flood zones or~~ or uses permitted within these areas will be free from flooding or flood damages. This Chapter does not create liability on the part of the county, any officer or employee, the state, the Federal Insurance Administration, or FEMA, for any flood damages that result from reliance on this ordinance or any lawful administrative decision. ~~(Ord. 1514, 2018; Ord. 1251, 2008; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.50.070 Definitions.~~

~~Definitions of many of the words used in this Chapter are contained in Appendix A to Title 20. Unless specifically defined in Appendix A to Title 20 or in this ordinance, or as used in Title 20, the words and phrases used in this Chapter should be interpreted to give them the meaning they have in common usage and to give this Chapter its most reasonable application.~~

~~A. "Start of Construction":~~

~~Includes substantial improvement and other proposed new Construction development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the issue date of the permit. The actual start means either the first placement of permanent construction of a structure on a site that requires an inspection by the building department, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation, or the placement of a foundation of a manufactured home. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.~~

~~B. "Violation":~~

~~The failure of a structure or other development to be fully compliant with this ordinance. A structure or other development in a special flood hazard area, without an elevation certificate, other certifications or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~20.50.080 Adverse impact.~~

~~For purposes of this chapter "adverse impact" means that no new construction, substantial improvements, or other development, including fill, may be permitted within the special flood hazard areas unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. Adverse impact does not include a reduction in the base flood elevation or the floodplain on property not owned by the~~

~~applicant. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~20.50.090 No-rise certification.~~

~~For purposes of this chapter, no-rise means no increase in flood heights upstream, downstream or adjacent to the parcel that is located in the vicinity of a regulatory floodway. The no-rise certification shall be supported by technical data and signed by a professional engineer licensed in the State of Nevada. The supporting technical data shall be based on a FEMA approved model used to develop the 100-year floodway shown on the FIRMs and the results tabulated in the Study. In a special flood hazard area, a no-rise certification must be submitted for any construction or other development that is permitted to proceed without a CLOMR on a form approved by the administrator and prepared by a professional engineer licensed in the State of Nevada. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~20.50.100 Substantial improvement and substantial damage definition.~~

~~A. For purposes of this Chapter, cumulative substantial improvement means improvements, modifications, or additions to existing building are counted cumulatively for at least five years and reconstruction and repairs to damaged buildings are counted cumulatively for a least five years. When the improvements, modifications, additions, reconstruction or repairs equals or exceeds the 49% substantial improvement threshold, the entire structure must be brought up to current floodplain standards.~~

~~B. For the purposes of this Chapter, cumulative substantial damage means the total cost of all repairs to a repetitive loss structure shall not cumulatively increase the market value of the structure more than 49% of the market value during the life of the structure. When the improvements, modifications, additions, reconstruction or repairs equals or exceeds the 49% substantial damage threshold, the entire structure must be brought up to current floodplain standards. This term does not, however, include either:~~

~~1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or~~

~~2. Any repair of flood damage to a "historic structure", provided the repair will not preclude the structure's continued designation as a "historic structure."~~

~~C. For the purposes of determining substantial improvements and substantial damage, market value pertains only to the structure in question. It does not include the land, landscaping or detached accessory structures on the property. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~20.50.110 Hydrology and hydraulic study requirements.~~

~~All hydrology and hydraulic studies (also known as Flood Impact Analysis) referenced in the Chapter must be prepared by a professional engineer licensed in the State of Nevada and meet FEMA standards for hydrology and hydraulic studies submitted for the approval of CLOMRs and LOMRs. Except for areas where FEMA allows the use of the approximate method, the preferred modeling tool to determine changes to the base flood elevation (BFE) and the floodplain boundary shall be the~~

~~current acceptable version of HEC-RAS, or prior authorized alternative modeling methods. (Ord. 1622, 2023; Ord. 1514, 2018)~~

~~20.50.120 Conditional Letter of Map Revisions (CLOMRs) and Letter of Map Revisions (LOMRs) requirements.~~

~~A. If a hydrology and hydraulic study required under 20.50.170 Special Requirements for Land Division in Special Flood Hazard Areas, or 20.50.180 Floodplain Development Review/Permit applications, demonstrates the proposed development will cause greater than 0.5 feet of change to the BFE or injure other property, a CLOMR must be obtained from FEMA.~~

~~B. If a hydrology or hydraulic study required under 20.50.170 or 20.50.180 demonstrates the proposed development will expand the floodplain boundary of the effective FIRM utilizing the Corrected Effective Model or the Effective Model, as recognized by FEMA a LOMR must be obtained from FEMA.~~

~~C. When a CLOMR is required, it must be submitted to the county for review in a form acceptable to FEMA. Notebook style format is preferred. Once the application is approved as to form and content, and it meets the requirement of this code, the county will send it to FEMA. The county must complete its initial review within 50 days and the review of a resubmitted application within 30 days.~~

~~D. When a CLOMR is required to meet the requirement of 20.50.180, the applicant must send notice, in the form of a letter, to any land owner affected by the project whose property will have any increase in the base flood elevation.~~

~~E. A FEMA approved CLOMR is not required for:~~

~~1. A residential dwelling unit or accessory structure on an existing A-19 agricultural parcel that meets the construction requirements of section 20.50.230 Standards for Construction, provided the applicant provides an elevation certificate either by the approximate method under FEMA regulations or a hydrology and hydraulics study prepared by a professional engineer licensed in the State of Nevada.~~

~~2. Accessory buildings, additions, or similar small projects located in the conveyance shadow within which the applicant demonstrated the addition of a new structure will not impact existing flood flows.~~

~~3. Minor projects, such as signposts, telephone poles, barbed wire and other fences that do not block flow, driveways or parking lots at grade.~~

~~4. Other construction or development not impacting a watercourse shown by a hydrology and hydraulics study to produce no net change in the base flood elevation.~~

~~5. Ranch Heritage parcel(s) or Agricultural 2-acre parcel(s) lawfully created pursuant to chapter 20.714, provided no more than one foot of fill above existing grade is used for the new construction, including driveways or streets serving the parcel(s). The parcel(s) must meet the construction requirements of section 20.50.230.~~

~~F. If a CLOMR is required, a LOMR application must be submitted to Community Development prior to issuance of the notice of completion or certificate of occupancy. The notebook-style format is the preferred submittal for both CLOMR and LOMR by FEMA and Douglas County. Prior to the issuance of any (residential or non-residential) building permit, a FEMA approved LOMR must be submitted to the County if the~~

~~proposed BFE is less than that shown on the current effective FIRM. If the improvements required of the FEMA approved CLOMR are done under a site improvement permit then a special condition shall be placed on the permit requiring the submittal of the LOMR to the County to be forwarded to FEMA for approval and then approved by FEMA prior to issuance of a Certificate of Occupancy. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~20.50.130 Conditional Letter of Map Revision and Letter of Map Revisions Based on Fill procedure (CLOMR-F) and (LOMR-F).~~

~~Prior to filing a Conditional Letter of Map Revision based on fill (CLOMR-F) or a Letter of Map Revision based on fill (LOMR-F) to FEMA for properties in the special flood hazard area, a property owner must submit the CLOMR-F and/or LOMR-F to Douglas County for review. (Ord. 1622, 2023; Ord. 1514, 2018)~~

~~20.50.140 Letter of Map Amendment (LOMA) procedure.~~

~~Prior to filing a Letter of Map Amendment (LOMA) to FEMA for properties in the floodway, a property owner must submit the LOMA to Douglas County for review. If the property is not located within the floodway and the owner believes the property has been inadvertently included in the special flood hazard area, the property owner may submit a LOMA to the Federal Insurance Administrator for review. These procedures do not apply when there has been any alteration of topography since the effective date of the first FIRM showing the property within the special flood hazard area. (Ord. 1514, 2018; Ord. 1251, 2008; Ord. 801, 1998; Ord. 763, 1996; Ord. 472, 1987; Ord. 331, 1980)~~

~~20.50.150~~ E. Designation of ~~county~~ Floodplain Administrator.

The director of the community development department is appointed as the County Floodplain Administrator (referred hereafter as "Administer") and is responsible for administration and implementation of this chapter. ~~For the purposes of this chapter the county floodplain administrator will be referred to as "administrator". (Ord. 1514, 2018; Ord. 1251, 2008; Ord. 801, 1997; Ord. 763, 1996; Ord. 472, 1987; Ord. 331, 1980)~~

~~20.50.160~~ F. Duties and Responsibilities of the ~~county~~ Floodplain Administrator.

Duties and responsibilities of the administrator or designee of the administrator include, but are not limited to ~~the following~~:

1. Permit Review: Reviewing permit applications to ensure completeness, consistency with this chapter, issuance of all required state and federal permits, and confirmation that the proposed development will result in no adverse impact. ~~Floodplain development permit review application (see 20.50.180 Floodplain Development Review/Permit Applications). A floodplain development review/permit (for residential or non-residential) will not be issued for a parcel or parcels within, or that has construction on a parcel with any portion within, a special flood hazard area until the administrator has confirmed that:~~

2. Inspections and Stop Work Orders: Conducting periodic inspections to monitor compliance and issuing stop work orders for any development not in compliance

with this chapter or proceeding without a valid permit.

3. Documentation: Obtaining, retaining, and making available for public inspection documentation, including permits, certificates of compliance, elevation certifications, flood-proofing certifications, no-rise certifications, variances, and CLOMR/LOMR documentation.

4. Map Determinations and Technical Data: Making map interpretations where needed and submitting new technical or scientific data to FEMA confirming physical changes that affect the Base Flood Elevation (BFE) as soon as practical. The data submitted to FEMA shall meet the required notebook-style format.

5. Appeals: Processing appeals of the Administrator's decision in accordance with Chapter 20.28 of this code.

~~1. The permit application is complete and consistent with the provisions and standards of this chapter;~~

~~2. All required state and federal permits have been issued; and~~

~~3. Proposed development in a designated special flood hazard area will have no adverse impact to the floodplain.~~

~~B. Alteration of watercourses. Before a permit may be issued for any alteration or relocation of a watercourse the administrator must:~~

~~1. Confirm the applicant has a conditional letter of map revision (CLOMR).~~

~~2. Verify that the applicant has notified all affected property owners and communities, Nevada's State Floodplain Manager, Nevada Division of Water Resources, and FEMA.~~

~~3. Determine that the permit holder has provided for maintenance within the altered or relocated portion of the watercourse, based on information provided by the applicant, so that the flood carrying capacity is not diminished.~~

~~C. Inspections. Periodic inspections throughout the period of construction in order to monitor compliance with the requirements of the floodplain development review/permit application, elevation certificate, FEMA approved CLOMR, or any variance provisions.~~

~~D. Stop work orders. The administrator may issue, or cause to be issued, a stop work order for any floodplain development not in compliance with the provisions of this chapter, conditions of the development permit, or all development proceeding without a valid development permit.~~

~~E. Retaining floodplain development documentation. The administrator must obtain, retain for public inspection, and have available for the National Flood Insurance Program and FEMA representative the following:~~

~~1. Floodplain development review/permits and certificates of compliance;~~

~~2. Certification for lowest floor elevation;~~

~~3. Certification for elevation or flood-proofing of nonresidential structures;~~

~~4. Certification of elevation required as a part of division of land;~~

~~5. Certification for floodway encroachments also referred to as a "no-rise certification by the National Flood Insurance Program (NFIP);~~

~~6. Variances issued pursuant to this chapter;~~

~~7. Notices required for alteration of watercourses;~~

~~8. Any notices required for the addition of fill;~~

~~9. Copies of approved elevations, footing details, and site plans; and~~

~~10. Copies of approved CLOMRs and LOMRs.~~

~~F. Map determinations. The administrator may make map interpretations where needed, as to the location of the boundaries of special flood hazard areas and where there appears to be a conflict between a mapped boundary and actual field conditions. The administrator may determine the best information available in making the map determinations. Applicants must provide documentation to assist the administrator in making the determination when requested by the administrator.~~

~~G. Submission of new technical data to FEMA. When the administrator has received technical or scientific data that the base flood elevation has either increased or decreased resulting from physical changes affecting flooding conditions, the administrator will submit the technical or scientific data to FEMA, as soon as practical, after the date technical information confirming the physical changes becomes available. The technical or scientific data provided to the administrator shall meet the FEMA notebook-style format as preferred.~~

~~H. Appeals. Appeals of the decision of the administrator must be made in accordance with chapter 20.28 of this code. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.50.170 Special requirements for land division in special flood hazard areas.~~

~~A. For proposed residential or commercial/industrial land division in a special flood hazard area, or land division affected by revised Flood Insurance Rate Map (FIRM) by inclusion into the Special Flood Hazard Area (SFHA), the applicant must submit the following information:~~

~~1. A floodplain development review/permit application with a hydrology and hydraulics study, prepared by a licensed engineer in the State of Nevada, and that demonstrates that the developed project, or residential subdivision, of all proposals shall be consistent with the need to minimize flood damage and will not cause any adverse impact to the floodplain. If the study shows change in the base flood elevation (BFE) of greater than 0.5 feet, injury to other property or expands the floodplain boundary of the effective FIRM utilizing the Corrected Effective Model or the Effective Model, as recognized by FEMA the applicant must comply with Section 20.50.120. If a CLOMR and LOMR are required under Section 20.50.120, the final map may not be recorded or any work permitted under a site improvement permit until the CLOMR is approved by FEMA. Applicants must notify all impacted property owners and communities, and as applicable: Nevada's State Floodplain Manager, Nevada Division of Water Resources, FEMA, and other regulatory agencies of any proposed changes to the floodplain on a form provided by the County, and provide proof of the notification.~~

~~2. Tentative subdivision or serial parcel maps and grading plans that:~~

~~a. identify the special flood hazard area, X-shaded areas, and the base flood elevation;~~

~~b. provide the elevation of proposed structures or building pads.~~

~~B. Land may not be divided for residential purposes that will result in the creation of a parcel that is less than 19 net acres, unless the applicant shows that:~~

~~1. The parcels may be lawfully created pursuant to section 20.664.095 or are Ranch Heritage parcel(s) or Agricultural 2-acre parcel(s) lawfully created pursuant to~~

~~chapter 20.714; or~~

~~2. The portion of the land in the special flood hazard area will be contained on a single parcel; and the land within the special flood hazard areas is retained in a natural state including, without limitation, no solid fencing that impedes the flow of floodwaters or other improvements; and the land within the special flood hazard area is held in common or single ownership with any overlying drainage easement; and~~

~~3. A property owner's association or similar entity is legally responsible for maintenance of the land in the special flood hazard area in its natural state. (Ord. 1622, 2023; Ord. 1514, 2018)~~

~~20.50.180~~ G. Floodplain Development Review~~/~~Permit Required **~~applications~~.**

~~A.~~ A Floodplain Development Review~~/permit~~ must be conducted ~~obtained~~ before any construction (residential or non-residential), land division, building permit, or site improvement permit, including ~~without limitation,~~ substantial improvements, or other development, is undertaken on a parcel ~~or parcels~~ contained within, or that ~~has~~ proposes construction ~~on a parcel with~~ within any portion ~~within,~~ of the ~~a~~ Special Flood Hazard Area(SFHA), or flood prone area. *Exception:* A ~~floodplain~~ permit is not required for certain agricultural activities, including ~~but not limited to,~~ cleaning irrigation ditches, leveling ~~of~~ fields, construction ~~or~~ / maintenance of irrigation structures, or storage areas of agricultural products produced onsite by the property owner. De minimis structural improvements, projects such as signposts, telephone poles, and at-grade driveways/parking areas or other site grading alterations as approved by the Floodplain Administrator.

~~B.~~ **H.** Floodplain Development Review~~/Permit~~ Application and ~~Required~~ ~~application~~ Procedures:

~~C.~~ **1.** Application Submission: Application ~~for a floodplain development review/permit~~ must be made on forms furnished by the Administrator and submitted by t~~T~~he property owner or their authorized representative ~~must tender a completed Floodplain Development Review/Permit application~~ to the Community Development Department. The application must contain ~~the following information:~~

~~1.~~ **a.** ~~A l~~Legal description ~~of the land on which the proposed work is to be done~~, street address, APN or similar description definitively ~~that identifies and definitely locates~~ locating the proposed site.

~~2.~~ **b.** Flood Impact Analysis ~~A description of development and site information.~~

~~3.~~ **c.** Identification of the SFHA ~~special flood hazard area~~, BFE ~~base flood elevation~~ (if known), floodway, elevation of the proposed ~~development~~ site, and elevation/flood-proofing requirements of the proposed project.

~~4.~~ **d.** For properties located adjacent to a regulatory flood plain, the county engineer can determine if the Floodplain Development Review permit is required.

~~D.~~ **2.** Required Application: A Floodplain Development Review~~/Permit~~ application is required for all:

~~E.~~ **a.** CLOMRs, LOMRs, ~~LOMAs (only when the property is located in the regulatory floodway AE with cross-hatch on FIRM)~~ CLOMR-Fs, LOMR-Fs ~~and Flood Impact Analyses, or no-rise certifications.~~

~~F.~~ **b.** LOMAs (only when property is located in the regulatory floodway

(crosshatched AE SFHA on the FIRM).

~~G.~~ **c.** Flood Impact Analyses (FIA) showing an increase in BFE greater than 0.49 feet in increased water surface elevation.

~~H.~~ **d.** No-rise certification shall be supported by technical data and signed by a professional engineer licensed in the State of Nevada. The supporting technical data shall be based on a FEMA approved model used to develop the 100-year floodway shown on the FIRMs and the results tabulated in the study. In a special flood hazard area, a no-rise certification must be submitted for any construction or other development that is permitted to proceed without a CLOMR on a form approved by the administrator and prepared by a professional engineer licensed in the State of Nevada.

~~I.~~ **3.** Zone A Requirements (No BFE Data):

When there is no base flood elevation data available for SFHA Zone A from any source, a Flood Impact Analysis (FIA) indicating the BFE data must be prepared by a professional engineer licensed in the State of Nevada for all proposed developments, subdivisions, and structures. ~~the base flood elevation data will be provided by the permit applicant for all proposed development of subdivisions, manufactured homes and recreational vehicle parks in the special flood hazard areas, for all developments. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

I. Map Revision and Technical Study Requirements: (CLOMR, CLOMR-F LOMR, LOMR-F, LOMA).

1. Flood Impact Analysis (FIA) or Hydrology and Hydraulic (H&H) Studies: All FIA referenced in this chapter must be prepared by a professional engineer licensed in the State of Nevada, meet FEMA standards, and utilize the current acceptable version of HEC-RAS 2D or prior written authorization from the floodplain administrator allowing use of the alternative modeling method.

a. Exceptions: In cases where de minimis improvements are made to A-19, FR-19 or FR-40 zoned properties where the county engineer can determine the improvements will not affect the floodplain in a manner that will have an impact on the adjacent property, typically for smaller projects like raised mound septic systems that are located sufficient distance from the parcels property line to ensure no impact to the neighbors property.

2. CLOMR/LOMR Requirement: A Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR) must be obtained from FEMA when an FIA demonstrates:

a. The proposed development will cause an increase of greater than 0.49 feet in the BFE owned by others.

b. The proposed development will expand the floodplain boundary of the effective FIRM (a LOMR is required in this case).

c. The property is located within or a portion of the project is within the regulatory floodway (SFHA zone AE with cross hatch boundary on FIRM).

3. CLOMR Procedure: A FEMA CLOMR application must be submitted to the County for initial review (within 60 days) and approval (within 30 days for resubmittals) prior to signature and transmittal to FEMA by the applicant. An Engineering or Building

Permit, on the subject site, will not be issued until the CLOMR is approved by FEMA.

a. When a CLOMR is required, the applicant must provide written notice to any landowner whose property will have a BFE increase of 0.49 feet or more.

4. LOMR Procedure: When a CLOMR is required, a LOMR application must be submitted to the Community Development Department review and FEMA application signature, and submitted to FEMA for review prior to the issuance of the Notice of Completion or Certificate of Occupancy for the project. In the case there the final BFE is less than that shown on the current effective FIRM, the LOMR must be approved by FEMA prior to the issuance of a Notice of Completion or Certificate of Occupancy for the project.

5. CLOMR Exemptions: A FEMA-approved CLOMR is not required for minor projects or construction that a certified FIA shows a BFE impact of 0.49 ft or less. This includes, but is not limited to:

a. Fences that do not block flow (not allowed to cross the flow channel or drainage easement).

b. Accessory buildings/additions in a conveyance shadow that do not impact flood flows (demonstrated by prior FIA, or as determined by the administrator).

c. De minimis projects such as signposts, telephone poles, and at-grade driveways/parking areas.

d. Lawfully created Ranch Heritage or Agricultural 2-acre parcels provided no more than one foot of fill is used, and construction meets the standards of Section O.

6. CLOMR-F and LOMR-F: Prior to filing a Conditional Letter of Map Revision based on Fill (CLOMR-F) or a Letter of Map Revision based on Fill (LOMR-F) to FEMA, the property owner must submit the application to Douglas County for review and signature for the FEMA application.

7. Letter of Map Amendment (LOMA): A LOMA may be submitted by the property owner to the FEMA for review if the property is believed to have been inadvertently included in the SFHA and is not located within a floodway. This procedure does not apply in alluvial fan areas, or sites previously modified by fill to raise the elevation of the structure, or when the topography has been altered since the effective date of the FIRM.

J. Special Requirements for Land Division with Special Flood Hazard Areas.

1. Submission Requirements: For proposed land divisions (residential or commercial/industrial) in an SFHA, the applicant must submit:

a. A Floodplain Development Review/Permit application, including an FIA prepared by a licensed engineer, demonstrating that the developed project will minimize flood damage within the flood prone area.

1. If the FIA shows a BFE change greater than 0.49 feet (0.50 feet or more), injury to other property or alterations or expansion of the floodplain boundary of the effective FIRM utilizing the Corrected Effective Model or the Effective Model, as recognized by FEMA the applicant must comply with Section 20.05.100 (CLOMR/LOMR).

aa. The final map cannot be recorded, or work permitted, until a required CLOMR is approved by FEMA.

bb. Applicants must notify all impacted property owners and communities, and as applicable: Nevada's State Floodplain Manager, Nevada Division of Water Resources, FEMA, and other regulatory agencies of any proposed changes to the floodplain on a form provided by the County, and provide proof of the notification.

cc. For site improvement permits, construction of improvements outside of the SFHA can commence prior to the issuance of the CLOMR.

b. Tentative subdivision or serial parcel maps and grading plans that clearly identify the SFHA, stormwater management routing, X-shaded areas, BFE, and the elevation of proposed structures/building pads are required on the proposed development plan.

2. Restrictions on Residential Division: Land may not be divided for residential purposes that results in a parcel less than 19 net acres unless the applicant demonstrates:

a. The parcels are lawfully created (e.g., Ranch Heritage or Agricultural 2-acre parcels).

b. The land within the SFHA is contained on a single parcel, retained in its natural state (no solid fencing), and held in common or single ownership with any overlying drainage easement, which must be a recorded document specifying maintenance responsibility.

c. A property owner's association or similar entity is legally responsible for maintenance of the land in the SFHA in its natural state.

~~**20.50.190**~~ **K.** Development Standards in Special Flood Hazard Areas: When construction, substantial improvements, or other development is proposed within an SFHA, the applicant must comply with all provisions of this chapter and provide the following minimum information, unless inapplicable:

1. Boundary Delineation: A map produced by a professional engineer or surveyor licensed in the State of Nevada that clearly shows the location and limits of all regulatory floodways and SFHAs, site topography, BFE, and other best available information.

2. Site Plans: Plans drawn to scale in duplicate showing the location, dimension, and existing elevations of the area, existing or proposed structures, and location of utilities (water, sewer, etc.).

3. Grading and Drainage: Grading information showing existing and proposed contours, any proposed fill, and drainage facilities, extending 100 feet surrounding the parcel, downstream conveyance and capacities.

4. Elevation Details: Submitting the required lowest floor elevation details as specified in Section 20.05.160.

5. Zone A BFE Data: When BFE data is not available from any source for a parcel located in Zone A, the BFE data must be determined by an FIA, prepared by a professional engineer licensed in the State of Nevada.

~~A. When a parcel is partially within a special flood hazard area, any proposed construction, including without limitation, substantial improvements or other development on the parcel not within the special flood hazard area is exempt from the~~

~~requirements of this subsection when the applicant provides a survey by a licensed engineer delineating the floodplain boundaries on the parcel, an elevation certificate and proof the proposed construction, substantial improvement or other development does not encroach into the special flood hazard area.~~

~~B. Whenever the proposed construction, including without limitation, substantial improvements or other development will be undertaken in a designated special flood hazard area, the applicant must comply with the provisions of 20.50.230 Standards for Construction and provide at minimum the following information, unless inapplicable:~~

~~1. Plans drawn to scale in duplicate showing:~~

~~a. Location of all regulatory floodways and special flood hazard areas.~~

~~b. Location, dimension, and elevation of the area in question, existing or proposed structures, and location of materials and equipment stored on the site.~~

~~c. Proposed locations of water supply, sanitary sewer, and other utilities.~~

~~d. Grading information showing existing and proposed contours at intervals of no more than 2 feet if the general slope of the land is less than 10 %, and 5 foot intervals for all other areas, or a more precise interval as necessary to show the grading information, extending 100 feet surrounding the parcel, any proposed fill, and drainage facilities.~~

~~e. The proposed elevation correlated to NAVD 88 vertical datum of the lowest floor of all residential and nonresidential structures whether new or substantially improved to be located in all special flood hazard areas other than Zone AO.~~

~~f. The proposed height of the lowest floor, in relation to the pre-developed highest adjacent grade and depth number specified in feet on the FIRM, of the lowest floor for all residential and non-residential structures whether new or substantially improved to be located in Zone AO.~~

~~g. The proposed elevation based on an assumed local datum or correlated to NAVD 88 vertical datum of the lowest floor, of all residential and non-residential structures whether new or substantially improved to be located in Zone AO if an elevation certificate is being prepared to support a letter of map amendment (LOMA) or letter of map revision based on fill (LOMR-F) or if the administrator requests the information due to unique flooding in an area. All elevations correlated to NAVD 88 vertical datum must be determined by a professional engineer licensed in the State of Nevada.~~

~~h. The proposed elevation correlated to NAVD 88 vertical datum, to which any new or substantially improved nonresidential structure will be flood-proofed.~~

~~i. When base flood elevation data is not available from any source for the parcel upon which the construction or other development is to be undertaken, and the parcel is located in Zone A, base flood elevation data for that parcel performed by a professional engineer licensed in the State of Nevada.~~

~~2. A map produced by a professional engineer licensed in the State of Nevada that clearly shows the limits of the special flood hazard area as determined from the adopted FIRM, site topography, base flood elevation, and other best available information. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~20.50.200~~ L. Development in and around watercourses.

~~A.~~ **1.** Permit Requirements: The Administrator may not issue a floodplain

development review/permit for altering or relocating a watercourse unless, in addition to all of the other requirements: ~~information required by this section:~~

1. a. FEMA has approved a CLOMR.

2. b. The applicant has notified all affected property owners, communities, Nevada's State Floodplain Manager, Nevada Division of Water Resources, and FEMA.

3. c. The applicant provides a description of the extent to which the watercourse will be altered or relocated ~~as a result of the proposed development.~~

4. d. The applicant provides computations by a professional engineer licensed in the State of Nevada that demonstrate that the altered or relocated segment will provide **equal or greater capacity** than the original watercourse.

5. e. The applicant provides a legally enforceable assurance that the conveyance capacity of the altered or relocated stream segment will be maintained.

6. f. For watercourses identified as blue line streams on the USGS topographic maps, a letter of determination for jurisdictional authority must be provided by the US Army Corps of Engineers. ~~(Ord. 1622, 2023; Ord 1514, 2018; Ord. 1251, 2008)~~

~~20.50.210~~ M. Development in Floodways.

~~A.~~ The administrator may not issue a floodplain development review/permit for any encroachment in the adopted regulatory floodway, including ~~without limitation,~~ fill, new construction, substantial improvements, storage of equipment ~~or~~ / supplies, ~~and any other development~~ unless:

1. The applicant has demonstrated through a hydrology and hydraulics study and a No-Rise Certification (see section 20.50.090) that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge, or

~~**2.**~~ FEMA has approved a CLOMR. ~~(Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~20.50.220~~ N. Development in Alluvial Fan Areas (Zone AO)

~~A.~~ **1.** Review: All ~~floodplain development review/~~permit applications will be reviewed to determine if the proposed development is located within an alluvial fan area (often designated as Zone AO) to determine if the site, improvements, and adjacent properties will be reasonably safe from erosion, sediment deposition, or flood hazards. ~~and determine its relation to designated flood zones.~~

~~B.~~ **2.** Minimum Requirements for Development in Zone AO:

a. A site investigation must be made by persons qualified in geology and soils engineering.

b. Proposed grading, excavations, new construction, and substantial improvements must be adequately designed and protected against erosion and flood damages both on-site and off-site.

c. Proposed development must not aggravate the existing hazard by creating either on-site or off-site disturbances; and drainage, planting, watering, and maintenance must not endanger ground or slope stability.

d. Elevation by Fill: Elevating a parcel of land or a structure by fill will not serve as a basis for removing areas subject to alluvial fan flooding from an area of special flood hazards, as a LOMR-F is not permitted in Zone AO.

~~The review process will determine if the proposed site and improvements, and adjacent or other affected properties, will be reasonably safe from erosion, sediment deposition or flood hazards. Factors to be considered in making this determination include but are not limited to the following:~~

~~1. Type and quality of soils;~~

~~2. Evidence of ground water or surface water problems;~~

~~3. Depth and quality of any fill;~~

~~4. The overall slope of the site;~~

~~5. Location and character of conveyance facilities and structures both up and downstream; and~~

~~6. Impacts to conveyance capacities of existing drainages and storm water flow routes.~~

~~C. When a proposed development is located in an alluvial fan area, the following are the minimum requirements:~~

~~1. A site investigation must be made by persons qualified in geology and soils engineering;~~

~~2. The proposed grading, excavations, new construction, and substantial improvements must be adequately designed and protected against erosion and flood damages both on-site and off-site;~~

~~3. The proposed grading, excavations, new construction and substantial improvements must not aggravate the existing hazard by creating either on-site or off-site disturbances; and drainage, planting, watering, and maintenance must not endanger ground or slope stability.~~

~~D. Elevating a parcel of land or a structure by fill or other means will not serve as a basis for removing areas subject to alluvial fan flooding from an area of special flood hazards. Alluvial fan areas are recognized on the FIRM as AO zones with an associated velocity and in these zones a LOMR-F is not permitted. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~20.50.230~~ O. Standards for Construction, Utilities, and Critical Structures: In all special flood hazard areas, the following standards apply:

~~A.~~ **1.** Anchoring: All new construction, substantial improvements, manufactured homes, and portable storage containers, propane tanks, must be adequately anchored to prevent flotation, collapse or lateral movement ~~of the structure resulting~~ from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

~~B.~~ **2.** Construction Materials and Methods: All new construction and substantial improvements, including manufactured homes, must be constructed to meet FEMA requirements:

~~1.~~ a. With materials, mechanical equipment, and utility equipment that satisfy flood-proofing requirements; and minimize flood damage.

~~2.~~ b. ~~With design methods and practices that minimize flood damage~~ To ensure

electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities are designed or located so as to prevent water from entering or accumulating within the components during flooding;

~~3.~~ c. Within flood zones AH or AO, with adequate drainage conveyance structures to convey flood waters around and away from proposed structures.

~~C.~~ **3.** Elevation Requirements for Lowest Floor: Residential construction with living areas, including ~~the placement of~~ manufactured homes ~~housing units~~, sunrooms and new or substantial improvements, must have the lowest floor~~,~~ as follows:

~~1.~~ **a.** ~~In~~zZone AO: eElevated above the pre-developed highest adjacent grade to a height at least one foot above the depth number specified in feet on the FIRM, and shown on a submitted Elevation Certificate provided by a ~~A~~ professional surveyor or engineer licensed in the State of Nevada must complete the elevation certificate.

~~2.~~ **b.** Zones A, AH, AE: ~~In zone A,~~ eElevated at least one foot above the Base Flood Elevation (BFE) as specified on the FIRM as determined by a professional engineer licensed in the State of Nevada and shown on a submitted Elevation Certificate.

~~3. In zones AH, elevated at least one foot above the base flood elevation as specified on the FIRM and determined by a professional engineer licensed in the State of Nevada.~~

~~4. In zone AE, elevated at least one foot above the base flood elevation as specified on the FIRM or determined by a professional engineer licensed in the State of Nevada State.~~

~~5.~~ **c.** ~~In all the~~ X-shaded flood zones:~~,~~ one of the following minimum criteria must be met:

~~a.~~ 1. Slab on grade must be one foot minimum above the pre-developed highest adjacent grade, or;

~~b.~~ 2. Bottom of crawlspace must be one foot minimum above pre-developed highest adjacent grade, or;

~~c.~~ 3. Flood proofed materials must be one foot above pre-developed highest adjacent grade, or;

~~d. The applicant must provide a drainage plan by a professional engineer licensed in the State of Nevada for diverting the base flood stormwater around the proposed structure through the use of berms, swales, or other drainage features.~~

~~D.~~ **4.** Substantial Improvement Flood-Proofing: For a ~~If a~~ residential structure that requires substantial improvement, the entire structure must be flood-proofed to one foot above the BFE ~~base flood elevation~~ or depth (if zone AO) as determined by a professional engineer licensed in the State of Nevada. ~~Substantial improvements are defined in Section 20.50.100.~~

~~E.~~ **5.** Lowest floor certification: ~~requirements. For structures located within a special flood hazard area, the applicant must submit~~ An elevation certificate that certifies the lowest floor meets ~~this chapter's elevation~~ the requirements must be submitted for structures in an SFHA at the construction drawing phase of the proposed improvement, building under construction, to be certified prior to the stemwall or mono slab pour, and at finished construction when the heating and cooling equipment and ducting in place,

finished grade of the construction is complete. The administrator may waive the elevation certificate requirement for the following:

~~F.~~ . ~~The administrator may waive the elevation certificate requirement for the following:~~

~~1.~~ a. Non-habitable agriculture structures (barn, garage or shed) in Zone A if the following requirements are met:

~~a.~~ 1. The proposed structure has a minimum 24-inch that meet stem-wall of flood-proof material (stone, brick, cement, etc.), is built with pier foundations, or the structure is entirely of metal or other flood-proofed material.

~~b.~~ 2. All mechanical or electrical equipment is located 24 inches above the pre-developed highest adjacent grade or one foot above the base flood elevation whichever is greater.

~~c.~~ 3. The structure has flood vents installed to a minimum of 2 openings having a total net area of not less than 1 square inch of every square foot of enclosed area subject to flooding and the bottom of all such openings, is no higher than one foot above the lowest adjacent finished grade and installed below the base flood elevation.

~~2.~~ b. Monument signs located within a special flood hazard area if the bottom of the monument sign is elevated one foot above the base flood elevation, is parallel to flow, does not block flow, and is constructed of flood proofed materials, and electrical is installed 12 above BFE.

~~G. Nonresidential flood-proofing requirements. New nonresidential construction and substantial improvement to existing nonresidential structures must either be elevated to conform with paragraph C, above, or together with attendant utility, mechanical and sanitary facilities as follows:~~

~~1. Be flood-proofed below the base flood elevation so that the structure, the utilities, mechanical equipment and sanitary facilities are watertight with walls substantially impermeable to the passage of water;~~

~~2. Have the structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and~~

~~3. Be certified by a professional engineer or architect licensed in the State of Nevada that the standards are satisfied. The certification must be provided to the administrator.~~

~~H.~~ **6.** Enclosed Areas Below Lowest Living Floor: ~~Requirements for areas below the lowest floor~~. ~~All new construction and substantial improvements to existing structures within a special flood hazard area with~~ Fully enclosed areas below the lowest living floor (excluding basements) ~~that are usable~~ used solely for parking ~~of vehicles~~, ~~building~~ access, or storage~~, and which are subject to flooding,~~ must be designed to automatically equalize hydrostatic and hydrodynamic flood forces ~~on exterior walls~~ by allowing for the entry and exit of flood waters.

a. Designs ~~for meeting this requirement~~ must ~~either~~ be certified by a professional engineer or architect, ~~licensed in the State of Nevada or~~ OR meet ~~or exceed~~ the ~~following~~ minimum criteria:~~Have a~~ A minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. ~~Net area may be reduced by manufacturer or engineer certification if engineered flood openings are used. If a structure has~~

~~more than one enclosed area, each area must have openings on different sides to allow floodwaters to directly enter and exit. Openings must be equipped with FEMA approved louvers and other designated openings that permit the automatic entry and exit of flood waters.~~

~~1.~~ **b.** The bottom of all such openings must be no higher than one foot above the exterior lowest adjacent finished grade and be installed below the BFE ~~base flood elevation~~.

~~2. Have an adequate drainage system that removes floodwaters from the interior of the crawlspace.~~

7. Nonresidential Flood-Proofing: New nonresidential construction and substantial improvement to existing structures must either be elevated to conform with paragraph C, or be flood-proofed below the BFE so that the structure and attendant utility/mechanical and sanitary facilities are watertight and capable of resisting hydrostatic/hydrodynamic loads including the effects of buoyancy; and be certified by a professional engineer or architect licensed in the State of Nevada.

8. Standards for utilities.

~~3.~~ **a.** All public utilities and facilities must be located and constructed to minimize flood damage.

~~4.~~ **b.** All new and replacement water supply systems and sanitary sewage systems must be designed to prevent infiltration and intermingling of flood waters.

~~5. All new and replacement sanitary sewage systems must be designed to prevent infiltration and intermingling of flood waters. Sanitary sewer and storm drainage systems for buildings that have openings below the base flood elevation must be provided with automatic back-flow valves or other automatic back-flow devices that are installed in each discharge line passing through a building's exterior wall.~~

~~6.~~ **c.** On-site individual sewage disposal systems must be designed, constructed and located to avoid impairment and reduce contamination ~~to their functioning and to reduce potential contamination~~ during flood events.

~~7.~~ All heating, venting and air conditioning (HVAC) systems and other aboveground mechanical and electrical equipment must be constructed to minimize damage by flooding and located at least one foot above the BFE ~~base flood elevation and be located and constructed to minimize flood damage~~.

~~I.~~ **9.** Standards for Critical Structures: Critical structures~~, as defined in Appendix A of this title,~~ are not permitted ~~to be constructed~~ within a SFHA ~~special flood hazard area~~, unless:

~~1.~~ All alternative locations in the X-unshaded and X-shaded ~~flood~~ zones have been considered and rejected.

~~2. All alternative locations in X-shaded flood zone have been considered and rejected.~~

~~If the administrator determines the only practical alternative location for the development of a new or substantially improved critical structure is in a special flood hazard area, the administrator must give public notice of the decision and reasons for the elimination of all alternative locations. Additionally,~~ if a critical structure must be located in a floodplain, ~~then~~ it will be designed to higher protection standards (e.g. elevated one foot above the 1000-year floodplain as determined by adopted reference

ASCE 7 if that elevation is not available on the FIRM) and have flood evacuation plans. ~~The more common standards such as freeboard, elevation the 500-year floodplain, and elevated ramps will be required. (NFIP)~~

~~J.~~ **10.** Special standards for manufactured homes.

~~1.~~ **a.** All manufactured homes that are placed or substantially improved, within zones A, AH, AO and AE as shown on the FIRM must have the lowest floor (crawlspace area) elevated one foot above the base flood elevation, as determined by a professional engineer licensed in the state of Nevada on a permanent, full perimeter foundation and be securely anchored to a foundation system to resist flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

~~2.~~ **b.** All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A, AH, AO and AE as shown on the community's FIRM are not subject to the provisions of subparagraph 1 above, provided that the following is met:

~~a.~~ 1. The lowest point of the floor framing of the manufactured home is at least one-foot (1-foot) above the base flood elevation; and

~~b.~~ 2. The manufactured home chassis is supported by reinforced flood-proofed piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

~~K.~~ **11.** Recreational vehicles: All recreational vehicles placed on sites within Zones A, AH, AO and AE must ~~either~~:

~~1.~~ **a.** Be on the site for fewer than 180 consecutive days;

~~2. Meet the permit requirements of this ordinance including the elevation and anchoring requirements for manufactured homes; or~~

~~3.~~ **b.** Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devised and has not permanently attached additions, or

~~4.~~ **c.** Meet the full anchoring and elevation requirements of Section 20.05.160.J.1.

~~L.~~ **12.** Below-Grade Crawlspace Construction: Requires: ~~Standards for below-grade crawl space construction.~~

~~The following requirements must be met for below-grade crawl space construction:~~

~~1.~~ **a.** ~~The~~ interior grade ~~of a crawl space if below the base flood elevation,~~ must not be more than two feet below the lowest adjacent exterior grade.

~~2.~~ **b.** ~~The h~~Height ~~of the below-grade crawl space measured~~ from the interior grade ~~of the crawl space~~ to the top of ~~the crawl space~~ foundation wall must not exceed four feet at any point~~. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirement for flood hazard areas.~~

~~3.~~ **c.** ~~There must be a~~An adequate drainage system (verified by a professional engineer) that removes floodwaters from the interior area. ~~of the crawl space. A professional engineer licensed in the State of Nevada must verify the drainage system.~~

~~4.~~ **d.** ~~The velocity of~~ Floodwater~~s~~ velocity at the site may not exceed five feet per second (5 fps), verified by a professional engineer. ~~A professional engineer licensed in the State of Nevada must verify the velocity of floodwaters.~~

~~M.~~ **13.** Breakaway Walls: ~~A b~~Breakaway walls must have a safe design loading resistance of not less than 10 and no more than 20 pounds per square foot. Use ~~of breakaway wall~~ must be certified by a professional engineer or architect and ensure ~~licensed in the State of Nevada and must meet the following conditions:~~

~~1. Breakaway wall collapse must result from a water load less than that which would occur during the base flood; and~~

~~2. T~~the elevated portion of the building ~~must~~ will not incur ~~any~~ structural damage due to combined ~~the effects of~~ wind and water loads during the base flood event ~~acting simultaneously in the event of the base flood.~~

~~N.~~ **14.** Landscaping and ~~Landscaping~~ Berms: ~~The planting of l~~Landscaping in ~~the~~ an SFHA ~~special flood hazard areas shall~~ must consider the least resistance to stormwater flow. ~~The construction of l~~Landscaping berms ~~within the special flood hazard area shall~~ must be designed ~~in~~ to consider ~~consideration of~~ the direction of stormwater flow~~,~~ and will not be allowed to divert ~~direction of~~ flow. Berms must be included in the Flood Impact Analysis (FIA) for the site and show no adverse impact to the floodplain.

~~O. As part of the building permit submittal for any new construction where landscape or landscape berms are proposed, grading plans must show no adverse impact to the floodplain.~~

~~P.~~ **15.** Multiple flood zones: Proposed ~~construction, including without limitation, substantial improvement, and other~~ development~~, of~~ on a parcel within multiple flood zones must be constructed to the standards of the most restrictive flood zone covering the proposed structure's footprint. ~~(Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 567, 1992; Ord. 472, 1987; Ord. 331, 1980)~~

~~20.50.240~~P. Variances.

~~A.~~ **1.** Nature of variances: A variance may be granted for a parcel ~~of property~~ with physical characteristics so unusual that complying with ~~the requirements of~~ this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristic~~s~~ must be unique to the ~~property~~ land itself ~~and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself,~~ not to the structure~~, its inhabitants, or the property~~ or the owner~~s~~.

2. Standard of Review: The Planning Commission and Board of County Commissioners will strictly limit variances due to the serious implications of building below flood level. The Board of County Commissioners is the hearing board. In evaluating requests, the board must consider all technical evaluations and factors, including: the danger of materials being swept onto adjacent properties, increased threat to public safety, increased susceptibility of the facility to flood damage, and increased cost to the county for emergency services.

~~B. It is the duty of the planning commission and board to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below flood level are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited.~~

~~C. The hearing board is the board of county commissioners. In evaluating requests for variances, the board must consider all technical evaluations, all relevant factors, standards specified in other chapters of this title:~~

~~1. The danger of materials being swept onto other lands and injuring others;~~

~~2. Increased danger to life and property due to flooding or erosion damage;~~

~~3. Increased susceptibility of the proposed facility and its contents of flood damage and the effect of such damage on the existing individual owner and future owners of the property;~~

~~4. Reduction of services by the proposed facility to the community;~~

~~5. Incompatible uses between existing development and anticipated development;~~

~~6. An inconsistency with the master plan and floodplain management program for the county and specific community;~~

~~7. Inadequate emergency access to the property in time of flood;~~

~~8. An increase in expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and~~

~~9. Increased cost to the county and other agencies providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.~~

~~D.~~ **3.** General provisions:

~~1.~~ **a.** Variances may be issued for new construction or substantial improvements~~, and other proposed new development to be erected~~ on ~~a~~ lots contiguous to or surrounded by lots with existing structures ~~constructed~~ built below the base flood level, provided that the procedures of this chapter are met. ~~have been fully considered and complied with.~~

~~2.~~ **b.** Variances may be issued for the repair or rehabilitation of "historic structures", provided the designation is maintained ~~upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure~~ and the variance is the minimum necessary to preserve the historic character ~~and design of the structure.~~

~~3.~~ **c.** No Variance in Floodway: Variances may not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

~~4.~~ **d.** Minimum Necessary: Variances may only be approved upon a determination that the variance is the minimum necessary considering the flood hazard~~,~~ to afford relief~~. "Minimum necessary" means to afford relief with a minimum of deviation from the requirements of this ordinance. For example, in the case of variances to an elevation requirement, this means the board need not grant permission for the applicant to build at grade, or even to the proposed elevation, but only to that elevation which the board believes will provide relief and preserve the integrity of the property.~~

~~5. In granting a variance, the board may attach any conditions it deems necessary to further the purposes of this chapter.~~

~~E.~~ **4.** Required findings: In approving ~~a request for~~ a variance, the board must

make findings of fact demonstrating ~~regarding the following~~:

~~1. A showing of~~ good and sufficient cause;

~~2. A determination~~ that failure to grant the variance would result in exceptional hardship ~~to the applicant~~;

~~3. A determination~~ that the ~~granting of a~~ variance will not result in increased flood heights, ~~additional threats to~~ public safety threats, or extraordinary public expense, ~~creating a nuisance, causing fraud or victimization of the public, or conflict with existing local laws or ordinances; and~~

~~4.~~ and ~~T~~that the applicant has signed and recorded a disclosure statement acknowledging increased flood insurance rates and risks to life and property.

~~5. indicating that he or she understands that:~~

~~a. The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance; andSuch construction below the base flood level increases risks to life and property; and~~

~~b. A copy the disclosure will be filed and recorded by the county recorder in a manner so that it appears as an exception on the title of the affected parcel of land. (Ord. 1514, 2018; Ord. 1251, 2008; Ord. 763, 1996)~~

~~20.50.250~~ Q. Violations and penalties.

~~A.~~ **1.** Compliance: No structure may be constructed, located, extended, converted, or altered, and no land may be altered without full compliance with the terms of this chapter and other applicable regulations. A violation of this ordinance is a criminal misdemeanor.

~~B.~~ **2.** Enforcement: All violations ~~of this ordinance~~ will be addressed pursuant to the provisions of this chapter, including stop work orders, section 20.800.101 or other applicable law. ~~In addition, if a property owner does not remedy a violation~~ If a violation is not remedied, the Administrator may request ~~submit a report to~~ the Board of Commissioners ~~and request that the board~~ to:

~~1.~~ **a.** Take any action necessary to affect the abatement of the violation;

~~2.~~ **b.** Issue a variance ~~to this ordinance~~ in accordance with the provisions of section 20.05.170; or

~~3.~~ **c.** Submit a declaration ~~to the administrator of the Federal Insurance Administration a declaration~~ for denial of insurance to the Federal Insurance Administration, ~~stating that the property owner is in violation of a cited statute or local law, regulation or ordinance,~~ pursuant to section 1316 of the National Flood Insurance Act of 1968 ~~and as amended. (Ord. 1622, 2023; Ord. 1514, 2018; Ord. 1251, 2008)~~

~~Chapter 20.100~~

8 .03 Public Facilities and Improvement Standards

~~**Section:**~~

~~**20.100.010 Applicability.**~~
~~**20.100.020 General policy statement.**~~
~~**20.100.030 Conformance to plans.**~~
~~**20.100.040 Water facilities.**~~
~~**20.100.050 Wastewater facilities.**~~
~~**20.100.060 Drainage facilities.**~~
~~**20.100.070 Irrigation facilities.**~~
~~**20.100.080 Irrigation facilities standards.**~~
~~**20.100.090 Roadway facilities.**~~
~~**20.100.100 Determination and satisfaction of adequacy requirements.**~~

~~20.100.010~~ A. Applicability.

These public facilities standards are applicable to every form of permit or approval authorizing the development of land within the unincorporated portions of Douglas County, including, but not limited to, requests for master plan amendments, requests for zoning amendments, special use permits, design review plans, planned developments, tentative and final subdivision maps and parcel maps. ~~(Ord. 763, 1996; Ord. 167, 1968)~~

~~20.100.020~~ B. General policy statement.

No development application shall be approved unless the development is served by adequate water facilities, wastewater facilities, drainage facilities and transportation facilities, or provision has been made for these services, in the manner required by these regulations. Facilities shall be adequate to serve the development proposed, whether or not the facilities are to be located within the property being developed or off-site. Phased development must be designed to meet these standards independently as well as part of the overall design. ~~(Ord. 763, 1996)~~

~~20.100.030~~ C. Conformance to plans.

Proposed public improvements shall conform to and be properly related to the county's master plan and master plans for water, wastewater and drainage facilities, and the transportation element. ~~(Ord. 763, 1996)~~

~~20.100.040~~ D. Water facilities.

~~A.~~ 1. Potable water source. New development shall be served by a water source that meets or exceeds all currently applicable federal and state standards for public drinking water supplies.

~~B.~~ **2.** Dedication of water rights, fee in lieu of dedication, or relinquishment. No new development may be authorized unless water rights of acceptable character and in good standing with the State Engineer's Office are dedicated, a fee in lieu of dedication has been paid, or have been relinquished in accordance with this chapter. Any lot or parcel from which the net consumptive use or duty of water rights has been transferred may not be further divided and is restricted in use to one single-family dwelling, unless clear and convincing proof is presented that the action will not represent a present or future over-appropriation or an additional demand on the waters of the county and will not impair the quality, quantity or availability of water for existing water rights.

~~1.~~ **a.** Dedication requirements. In determining the adequacy of the water rights necessary, the quantity of water rights required for dedication must be sufficient to meet the water demand of the project. Unless superseded by the county, the utility or state engineer, the quantity of water rights required for dedication must comply with the community water supply use requirement in Table A.

Table A Use requirement (acre feet):

Type of use	**Use requirement (acre feet)**
Single-Family Residential (per dwelling)	
Domestic Well	2.00
Community Water Supply	1.12
Multi-Family Residential, excluding landscaping (per unit)	0.30
Commercial and Industrial, excluding landscaping (per fixture unit, as defined in the currently adopted Uniform Plumbing Code)	0.028
Flood Irrigation (per acre irrigated)	4.00, or per duty established in the Alpine Decree, whichever is greater
Landscape Irrigation	To be determined and approved by the county engineer

~~2.~~ **b.** Fee in lieu of dedication of water rights. At the discretion of the applicable agency or water purveyor, dedication of water rights or water facilities required by this chapter may be satisfied by payment of a cash amount equal to the capital cost of facilities or the current market value of water rights of acceptable character to serve the development. The quantity of water must comply with the community water supply use requirement for parcels connecting to a public water system, or the domestic well use for parcels approved for use of domestic wells, as provided in Table A.

~~a.~~ **1.** The cash value must be determined by the applicable agency or water purveyor providing water service to the proposed division based on recent water right

sales or construction and engineering costs.

~~b.~~ **2.** Monies collected in lieu of water rights or facilities must be used for the purpose of water rights acquisition or system improvement or expansion. System improvement includes planning, constructing, maintaining and operating waterworks for the benefit of the Douglas County Water District.

~~3.~~ **c.** Relinquishment to state engineer. New development that will not be served, or may be served in the future by a public water supplier and is approved for use of domestic wells will be required to satisfy the requirement of this chapter by relinquishing water rights to the State Engineer. The quantity of water must comply with the domestic well use requirement in Table A.

~~4.~~ **d.** Exceptions. Facilities to which this chapter applies are facilities that will be constructed to serve the proposed subdivision or parcel map, except the following:

~~a.~~ 1. Facilities to serve a single-family residence in an existing subdivision or parcel map.

~~b.~~ 2. Facilities previously constructed and serving existing users.

~~c.~~ 3. Individual domestic wells and septic systems.

~~d.~~ 4. Domestic well exemption. On lots or parcels recorded before the effective date of this ordinance, the dedication of water rights is not necessary to obtain a building permit for one dwelling unit on the lot or parcel provided that no other dwelling units exist on the same lot or parcel. If the parcel is further divided with reliance upon domestic wells for the proposed water supply, the provisions of this chapter applies to the additional parcels created.

~~C.~~ **3.** Exemption to public water supply. For areas identified within the master plan as not anticipating connection to or construction of a water system, the development shall be served by adequate wells or a private water supply system designed and constructed in accordance with state health, state engineer, or other state approval agency. In areas where a public water supply is anticipated, but not within 2,000 feet, development approval shall be conditioned on approval of plans for future installation of a water distribution system connecting the development to the public water supply.

~~D.~~ **4.** Design requirements. Public water systems must be designed in accordance to the County Design Criteria and Improvement Standards.

~~E.~~ **5.** Dedication of facilities and rights-of-way. Water acquisition, supply, treatment, transmission, storage and distribution facilities and any appurtenances (such as wells, pipelines, pumps, storage tanks and ponds) located on-site or off-site, which are necessary to ensure an adequate water supply to the development, shall be dedicated to the county or utility serving the area, together with rights-of-way and easements associated connection and capacity with such facilities, their operation and maintenance.

~~F.~~ **6.** Water facilities charges. Water facility charges including connection and capacity fees as set by the board must be paid and any water impact fees will be paid, when adopted, in accordance with chapter 20.300. ~~(Ord. 1322, 2010; Ord. 1260, 2008; Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 516, 1990; Ord. 497, 1989; Ord. 495, 1989; Ord. 390, 1981; Ord. 167, 1968; Ord. 158, 1967)~~

~~20.100.050~~ E. Wastewater facilities.

~~A.~~ **1.** Public wastewater facilities required. New development shall be connected to an approved public wastewater system. Development located within a service area of Douglas County must comply with the provisions contained in Appendix D of this title.

~~1.~~ **a.** Treatment plants serving the project must have sufficient available capacity to accommodate the expected ultimate peak flows from the project and have sufficient capacity for expansion to accommodate tributary areas.

~~2.~~ **b.** Pump stations and force mains serving the project must have sufficient available capacity to accommodate the expected ultimate peak flows from the project and have sufficient capacity for expansion to accommodate tributary areas.

~~3.~~ **c.** Interceptors serving the project must have sufficient available capacity to accommodate the expected ultimate peak gravity flows from the project and tributary areas, with adjustment for pump flows where applicable.

~~4.~~ **d.** Lateral systems serving the project must have sufficient available capacity to accommodate the expected ultimate peak flows from the project and tributary areas.

~~B.~~ **2.** Exemption to public wastewater system. For areas identified within the master plan as not anticipating connection to or construction of a public wastewater system, the development shall be served by an individual sewage disposal system (ISDS) or private on-site treatment facility designed and constructed in accordance with the Uniform Plumbing Code, Nevada Department of Environmental Protection or other state approval agencies. In areas where a public wastewater system is anticipated, but not located within 2,000 feet, development may utilize ISDS on an interim basis, upon approval by the department. As a condition, the development must make provisions for the ultimate connection of the project to a public wastewater system. This may include, but not be limited to, requirement for installation of sewer laterals, dry sewer lines within the project or requirement of connection when located within 330 feet of an existing sewer line.

~~C.~~ **3.** Pollution prohibited. Wastewater facilities shall result in the treatment of all sewage, including any industrial waste, so that all liquid, solid or gaseous residue after treatment will not contaminate any surface or groundwaters to a degree which creates a hazard to the public health through poisoning or the spread of disease, nor pollute any surface or underground water to a degree which adversely affects such waters for domestic, industrial, agricultural, navigational, recreational or other beneficial use, nor shall any wastewater system create a nuisance to any community by odors or unsightliness resulting from unreasonable practices in the disposal of wastewater.

~~D.~~ **4.** Extension of wastewater mains. Wastewater mains and appurtenances, including major collection and disposal facilities, shall be extended in order to connect the development with the approved wastewater collection and disposal system. Mains to be extended shall be of a size sufficient to serve the development and all other properties to be served by the main, as determined from an analysis of the county's or the utilities wastewater master plan and capital improvements plan.

~~E.~~ **5.** Design of wastewater facilities. Wastewater facilities shall be located, designed and constructed in accordance with the following standards:

~~1.~~ **a.** Master plan standards; and

~~2.~~ **b.** Douglas County design criteria and improvement standards.

~~F.~~ **6.** Dedication of wastewater facilities and rights-of-way. Wastewater collection, treatment, storage, and disposal facilities, located on-site or off-site, which are necessary to ensure an adequate wastewater disposal system for the development, shall be dedicated to the county or the utility, together with rights-of-way and easements associated with such facilities, their operation and maintenance.

~~G.~~ **7.** Wastewater facilities charges. Wastewater facility charges including connection and capacity fees as set by the board must be paid. Any wastewater impact fees, when adopted, shall be paid in accordance with chapter 20.300.

~~H.~~ **8.** Automotive fluids. Disposal of any automotive fluids or other waste streams containing automotive related fluids into individual sewage disposal systems (septic systems) is prohibited. ~~(Ord. 924, 2000; Ord. 801, 1997; Ord. 763, 1996; Ord. 390, 1981; Ord. 167, 1968; Ord. 158, 1967)~~

~~20.100.060~~ F. Drainage facilities.

~~A.~~ **1.** Adequate storm drainage. Any development shall be served by an adequate storm drainage system. Storm drainage shall be considered adequate when, pursuant to an approved drainage plan, on-site drainage facilities are capable of conveying through and from the property the design flow of storm water originating within the development, as determined in accordance with design criteria and improvement standards manual, as well as flows originating from upstream properties in a pre- and post development stages, post development being based on ultimate master build out; and the off-site downstream drainage system is capable of conveying to an approved outfall the design flow of storm water runoff originating in the development and from other developed and undeveloped land upstream, without resulting in erosion, sedimentation or flooding of the receiving channel and downstream properties and without creating any adverse impact to downstream property.

~~B.~~ **2.** Prohibition on alteration of a water course. Storm drainage shall not result in the alteration or relocation of a water course which will reduce the flood-carrying capacity of the water course, nor shall drainage facilities result in the damming, filling, relocating or other interference with the natural flow of surface water along any surface water drainage channel or natural water course, except as may be approved as part of the drainage study.

~~C.~~ **3.** Drainage facilities. Design and construction of storm drainage facilities shall be in accordance with county design criteria and improvement standards. Detention facilities, restrictions on impervious surfaces and other techniques may be required by the county in order to satisfy adequacy requirements, in accordance with an approved drainage plan. Where special site conditions or circumstances require, the county may allow the use of retention or infiltration facilities.

~~D.~~ **4.** Dedication of drainage facilities and rights-of-way. Storm water drainage facilities which are necessary to ensure an adequate storm water collection and disposal system to serve the development, together with necessary rights-of-way and easements for operation and maintenance of such facilities, shall be offered for dedication to the county or the improvement district.

~~1.~~ **a.** If such drainage facilities are not maintained by a homeowner's association or a similar private, non-governmental entity, nor located within an existing unincorporated town or general improvement district, then concurrent with any offer of dedication, the property owner(s) shall either:

~~(i)~~ **1.** In accordance with NRS 318.055(1)(b), petition the Board of County Commissioners to establish a general improvement district for the purposes set forth in NRS 318.135, 318.125 and/or 318.120; or

~~(ii)~~ **2.** Submit a petition to an existing general improvement district to expand the boundaries of that general improvement district to include the subject drainage facilities per NRS 318.258(1).

~~E.~~ **5.** Drainage facility charges. Drainage impact fees shall be paid when adopted in accordance with chapter 20.300.

~~F.~~ **6.** Automotive fluids. Disposal or collection of any fluids or other waste streams containing automotive related fluids into drainage systems that utilize infiltration facilities such as, but not limited to, injection wells, dry wells, retention or detention basins is prohibited. ~~(Ord. 1531, 2019; Ord. 924, 2000; Ord. 763, 1996; Ord. 641, 1994; Ord. 330, 1980; Ord. 167, 1968)~~

~~20.100.070~~ G. Irrigation facilities.

~~A.~~ **1.** If proposed development includes or directly impacts existing irrigation facilities, an irrigation plan must be prepared by a registered engineer to analyze and provide mitigation for the impacts of the proposed development. The irrigation plan, together with the drainage plan for the development, must be publicly noticed per section 20.20.030 and presented to the water conveyance advisory committee for their review and written comment to the community development department and to any affected towns or districts.

~~1.~~ **a.** The plan must include the location, size, and capacity of all drainage and irrigation facilities within the proposed area of development. In addition the plan must address upstream areas and facilities tributary to the site and downstream from the site which will be affected or impacted by the proposed development to the point of discharge.

~~2.~~ **b.** In all development, the impact on downstream facilities and lands must be analyzed and addressed in the plan. New development is responsible for either improving downstream drainage facilities to meet the increased peak flows as a result of the proposed project or to provide facilities which will result in no increase in peak runoff from that which existed before the development. If downstream peak flows are increased by the project, the plan must provide mitigation to the point of discharge as approved by the county and any affected towns and districts.

~~3.~~ **c.** The plans must incorporate water quality and erosion controls in conformance with the *Handbook of Best Management Practices* for all drainage water leaving the site. The use of irrigation ditches or sloughs for the discharge of urban runoff is highly discouraged and in no case will be permitted without the written notice to, and reasonable efforts to obtain consent of, the affected downstream ditch users. In no case may urban drainage leaving a development be of a quality that will adversely

affect downstream water uses.

~~4.~~ **d.** As a part of the plan, a ditch may be redesigned or upgraded for low maintenance through the use of riprap, channel lining, culvert or pipe. Landscaping of ditch easements in an urban setting is permitted as part of an approved plan of the water conveyance advisory committee, but must not inhibit the integrity of the ditch bank or the intended maintenance and access function of the ditch easement.

~~B.~~ **2.** No development may interfere with the historic custom and use of waters adjacent to and upstream and downstream from the development. Any changes in conveyance facilities or the course of conveyance facilities, including the abandonment of part or all of a conveyance facility, must be done in a reasonable manner with due regard to the rights of the owners of the easement or right-of-way and shall be subject to approval of the water conveyance committee, the county, any affected towns or districts or irrigation companies.

~~C.~~ **3.** Standards. Except as set forth herein, all improvements for drainage and irrigation facilities shall be in conformance with this title and the design criteria and improvement standards manual.

~~D.~~ **4.** Rights-of-way for water conveyance. All development subject to this title must designate irrigation and drainage rights-of-way or easements as required to implement the approved irrigation and drainage plan for the development. Right-of-way widths must be appropriate for the operation and maintenance of the facilities as shown on the approved plan. Required right-of-way widths will vary depending on the size, type, location and accessibility of the improvements as shown on the plan. In no case shall the rights-of-way be less than 20 feet in width. For open irrigation ditches, a right-of-way width equal to the top width of the ditch plus 32 feet must be provided to allow adequate access for maintenance and servicing of the ditch. A minimum 20 foot right-of-way must be provided, including cases where the irrigation or drainage is placed in an underground conveyance. These criteria for rights-of-way and piping for irrigation must be met unless otherwise provided by the design criteria and improvement standards manual and approved by the water conveyance advisory committee.

~~E.~~ **5.** Where the development contains lots of one net acre or less the right-of-way for an open irrigation or drainage ditch may not be included in the net or gross lot area.

~~F.~~ **6.** Maintenance. When water conveyances are placed in an underground culvert or pipe, the plans must address and provide for maintenance of the facilities.

~~1.~~ **a.** If the underground facilities lie under a street or alley dedicated for public use, the town, general improvement district, or other governmental entity in whose jurisdiction the street or alley is located is responsible for maintenance of trash racks, sand and oil separators and the pipe or culvert.

~~2.~~ **b.** If the underground facilities cross private property, then the private property owner is responsible for maintenance of trash racks, sand and oil separators and routine maintenance of the pipe. When such property is subdivided, the subdivider shall provide security or other adequate assurances for continuing maintenance.

~~3.~~ **c.** When underground facilities cross a combination of public and private property, responsibility for maintenance will be shared by the private and public entities upon whose property the facilities are located. In the absence of a written agreement

to the contrary, shares of the costs of maintenance will be in direct relationship with the length of the pipe within such private or public property.

~~4.~~ **d.** If the person or entity responsible for maintenance fails or refuses to conduct such maintenance, then the downstream user may enter upon such property and perform the maintenance. The person or entity responsible for maintenance will be liable to the downstream user for the reasonable costs of the maintenance, plus interest, attorneys' fees and court costs.

~~5.~~ **e.** The county, on recommendation of the water conveyance advisory committee, may require the developer or property owner, as a condition of development approval, to estimate the annual cost of routine maintenance, and post security to pay for the maintenance, in advance, for a period not to exceed twenty years. In the event security is required and posted, the developer or property owner, as the case may be, or its successor in interest, shall be entitled to a proportionate release of the security on an annual basis after the maintenance is performed. If the developer, property owner or successor fails or refuses to conduct the maintenance, then the downstream user may perform the maintenance, in which case the downstream user shall have recourse to the security for reimbursement of the reasonable costs of the maintenance. Recourse to the security shall not be an exclusive remedy, and does not prevent the downstream user from bringing an action for the balance due, plus reasonable costs, attorneys' fees, and interest. ~~(Ord. 1036, 2003; Ord. 1012, 2002; Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)~~

~~20.100.080~~ H. Irrigation facilities standards.

~~A.~~ **1.** Standards. All ditch rights-of-way must be provided access for maintenance in accordance with these standards and restrictions:

~~1.~~ **a.** Cross fencing of ditches on parcels of 20 net acres and greater may be permitted upon recommendation of the water conveyance advisory committee.

~~2.~~ **b.** Lots or parcels of less than 20 net acres must not be designed to require cross fencing of the ditch.

~~3.~~ **c.** On parcels of less than 20 net acres, livestock access to the ditch right-of-way may be permitted as long as the integrity of the ditch bank is maintained.

~~4.~~ **d.** Where ditch rights-of-way are cross fenced there must be a 16-foot-wide metal gate providing continuous access for ditch maintenance.

~~5.~~ **e.** Where a project creates parcels or lots of one acre or less, underground piping for irrigation and storm drainage must be required, unless otherwise approved by the water conveyance advisory committee.

~~6.~~ **f.** Where a road or driveway intercepts a ditch and its construction would restrict or prohibit access along the ditch, ramps or other facilities as approved on the drainage and irrigation plan must be provided for both the upstream and downstream faces to facilitate access by ditch maintenance vehicles.

~~7.~~ **g.** The culvert installed in a ditch or ditch crossing on a road, street, alley or driveway installed as a consequence of a subdivision or parcel map must be capable of passing 150 percent of the hydraulic capacity of the ditch up to the capacity of a 48-inch culvert. Beyond the capacity of a 48-inch culvert, the culvert must be capable of

passing 100 percent of the hydraulic capacity of the ditch. The installation must not change velocity in any manner which increases erosion. Erosion controls may be required to the satisfaction of the water conveyance advisory committee.

~~8.~~ **h.** Piping of ditches exclusive of road, street, alley, or driveway crossings must be capable of passing at least 150 percent of the hydraulic capacity of the ditch, up to the capacity of a 48-inch pipe. Beyond the capacity of a 48-inch pipe, the pipe must be capable of passing 100 percent of the hydraulic capacity of the ditch. Piped ditches must have manholes and other points of access to provide for routine maintenance and cleaning in accordance with the design manual. The installation must not change velocity in any manner which increases erosion. Erosion controls may be required to the satisfaction of the water conveyance advisory committee. The committee may recommend, and the final decision maker may allow, variations in the capacity of the pipe to not less than 100% of the hydraulic capacity of the ditch when supported by sound engineering principles and practical consideration.

~~9.~~ **i.** When a culvert greater than 24 feet in length is installed as a consequence of subdivision or a parcel map there must be a trash rack installed on the upstream side. The trash rack must be constructed in compliance with the Standard Details for Public Works Construction.

~~10.~~ **j.** A development which is entitled to water from a ditch must provide a headgate and measuring device diversion structure in the ditch, approved by the federal water master or the state engineer.

~~11.~~ **k.** A development which is entitled to water from a ditch must form a homeowner's association which will be obligated to their proportionate share of the ditch's maintenance.

~~12.~~ **l.** For any development with lots ten acres in size or smaller which are entitled to irrigation water, the developer must provide an irrigation management plan which designates administrative responsibility. The drainage or irrigation plan must show how water will be supplied to and tailwater collected for each lot within the development.

~~13.~~ **m.** Where a ditch is piped, where water rights are transferred from a ditch or where drainage goes into a ditch, there must be a continuing responsibility to pay a proportionate share of the costs of ditch maintenance, which can be calculated in terms of the actual costs of ditch maintenance or as though the water rights were still delivered through the ditch by the owner of the water rights. This is required until a change is approved either by all parties holding water rights in the ditch or by the water conveyance advisory committee.

~~B.~~ **n.** Use of the ditch right-of-way for the storage or disposal of wood, debris, garbage or other waste or any other use of the right-of-way area which impedes the access along or maintenance of the ditch is prohibited. ~~(Ord. 1012, 2002; Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)~~

~~20.100.090~~ I. Roadway facilities.

~~A.~~ **1.** Adequate roadways. New development, with the exception of parcels created by division of land into large parcels as defined by NRS and single-family residential building permits on parcels created prior to the adoption of this title, or as provided in

subsection P, shall be served by paved roadways adequate to accommodate the vehicular traffic to be generated by the development. Proposed streets shall provide a safe, convenient and functional system for traffic circulation, and shall be properly related to the county's transportation plan, road classification system, adopted master plan and any amendments thereto, and shall be appropriate for the particular traffic characteristics of each development.

~~B.~~ **2.** Access roads. All developments must be connected to the county's improved thoroughfare and road system by one or more access roads of such dimensions and location approved to the standards specified in the design criteria and improvement standards manual. Requirements for dedication of right-of-way and improvement of access roads may be increased depending on the density or intensity of the proposed development. Access roads within a project shall be designed, constructed and offered for dedication in accordance with the design criteria and improvement standards manual.

~~C.~~ **3.** Road network. New development shall be supported by a regional transportation network having adequate capacity, and safe and efficient traffic circulation. A traffic impact study shall be submitted demonstrating adequacy of the road network as required by the design criteria and improvement standards to accommodate traffic generated by the development, other developed property and undeveloped property approved for development. The traffic impact study shall address the issues specified in the design criteria and improvement standards manual. Improvements to roads designated by the master plan as regional in nature shall be made in accordance with the design criteria and improvement standards manual.

~~D.~~ **4.** Perimeter streets. Rights-of-way for streets abutting the development shall be dedicated to the county according to the standards contained in the master plan and shall be improved to standards set forth in the design criteria and improvement standards manual. In no event shall the perimeter road have a dedicated right-of-way less than 40 feet or an improved width of less than 24 feet.

~~E.~~ **5.** Continuation of roads and dead-end roads. The following shall apply to dead-end roads and roads which will be continued:

~~1.~~ **a.** The arrangement of roads shall provide for the continuation of major roads between adjacent properties when necessary for the convenient movement of traffic, effective fire protection, or for efficient provision of utilities.

~~a.~~ 1. If the adjacent property is undeveloped and the road must be temporarily dead-ended, right-of-way shall be extended to the property line, and the construction and maintenance of a turnaround is required for temporary use, with a notation that land outside the normal road right-of-way shall revert to abutting property owners whenever the road is continued.

~~b.~~ 2. Where a road does not extend to the boundary of the development, and its continuation is not required for access to adjoining property, its terminus shall be no closer than 50 feet to the boundary.

~~c.~~ 3. Emergency access shall comply with the provisions of the road standards.

~~d.~~ 4. The developer shall be responsible for posting a sign at the terminus of temporarily dead-ended right-of-way indicating that the right-of-way is intended to be extended in the future.

~~F.~~ **6.** Reserve strips.

~~1.~~ **a.** Reserve strips in the form of one foot outlots may be required to control or restrict access to perimeter or stub roads.

~~2.~~ **b.** Such strips shall be utilized only where their ownership and control is accepted by the public agency having jurisdiction.

~~3.~~ **c.** The outlots shall be deeded to the public agency at the time of recordation of the final map.

~~G.~~ **7.** Road names.

~~1.~~ **a.** Assigned road names shall be shown on the final map and must be consistent with the approved improvement plans.

~~2.~~ **b.** Road naming shall conform to the road naming guidelines as adopted by the county.

~~H.~~ **8.** Private roads.

~~1.~~ **a.** The use of private roads, which meet the specifications contained in the design criteria and improvement standards manual for a public street, is permitted upon review by the planning commission and approval by the board.

~~2.~~ **b.** A corporation or perpetual association or other suitable means must be established for maintenance of the private road.

~~I.~~ **9.** Sidewalks. Within master plan designated urban service areas, sidewalks are required with the creation of parcels of one-half net acre or less in size and for all commercial development, and shall be constructed in accordance with the design criteria and improvement standards.

~~J.~~ **10.** Dedication requirements.

~~1.~~ **a.** Rights-of-way required for existing or future streets, including perimeter streets, and off-site access roads, shall be offered for dedication to the county or other appropriate entity according to the requirements of the master plan, capital improvements plan, or other valid plans approved by the county. Standard rights-of-way widths for county streets are as specifically set forth in the design criteria and improvement standards manual. Dedication of additional rights-of-way beyond those widths specified in the design criteria and improvement standards manual may be required at approaches to intersections, where turn lanes or other improvements are needed as required by the county engineer.

~~2.~~ **b.** Whenever rights-of-way for existing or future streets are not maintained as private roads by a homeowner's association or a similar non-governmental entity, nor located within an existing unincorporated town or general improvement district, then concurrent with any offer of dedication, the property owner(s) shall either:

~~(i)~~ 1. In accordance with NRS 318.055(1)(b), petition the Board of County Commissioners to establish a general improvement district for the purposes set forth in NRS 318.120. 318.125 and/or 318.130; or

~~(ii)~~ 2. Submit a petition to an existing general improvement district to expand the boundaries of that general improvement district to include the subject rights-of-

way per NRS 318.258(1).

~~K.~~ **11.** Design and improvement standards. In order to provide for streets of suitable location, width and design to accommodate prospective traffic and to afford satisfactory access for law enforcement, firefighting and other public facilities and services, streets serving the development shall be designed and improved in accordance with the standards set forth in the design criteria and improvement standards manual. All streets shall be improved and paved to the width specified in and shall be designed and paved in accordance with the specifications in the design criteria and improvement standards manual.

~~L.~~ **12.** Road facilities charges. Road impact fees shall be paid when adopted in accordance with chapter 20.300.

~~M.~~ **13.** Access to public lands.

~~1.~~ **a.** Legal access to public lands may not be eliminated by development over the path or way thereof.

~~2.~~ **b.** If a trail or road plan for access to public lands is adopted by a federal agency in ownership or control thereof, and made part of the master plan, then development in the path of or adjacent to such trailheads or roads may be required to dedicate rights-of-way or other easements sufficient to secure public access to such trails or roads, provided that such dedication shall not be disproportionate to the impact of the development. The board may relieve the applicant of other dedication requirements in exchange for such access, rights-of-way, or easements, if it can do so without compromising the public interest.

~~N.~~ **14.** Cul-de-sac streets. All cul-de-sac streets must conform to the following requirements:

~~1.~~ **a.** A residential cul-de-sac street must not serve uses, based on the ultimate permitted zoning density, which will generate more than 200 average daily trips as specified under the most recent edition of the institute of transportation engineer's trip generation manual or 20 single-family residences.

~~2.~~ **b.** A residential cul-de-sac street must not have a center line length measured from the center pin of the cul-de-sac to the center line's intersection with the adjoining road right-of-way line, a length in excess of 600 feet in a high fire hazard area as determined by the county fire marshal or 1,000 feet in all other areas. A cul-de-sac street serving commercial or industrial properties must not exceed a center line length of four hundred feet.

~~3.~~ **c.** A residential cul-de-sac street must have a fifty foot improved surface for the radius bulb measured from the center pin to the face of curb or edge of pavement. Commercial or industrial cul-de-sacs must have a fifty-five foot improved surface for the radius bulb.

~~4.~~ **d.** A residential cul-de-sac street in excess of six hundred feet must have a fifty foot improved radius bulb at the midpoint of the cul-de-sac street.

~~5.~~ **e.** All cul-de-sac streets must have the right-of-way necessary for the operation of the roadway including, but not limited to, roadside drainage, sidewalks and public utilities.

~~6.~~ **f.** All rights-of-way and physical improvements for cul-de-sac street must include a reverse transition curve to the point of tangency.

~~7.~~ **g.** A fire access easement is not a secondary means of access and cannot be used to waive or modify the requirements of this section.

~~O.~~ **15.** Hillside streets. Except as otherwise provided in paragraph 6 below, streets within any project proposed in a hillside area shall be designed and constructed in accordance with the following standards:

~~1.~~ **a.** Proposed streets in hillside area must fit the natural contours of the land.

~~2.~~ **b.** If a location of a road between a valley and a ridge is unavoidable, directional pavements should be split, with the principle of grading being half-cut and half-fill versus all fill (*see* figure 20.100.090.O, Appendix C). Split streets may be provided by the subdivider according to the following schedule:

~~a.~~ 1. For one lane in each direction, the split section width of the pavement shall be 14 feet;

~~b.~~ 2. For two lanes in each direction, the split section width of pavement shall be 22 feet. The median between split streets shall not exceed the slope of two foot horizontal for each one foot vertical; and the median shall be planted by the subdivider and maintained by the subdivider, general improvement district or property owners association, to the satisfaction of the county engineer. Lots may be located between the split pavement when approved by the county engineer.

~~c.~~ 3. Grades of collector and minor streets may exceed 12 percent to a maximum of 15 percent for a distance not greater than 300 feet in any 2,000 feet of street length;

~~d.~~ 4. Site visibility must conform to AASHTO/ITE standards or other acceptable standard.

~~3.~~ **c.** The following minimum dimensions are to be utilized in the design of hillside streets:

~~a.~~ 1. All streets shall have suitable pavement widths, sidewalks and drainage facilities per the design criteria and improvements standards.

~~b.~~ 2. The width of the graded section shall extend three feet beyond the curb face or edge of sidewalk on the fill side and two feet on the cut side of the street.

~~c.~~ 3. Parking lanes, eight feet in width, may be required on at least one side of all public streets except where existing topography renders development adjacent to the street impractical, or where the street serves solely as an access road, or where an adequate number of off-street parking spaces are provided on each lot adjacent to the street. Streets without parking lanes shall be provided with emergency parking stalls adequate to contain at least one vehicle per lot fronting the street.

~~d.~~ 4. The following travel lane widths are required in all hillside areas:

i. Local streets: Minor streets must have a minimum travel lane of ten feet;

ii. Collector streets: Collector streets must have minimum travel lane of 12 feet.

~~4.~~ **d.** Split level, one-way streets may be permissible in areas of steep terrain when accepted by the county during project review.

~~5.~~ **e.** Street lighting must be designed to minimize visual impacts and retain rural character while conforming to acceptable safety standards.

~~6.~~ **f.** Modifications to these standards may be made by the planning commission and board if it can be found that the modifications further the purpose and intent of this ordinance by reducing grading and overall visual impacts while retaining acceptable traffic safety and street design characteristics as determined by the county engineer.

~~P.~~ **16.** Exemptions. Utility and public service facilities, as defined in section 20.658.130 of this code, are exempt from the requirements of this section provided that they meet all of the following criteria:

~~1.~~ **a.** The facility is not opened to the general public at any time.

~~2.~~ **b.** The facility is not used for maintenance, storage of materials, supplies or equipment, other than those used on-site.

~~3.~~ **c.** The facility is unmanned, with access by employees only for maintenance and repair of the facility.

~~4.~~ **d.** No office or administrative functions are conducted on the site.

~~5.~~ **e.** A legal access easement is provided to the facility. The access must be a minimum of 24 feet in width. If the access easement connects to a paved public road, the easement shall have a paved approach, a minimum of 20 feet in length. The approach shall be paved with 2 inches of asphaltic concrete on 4 inches of aggregate base material. ~~(Ord. 1531, 2019; Ord. 876, 1999; Ord. 842, 1998; Ord. 801, 1997; Ord. 763, 1996; Ord. 640, 1994; Ord. 641, 1994; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.100.100~~ J. Determination and satisfaction of adequacy requirements.

~~A.~~ **1.** Adequacy determination. The county shall determine whether a proposed development is served by adequate public facilities as a condition precedent to approval of any development application. (The county shall establish how adequacy standards shall be satisfied for each stage of the development process.) In general, adequacy standards may be satisfied on occurrence of one of the following:

~~1.~~ **a.** Adequate facilities exist at the time of development approval;

~~2.~~ **b.** Adequate facilities will be provided or will be secured by the developer prior to final development approval, but in no event later than issuance of a building permit; or

~~3.~~ **c.** Adequate public facilities will be provided through construction of a capital improvement project by the county, by another public entity, by the developer or by another private entity simultaneous with or in reasonable proximity to the time that the demand will be placed on the public facilities system by the development.

~~B.~~ **2.** Entire project. Adequate public facilities shall be evaluated with respect the entire development project. In the case of requests for plan amendments or zone changes, the development project shall be deemed to be the maximum intensity of development authorized by the amendment or zone change. The county may condition development approval on the phasing of the development project in order to satisfy adequacy requirements.

~~C.~~ **3.** Participation in improvement costs. The county may require that public facilities be oversized to accommodate other developments to be served by a particular capital improvement. In such event, the county may authorize the reimbursement of the developer or property owner through development agreements, proceeds from impact fees, credits against impact fees or special assessments or other means of contributions from other developments benefiting from installation of the improvement. If such means of participation are not available, the adequate public facilities policies and standards applicable to the development shall be considered as minimum conditions of project approval. ~~(Ord. 763, 1996)~~

~~Chapter 20.200~~ 8.04

Surveys

~~**Sections:**~~

~~**20.200.010 Requirements.**~~

~~20.200.010~~ A. Requirements.

~~A.~~ **1.** Required. Before a final map of a subdivision can be filed for recording, the county engineer must ascertain that an accurate and complete boundary survey of the lots, blocks, roads, easements and boundaries of the subdivision has been established on the ground by a licensed surveyor.

~~B.~~ **2.** Monuments generally. Monuments must be set as provided in paragraph C below and must be permanently and visibly marked or tagged with the registration and license number of the surveyor under whose supervision the survey was made. A description of each monument to be set subsequently to recordation must be shown on the final map. The minimum allowable error of closure is 1/10,000.

~~C.~~ **3.** Monuments, setting. The engineer or surveyor in charge of survey must set permanent monuments as follows:

~~1.~~ **a.** A class "A" monument must be set:

~~a.~~ 1. On each boundary corner of the subdivision;

~~b.~~ 2. Along the boundary lines of the subdivision at intervals of not more than one fourth mile;

~~c.~~ 3. At street intersections or by reference thereto;

~~d.~~ 4. At the beginning and ending of each curve unless special conditions require an alternate setting;

~~e.~~ 5. On all block corners in the subdivision.

~~2.~~ **b.** A class "B" monument must be set on each building site or lot corner in the subdivision.

~~D.~~ **4.** Monuments, construction. Monuments required in this title are as follows:

~~1.~~ **a.** A class "A" monument consists of a capped iron pipe having an inside diameter of two inches or more or a six-inch by 12-inch concrete monument, or a malleable metal capped steel shaft or its equivalent 30 inches long, driven at least 24 inches into the ground.

~~2.~~ **b.** A class "B" monument consists of an iron pipe having an outside diameter of three-fourths inch or more, at least 18 inches long, driven at least 12 inches in the ground extending between four inches and six inches above the surface and permanently stamped, or a reinforcing steel bar with a minimum diameter of five-eighths inch and at least 18 inches long, driven in the ground at least 12 inches and extending above surface of ground at least six inches with top painted red.

~~3.~~ **c.** Where a monument is set in a paved street, it must be set with the top at least six inches below finished grade and be covered with a cast iron cover set flush with finished street grade.

~~4.~~ **d.** By order entered in the minutes, the board may authorize placement of other specified kinds of monuments in a particular subdivision.

~~E.~~ Map of record. Every licensed surveyor who surveys a parcel of land in the area of Douglas County into three or more separate parcels of less than five acres and prepares a map or record of each such survey must send a legible copy of such map to the county recorder within 30 days after completion of the map. ~~(Ord. 763, 1996; Ord. 390, 19981)~~

~~Chapter 20.220~~ 8.08

Installing Utilities Underground

~~**Sections:**~~

~~**20.220.010 Purpose.**~~
~~**20.220.020 Definitions.**~~
~~**20.220.030 Applicability.**~~
~~**20.220.040 Exemptions.**~~
~~**20.220.050 Hardship waiver.**~~
~~**20.220.060 Compliance with standards prerequisite to issuance of building permit.**~~

~~20.220.010~~ A. Purpose.

The purpose of this chapter is to protect the public health and safety of Douglas County residents, and to maintain and enhance the aesthetic qualities and character of urbanizing areas through the requirement of installing certain new utilities, including electric distribution lines, telephone lines and cable television underground. ~~(Ord. 996, 2002; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.220.020~~ Definitions.

~~The following words and phrases, when used in this chapter, are defined as follows:~~

~~A. "Cost of installing utilities underground" means the cost of placing utility service underground, as determined by a Nevada registered engineer's cost estimate, prepared and signed by the engineer, or by an estimate of cost from the utility company as approved by the county engineer.~~

~~B. "District or underground utility district" means any special district established by the county pursuant to NRS 704A that is specifically formed to convert poles, overhead wires and associated overhead facilities to underground facilities.~~

~~C. "New structure" means a new free standing structure that has utility service; a structure to which additions, alterations, or repairs within any one-year period exceed 50 percent of the building area of the existing structure; or a building that is moved to another location or relocated on the same parcel. The definition includes single family residences and commercial structures.~~

~~D. "Normal maintenance" means routine utility maintenance and minor system upgrades that are required to meet current industry standards, including any of the following:~~

~~1. Adding two wires to existing poles with wires to make a three phase electrical system or adding an additional phone wire to an existing overhead phone wire.~~

~~2. Replacing existing poles with poles up to ten feet taller above ground.~~

~~3. Replacing existing electrical distribution or phone wires with larger diameter~~

~~wires or replacing existing metal wire with fiber-optic cable.~~

~~4. Replacing outdated equipment with new equipment.~~

~~E. "On-site" means that area within, and including, the property lines of real property and extending to the centerline of any abutting street or road.~~

~~F. "Project valuation" means the following:~~

~~1. For projects requiring design review, the total valuation of the proposed development as determined by the currently adopted valuation tables of the building official for new structures; or~~

~~2. For divisions of land, the valuation of each parcel created, including public and private on-site improvements, as determined by a Nevada certified appraiser, exclusive of existing structures.~~

~~G. "Utility" means electricity, telephone and cable television.~~

~~H. "Utility service" means facilities for the provision, distribution, or transmission of electricity, telephone and cable television, including wires, conduit, poles, supports, transformers, insulators, switches, and related or appurtenant facilities. (Ord. 1613, 2023; Ord. 996, 2002; Ord. 801, 1997; Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.220.030~~ B. Applicability.

~~A.~~ **1.** All on-site utilities servicing a division of land created by subdivision map or parcel map, or a new structure must be installed underground, unless exempted in section 20.220.040

~~B.~~ **2.** Any new line extensions, including utility extensions and extensions required to service a division of land created by subdivision map or parcel map or a new structure must be installed underground, commencing from the terminus of the existing utility service for the length of the extension or the project site, unless exempted in section 20.220.040;

~~C.~~ **3.** Any new line extensions or modifications to existing overhead facilities requiring the placement of new utility lines must be installed underground, unless exempted in section 20.220.040. ~~(Ord. 996; 2002; Ord. 801, 1997; Ord. 763, 1996; Ord. 390, 1981;~~
~~Ord. 158, 1967)~~

~~20.220.040~~ C. Exemptions.

The following types of facilities are exempted from the provisions of this chapter:

~~A.~~ **1.** Existing poles, overhead wires and associated utility services, and any appurtenant structures and equipment such as surface mounted transformers, pedestal-mounted terminal boxes and meter cabinets;

~~B.~~ **2.** New or modifications to poles, overhead wires and associated utility services that are used for the transmission of electric energy at a nominal voltage of 33,000 volts or higher, and any appurtenant structures and equipment such as surface mounted transformers, pedestal-mounted terminal boxes and meter cabinets;

~~C.~~ **3.** Temporary poles, overhead wires and associated utility services used or to be used in conjunction with construction projects;

~~D.~~ **4.** Temporary poles, overhead wires and associated utility services for a temporary

use when a temporary use permit has been issued and when the permit requires removal of the temporary utility service upon completion of the temporary use;

~~E.~~ **5.** Normal maintenance and minor system upgrades performed by a public utility doing work governed by the rules, regulations and tariffs of the public utility commission;

~~F.~~ **6.** Emergency poles, overhead wires, and utility services to be installed and maintained for a period not to exceed ten days, with the approval of the director;

~~G.~~ **7.** Whenever an underground service district has already been formed or is projected to be formed pursuant to NRS 704A;

~~H.~~ **8.** The replacement of a panel on an existing structure that has an existing overhead service;

~~I.~~ **9.** Whenever an unreasonable hardship has been found and a waiver granted by the hearing body pursuant to section 20.220.050 below. ~~(Ord. 966, 2002; Ord.801, 1997;~~
~~Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.220.050~~ D. Hardship waiver.

~~A.~~ **1.** Whenever the requirement of installing utilities underground causes an unreasonable hardship, the owner or owners of the real property which is subject to the approval, or the utility, may apply to the hearing body for relief from the provisions of this chapter. The request must be in writing and contain a detailed description of the utility services proposed to be placed underground and for a financial hardship waiver the separate itemized cost estimates of the project valuation and cost of the line extension above ground and underground.

~~B.~~ **2.** The hearing body may grant relief after hearing the request for a waiver if the approval is consistent with the intent and purposes of this chapter and one of the following findings can be made:

~~1.~~ **a.** The cost of installing the new underground utilities that are required to serve a division of land created by a subdivision map or parcel map, or a new structure, in comparison to the cost of an above ground utilities is disproportionate to the total cost of the project and the increased cost due to installing the utilities underground exceeds 20 percent of the project valuation;

~~2.~~ **b.** The installation of underground utilities in rural areas, outside of urban service areas, is impractical or unreasonable due to topographic, soil or other conditions including the existence of overhead lines adjacent to the project, when it is on an existing lot or it is a utility initiated line extension. ~~(Ord. 996, 2002; Ord. 801, 1997; Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.220.060~~ E. Compliance with standards prerequisite to issuance of building permit.

A building permit will not be issued for any construction of a new structure nor will a permit for land development be issued unless the applicant's plans comply with the provisions of this chapter and appropriate conditions of approval have been required, or until the applicant has obtained a waiver of the requirements. ~~(Ord. 996, 2002; Ord. 801, 1997; Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~Chapter 20.300~~ 8.09

Impact Fees

~~**Sections:**~~

~~**20.300.010 Definitions.**~~
~~**20.300.020 Applicability.**~~
~~**20.300.030 Procedure.**~~

~~20.300.010~~ A. Definitions.

As used in this chapter, unless the context otherwise requires, the words and terms have the meanings ascribed to them in NRS 278B.010 to 278B.140, inclusive. ~~(Ord. 763, 1996)~~

~~20.300.020~~ B. Applicability.

~~A.~~ **1.** The board shall consider the imposition of impact fees on new development as a potential revenue source for construction or expansion of capital improvements projects in the formation and annual revision of the five-year capital improvement plan.

~~B.~~ **2.** In reviewing any application for new development, including, but not limited to approval of a tentative subdivision map, planned development, specific plan, special use permit or design review for commercial or industrial property which adds or increases the number of service units to be served by capital improvements projects, the community development department, planning commission and board shall determine whether the new development is likely to require construction or expansion of capital improvement projects, and may employ the provisions of chapter 278B of NRS to fund the same. In the event it determines to do so, then approval of the new development in question shall be conditioned on participation in such a program. ~~(Ord. 763, 1996)~~

~~20.300.030~~ C. Procedure.

If the board determines to proceed with the imposition of impact fees, it shall follow the procedure provided by chapter 278B of NRS. The planning commission shall serve as the capital improvements advisory committee, the membership of which may be augmented as provided in NRS 278B.150, to meet the requirements thereof. ~~(Ord. 763, 1996)~~

~~Chapter 20.400~~

8.10 Development Agreements

~~**Sections:**~~

~~**20.400.010 Purpose.**~~
~~**20.400.020 General provisions.**~~
~~**20.400.030 Action by board.**~~
~~**20.400.040 Required findings for approval.**~~
~~**20.400.050 Ongoing review.**~~
~~**20.400.060 Amendments to approved development agreements.**~~

~~20.400.010~~ A. Purpose.

This chapter provides procedures and requirements for the consideration of development agreements for the purposes specified in and as authorized by NRS 278. ~~(Ord. 763, 1996)~~

~~20.400.020~~ B. General provisions.

All development agreements filed with the county shall be in compliance with the following:

~~A.~~ **1.** Only a qualified applicant may file an application for a development agreement. A qualified applicant is a person who has a legal or equitable interest in the real property which is the subject of the development agreement, or an authorized agent of a person who has a legal or equitable interest. The director may require an applicant to submit a title report or other evidence satisfactory to the department to verify the applicant's interest in the real property and of the authority of the agent to act for the applicant.

~~B.~~ **2.** An application for a development agreement may be filed concurrently with any other applications having a direct relationship to the property which is the subject of the proposed agreement.

~~C.~~ **3.** An application for a development agreement shall be made on a form provided for that purpose by the community development department, along with the required fee and deposit established by the board.

~~D.~~ **4.** A draft of the proposed development agreement along with the required number of copies and any other required submittal materials must be submitted along with the application. The agreement shall be in the county approved form. Any changes to the form proposed by the applicant must be italicized or underlined.

~~E.~~ **5.** The community development department may require additional information to enable the board to determine whether the development agreement is consistent with the objectives of the adopted master plan and any applicable specific plan. ~~(Ord. 763, 1996; Ord. 509, 1989)~~

~~20.400.030~~ C. Action by board.

~~A.~~ **1.** Upon receiving a recommendation from the community development department on a proposed development agreement, the board shall hold a public hearing. The hearing shall be set and notice given as prescribed in chapter 20.20. The hearing may be continued.

~~B.~~ **2.** Following the closing of a public hearing, the board shall determine if the development agreement is consistent with the findings contained within chapter 20.400.040. If determined to be consistent, the board shall introduce an ordinance adopting the development agreement.

~~C.~~ **3.** Following introduction, a second reading shall be held and based on the testimony provided at the hearing, the ordinance shall be adopted, denied or continued. ~~(Ord. 763, 1996; Ord. 509, 1989)~~

~~20.400.040~~ D. Required findings for approval.

1. Prior to taking an action to approve a development agreement, the board shall find as follows:

~~A.~~ **a.** The proposed development agreement conforms with the maps and policies of the master plan and any applicable specific plan.

~~B.~~ **b.** The proposed development agreement complies with the requirements of NRS.

~~C.~~ **c.** The proposed development agreement is consistent with the consolidated development code and all other applicable codes and ordinances.

~~D.~~ **d.** The proposed development agreement will not be detrimental to or cause adverse effects to adjacent property owners, residents, or the general public and that provisions have been included to address the completion or phasing of improvements as well as provisions to address abandonment of the project.

~~E.~~ **e.** The proposed development agreement provides clear and substantial benefit to the residents of the county. ~~(Ord. 763, 1996; Ord. 509, 1989)~~

~~20.400.050~~ E. Ongoing review.

The board shall review all approved development agreements at least once every 24 months to determine whether the applicant, or successor in interest, is demonstrating good faith compliance with the terms of the agreement. This review process may require the submittal of an application form and materials as established by resolution. ~~(Ord. 763, 1996; Ord. 509, 1989)~~

~~20.400.060~~ F. Amendments to approved development agreements.

Any amendment to an approved development agreement shall be reviewed pursuant to the procedures outlined in this chapter for a new application. ~~(Ord. 763, 1996; Ord. 509, 1989)~~

~~Chapter 20.440~~

8.11 Density Bonus and Affordable Housing Agreements

~~**Sections:**~~

~~**20.440.010 Purpose.**~~
~~**20.440.020 General provisions.**~~
~~**20.440.030 Application procedures.**~~
~~**20.440.040 Action by board.**~~
~~**20.440.050 Required findings for approval.**~~
~~**20.440.060 Ongoing review.**~~
~~**20.440.070 Amendments to approved density bonus and affordable housing agreements.**~~

~~20.440.010~~ A. Purpose.

This chapter provides procedures and requirements for the consideration of density bonus and affordable housing agreements for the purposes specified in and as authorized by NRS. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.440.020~~ B. General provisions.

All density bonus and affordable housing agreements filed with the county shall be in compliance with the following:

~~A.~~ **1.** Only a qualified applicant may file an application. A qualified applicant is a person who has a legal or equitable interest in the real property which is the subject of the agreement, or an authorized agent of a person who has a legal or equitable interest. The director may require an applicant to submit a title report or other evidence satisfactory to the department to verify the applicant's interest in the real property and of the authority of the agent to act for the applicant.

~~B.~~ **2.** Where a density bonus or affordable housing request does not involve an existing development, the application shall be filed concurrently with all other development applications.

~~C.~~ **3.** The density bonus or affordable housing agreement may only be requested for development projects consisting of ten or more dwelling units, prior to any density increase.

~~D.~~ **4.** For the purposes of this chapter, a "density bonus" shall mean an increase in residential density from that otherwise allowable under the master plan (the base density) in return for provision of housing at affordable levels.

~~E.~~ **5.** When determining the number of units which are affordable, the density bonus shall not be included.

~~F.~~ **6.** When calculating base density or density bonus numbers, any fractional portion of a unit shall be rounded down.

~~G.~~ **7.** In accordance with the housing element of the master plan, density bonuses may be granted as follows:

~~1.~~ **a.** A maximum 25 percent bonus for a project in which one of the following are provided:

~~a.~~ 1. At least 20 percent of the units are affordable to households earning between 51 percent and 80 percent of the county's median income; or

~~b.~~ 2. At least 15 percent of the units are affordable to households earning up to 50.9 percent of median income; or

~~c.~~ 3. At least 20 percent of the units are single-family residences affordable for sale to households with a total household income of 110% or less of the median household income.

~~2.~~ **b.** For any density bonus or affordable housing agreement approved under the provisions of this chapter, the developer shall agree to ensure continued affordability of all restricted income density bonus units for no less than 30 years for rental projects and 15 years for projects involving the sale of individual dwelling units. ~~(Ord. 969, 2001; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.440.030~~ C. Application procedures.

~~A.~~ **1.** An application for a density bonus or affordable housing agreement shall be made on a form provided for that purpose by the community development department, along with the required fee or deposit established by resolution.

~~B.~~ **2.** The application shall be accompanied by the original draft density bonus or affordable housing agreement and any other submittal materials listed on the application. The agreement shall be in the county approved form and may include the following provisions as well as any other deemed necessary by the county during review of specific proposals:

~~1.~~ **a.** The terms and conditions of the agreement shall run with the land, which is to be developed, shall be binding upon any or all successors in interest of the developer, and shall be recorded in the office of the county recorder, prior to issuance of any building permits for the project;

~~2.~~ **b.** The developer shall give the county the continuing right-of-first-refusal to purchase or lease any or all of the designated units at the fair market value;

~~3.~~ **c.** The deeds to the designated units shall contain a covenant stating that the developer and his or her successors in interest shall not sell, rent, lease, sublet, assign, or otherwise transfer any interest in the same without the written approval of the county confirming that the sales price of the units is consistent with the limits established for very low, low or moderate income households, which shall be related to the consumer price index;

~~4.~~ **d.** The county shall have the authority to enter into other agreements with the developer or purchasers of the dwelling units, as may be necessary to assure that the required dwelling units are continuously occupied by eligible households.

~~C.~~ **3.** The community development department may require that the developer provide additional information necessary for the board to determine whether the density bonus agreement is consistent with the objectives of the adopted master plan and any

applicable specific plan. This may include, but is not limited to, a market feasibility or absorption study for the proposed project. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.440.040~~ D. Action by board.

~~A.~~ **1.** Upon receiving a recommendation from the community development department on a proposed density bonus agreement, the board shall hold a public hearing. The hearing shall be set and notice given as prescribed in chapter 20.20. The hearing may be continued from time to time.

~~B.~~ **2.** Following the closing of a public hearing, the board shall determine if the density bonus agreement is consistent with the findings contained within section 20.440.050. If determined to be consistent, the board shall introduce an ordinance adopting the density bonus agreement.

~~C.~~ **3.** Following introduction, a second reading of the ordinance adopting the agreement shall be held and based on the testimony provided at the hearing, the ordinance shall be adopted, denied or continued. ~~(Ord. 763, 1996)~~

~~20.440.050~~ E. Required findings for approval.

Prior to taking an action to approve or recommend approval of a density bonus or affordable housing agreement, the board shall find as follows:

~~A.~~ **1.** The proposed agreement is consistent with the maps and policies of the master plan and any applicable specific plan;

~~B.~~ **2.** The proposed agreement complies with the requirements of NRS;

~~C.~~ **3.** The granting of the proposed agreement will result in provision of housing for persons with special needs, as identified in the county's affordable housing element;

~~D.~~ **4.** Where a density bonus is proposed, that the granting of the proposed density bonus will not have an adverse impact on adjacent properties or on the general public. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.440.060~~ F. Ongoing review.

The board shall review all approved density bonus or affordable housing agreements at least once every 24 months to determine whether the applicant, or successor in interest thereto, is demonstrating good faith compliance with the terms of the agreement. This review process may require the submittal of an application form and materials as established by resolution. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.440.070~~ G. Amendments to approved density bonus and affordable housing agreements.

Any amendment to a previously-approved density bonus or affordable housing agreement shall be reviewed pursuant to the procedures outlined in this chapter for a new application. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~Chapter 20.460~~ 8.12

Reimbursement Agreements

~~**Sections:**~~

~~**20.460.010 Purpose.**~~
~~**20.460.020 General provisions.**~~
~~**20.460.030 Application procedure.**~~
~~**20.460.040 Action by the planning commission and board.**~~
~~**20.460.050 Findings for approval.**~~
~~**20.460.060 Enforcement.**~~

~~20.460.010~~ A. Purpose.

The purpose of this chapter is to provide for agreements for reimbursement of the costs of constructing capital improvements or public facilities which result in a benefit to the community and subsequent development. ~~(Ord. 763, 1996; Ord. 509, 1989)~~

~~20.460.020~~ B. General provisions.

When the owner or developer of property funds construction of capital improvements or public facilities likely to be served by future or other development, it may request, as part of its approval, that the county enter a reimbursement agreement. ~~(Ord. 763, 1996; Ord. 509, 1989)~~

~~20.460.030~~ C. Application procedure.

~~A.~~ **1.** The request for reimbursement agreement shall be made and filed together with the application for tentative subdivision, planned development or specific plan approval. The board or planning commission may permit a request for reimbursement agreement to be filed following public hearings on the tentative subdivision, planned development or specific plan if the hearings result in imposition of conditions for approval that require the construction of qualifying capital improvements or public facilities.

~~B.~~ **2.** The request for reimbursement agreement shall include a definition of the capital improvement or public facility, the cost, with support materials, a reimbursement plan, a description of the benefit area and the parcels included therein, and a method for determining the proportionate cost to be assessed against such parcels, when developed.

~~C.~~ **3.** An application for a reimbursement agreement shall be made on a form provided for that purpose by the community development department, along with any required fee or deposit established by resolution.

~~D.~~ **4.** The term of the reimbursement agreement shall not exceed ten years. ~~(Ord. 763, 1996; Ord. 509, 1989)~~

~~20.460.040~~ D. Action by the planning commission and board.

~~A.~~ **1.** The planning commission shall consider the request for reimbursement agreement in connection with its hearing on the application for tentative approval of the subdivision, planned development or specific plan, and determine if the capital improvement or public facility is consistent with the master plan. If the planning commission makes such a finding and recommends approval of the reimbursement agreement, then its recommendation will be forwarded to the board for action.

~~B.~~ **2.** At the board level, the public hearing on the request for reimbursement agreement may be held on the same date as the application for tentative approval, but will be posted as a separate item on the agenda, and separately noticed. In addition to the notice otherwise required by section 20.20.030, notice and copies of the reimbursement plan shall be served on the owners of the affected parcels, at least ten days before the hearing. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.460.050~~ E. Findings for approval.

The decision whether to enter a reimbursement agreement is discretionary, and nothing contained in this chapter is intended to vest enforceable rights to a reimbursement agreement in any person. In determining whether to enter a reimbursement agreement, the board shall make affirmative findings as follows:

~~A.~~ **1.** The cost of the capital improvement or public facility is reasonable and the reimbursement plan is fair and equitable to the parcels to be charged thereunder.

~~B.~~ **2.** Construction of the capital improvement or public facility is consistent with the master plan and represents a substantial and measurable benefit to the community.

~~C.~~ **3.** There are adequate resources for the annual operation and maintenance of the facility.

~~D.~~ **4.** The costs of administering the reimbursement agreement have been advanced by the applicant and will not create an unreasonable burden of the county disproportionate to the size of the project and the benefit to the community. (Ord. 763, 1996)

~~20.460.060~~ F. Enforcement.

Copies of the reimbursement agreement and plan shall be recorded in the office of the Douglas County recorder and filed in the office of the department. When the owner of a parcel included in the reimbursement plan applies for a development permit for the parcel, he or she shall comply with the terms of the reimbursement agreement as a condition of the issuance of a permit. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~Chapter 20.470~~ 8.13

Maintenance Districts

~~**Sections**~~

~~**20.470.010 Purpose.**~~
~~**20.470.020 General provisions.**~~
~~**20.470.030 Procedure for petitions.**~~
~~**20.470.040 Notice and action by the board.**~~
~~**20.470.050 Findings for approval for petitions.**~~
~~**20.470.060 Ordinance creating a maintenance district.**~~
~~**20.470.070 Assessments and creation of liens.**~~
~~**20.470.080 Recorded notice of a maintenance district.**~~
~~**20.470.090 Construction of improvements.**~~
~~**20.470.100 Expansion of a maintenance district.**~~
~~**20.470.110 Dissolution of a maintenance district.**~~

~~20.470.010~~ A. Purpose.

The purpose of this chapter is to allow an applicant, who is creating a residential subdivision, to petition the county, instead of creating a common-interest community association, to assume the maintenance of perimeter landscaping, public lighting, security walls, or trails, parks, and open spaces which provide a substantial public benefit or which are required by the county for the primary use of the public. This chapter is enacted pursuant to NRS 278.478 to NRS 278.4787 and uses the definitions in those sections. ~~(Ord. 1066, 2004)~~

~~20.470.020~~ B. General provisions.

The request to create a maintenance district must be in the form of a petition, which must be signed by the majority of the owners whose property will be assessed, and must contain a description of the tracts of land or residential units that would be subject to assessment. If the county determines that it desires to assume the maintenance of the proposed improvements it must adopt an ordinance to create the maintenance district. The ownership of the maintenance district property will be by the county or by ownership in common shared by the applicant and all future owners of property within the development or subdivision. The county may provide the maintenance or contract to provide the maintenance. The county may also by agreement under NRS 277 agree to have another public agency perform the maintenance. ~~(Ord. 1066, 2004)~~

~~20.470.030~~ C. Procedure for petitions.

~~A.~~ 1. For a person who proposes to divide land as a subdivision, the complete petition for a maintenance district must be submitted to the community development

department on a form provided by the department at least 120 days before the approval of the final map for the land. A public hearing must be held by the board on the petition at least 90 days before the approval of the final map.

~~B.~~ **2.** The petition is complete when it contains or is accompanied by the following:

~~1.~~ **a.** Legal descriptions of all tracts of real property that would be subject to the maintenance assessment.

~~2.~~ **b.** The legal description of the maintenance district real property and the proposed ownership of the real property.

~~3.~~ **c.** For landscaping, public lighting, and security walls, a detailed plan with improvements and construction details acceptable to the county.

~~4.~~ **d.** For trails, parks, and open space, a detailed plan with improvements and construction details acceptable to the county and a determination of the relative proportions of the benefit to the development or subdivision and the benefit to the public.

~~5.~~ **e.** An agreement signed by the owners of the subject property agreeing to the terms of the petition including:

~~a.~~ 1. A grant to the county giving the county, its officers, agents, employees and contractors the right to enter and access the maintenance district property to maintain the improvements on the maintenance district property.

~~b.~~ 2. A written agreement providing a warranty for all improvements, live plants, and irrigation equipment for one year and indemnification of the county for damage or loss resulting from the applicant's or applicant's agents improper installation or defective design of the improvements during the warrant period.

~~c.~~ 3. A deposit in the amount of the first six months of assessments and the start up costs of the district. The deposit may be refunded after the assessment amounts have been collected by the county.

~~6.~~ **f.** Pay an application fee, any required deposits or recording fees and any inspection fees set by resolution of the board.

~~C.~~ **3.** For a person, who has a subdivision approved by the county before the effective date of this ordinance with a condition of approval to create a beneficial assessment district, the complete petition for a maintenance district must be submitted to the community development department on a form provided by the department. A public hearing must be held by the board within 60 days of submitting a complete application and before the approval of the final map.

~~D.~~ **4.** For a subdivision with a recorded final map, the request of a majority of owners, who propose to dissolve or have dissolved their common interest community, a petition must be submitted to the community development department on a form provided by the department. A public hearing must be held by the board on the petition within 60 days of submitting a complete application. ~~(Ord. 1066, 2004)~~

~~20.470.040~~ D. Notice and action by the board.

The board must hold a public hearing on the petition for the creation of a maintenance district. This hearing may be held on the same date as the application for tentative map approval, but must be posted as a separate item on the agenda, and

separately noticed. In addition to the notice otherwise required by section 20.20.020, notice of the hearing on the petition must be mailed to the owners of the affected parcels, at least ten days before the hearing. ~~(Ord. 1066, 2004)~~

~~20.470.050~~ E. Findings for approval of petitions.

To approve the petition for the maintenance district, the board must find that:

~~A.~~ **1.** The improvements are designed and are or will be constructed to the standards of the county and are or will be in acceptable condition for the county to maintain;

~~B.~~ **2.** The county has the ability to perform the maintenance for the district and cumulatively, for other districts, and that the maintenance does not cause an unreasonable administrative or financial burden on the county;

~~C.~~ **3.** There is funding, if needed, for the public benefit portion of the proposed improvements;

~~D.~~ **4.** A majority of owners agree to the assessment;

~~E.~~ **5.** The proposed improvements are compatible with the character of the area of the county and the proposed costs of the assessment are commensurate with the cots of the houses in the subdivision; and

~~F.~~ **6.** Any other factors the board finds relevant to the application. ~~(Ord. 1066, 2004)~~

~~20.470.060~~ F. Ordinance creating a maintenance district.

After approval of the petition, the board must approve an ordinance that:

~~A.~~ **1.** Creates or expands a maintenance district consisting of the tracts of land or lots set out in the petition on completion of the improvements. A maintenance district may be created at the time of the final map approval but the assessments will not begin until the county accepts the improvements for maintenance and the dedication of any real property. The county may require both the commencement and the completion of the improvements within a time period specified in the ordinance creating the district.

~~B.~~ **2.** Establishes the method of determining the amount of an assessment for each assessment unit to pay the costs that will be incurred by the county in assuming the maintenance of the proposed improvements and sets the amount of the assessment for each unit, including the administrative costs to the county associated with the district. The assessment amount will be subject to an annual adjustment based on actual costs or expansion of the district.

~~C.~~ **3.** Determines if there is a benefit to the public in addition to the benefit to the development or subdivision, the relative proportion attributable to both, and the source of the appropriate amount of public money for the county's share.

~~D.~~ **4.** Sets the time and manner of the payment of the assessment.

~~E.~~ **5.** Provides that the assessment constitutes a lien on the tracts of land or residential units within the maintenance district.

~~F.~~ **6.** Sets the level of maintenance to be provided.

~~G.~~ **7.** Addresses any other matter that the county determines to be relevant to the maintenance of the improvements, including but not limited to the ownership of the improvements and the land on which the improvements are located and any exposure to liability associated with the maintenance of the improvements. ~~(Ord.~~

~~1066, 2004)~~

~~20.470.070~~ G. Assessments and creation of a lien.

Assessment amounts will be payable according to the payment schedule adopted in the ordinance creating the district. The county will mail the property owner of the assessment unit a bill for the assessment amount. The county will assess penalties and interest in the same manner and amount as assessed on property taxes per NRS Chapter 361, Property Tax. Once the assessment amount is levied and is due, it becomes a lien on the assessment unit. The lien will have the same priority as a lien for real property taxes. ~~(Ord. 1413, 2014; Ord. 1066, 2004)~~

~~20.470.080~~ H. Recorded notice of a maintenance district.

The county must record a copy of the ordinance creating the maintenance district against all the properties included in the district. The notice must be in a form to encumber the property and run with the property. The costs of recording the notice must be paid for by the petitioner. ~~(Ord. 1066, 2004)~~

~~20.470.090~~ I. Construction of improvements.

The improvements for the maintenance district must be installed or constructed by the applicant in accordance with the county approved improvement plans submitted with the petition, or secured in the manner provided in section 20.720.030, before the maintenance district is created or expanded. Once the improvements are completed, the applicant must notify the county to inspect the improvements for compliance with the plans and county code. ~~(Ord. 1066, 2004)~~

~~20.470.100~~ J. Expansion of a maintenance district.

A maintenance district may be expanded to include the maintenance of improvements of a new subdivision or a subsequent phase of a subdivision development by filing a petition at least 120 days before the filing of the final map for that phase. The petition to expand a district must contain the information required by section20.470.030. The expansion of a district to include a subsequent phase may be approved if the same conditions required for the creation of the original district are satisfactorily fulfilled. ~~(Ord. 1066, 2004)~~

~~20.470.110~~ K. Dissolution of a maintenance district.

A maintenance district may be dissolved by the county when:

~~A.~~ **1.** A majority of the property owners of the assessments request the county dissolve the maintenance district and an association for a common-interest community has been formed to maintain the improvements; or

~~B.~~ **2.** The county determines that it is no longer desirable for the county to maintain the improvements or the improvements are no longer necessary.

~~C.~~ **3.** The improvements are not constructed within the time period set out in the ordinance creating the district. ~~(Ord. 1066, 2004)~~

~~Chapter 20.471~~ 8.14

Maintenance District 1 – Monterra

~~**Sections**~~

~~**20.471.010 Definitions.**~~
~~**20.471.020 Establishment of Maintenance District 1 – Monterra.**~~
~~**20.471.030 Effective Date of Ordinance.**~~
~~**20.471.040 Assessments.**~~
~~**20.471.050 Improvements.**~~
~~**20.471.060 Public Benefit.**~~
~~**20.471.070 County Lien Rights.**~~
~~**20.471.080 Limit on Liability.**~~
~~**20.471.090 Expansion of District.**~~
~~**20.471.100 Recorded Notice of District.**~~
~~**20.471.110 Review of Continuation of District.**~~
~~**20.471.120 Severability.**~~

~~20.471.010~~ A. Definitions.

~~A. "Assessment amount": The monetary amount based on the County's cost of administration and maintenance for the maintenance district property and improvements, levied against each assessment unit as an assessment for any given assessment period.~~ **Moved to 1.13: Measurements, Construction, and Code Terminology Definitions**

~~B. "Assessment period": The fiscal year of the district which will begin on July 1 of each year and end on June 30th of the following year. The initial assessment period will commence on the date the improvements are accepted and will terminate on the following June 30th.~~ **Moved to 1.13: Measurements, Construction, and Code Terminology Definitions**

~~C. "Assessment unit": Each legal unit of the property designated on a final map and intended for improvement with a single family dwelling whether or not the dwelling has been constructed. The boundaries of each assessment unit and the number identifying the assessment unit are on the final map for the property.~~ **Moved to 1.13: Measurements, Construction, and Code Terminology Definitions**

~~D.~~ **1.** "District": The district is Maintenance District 1 – Monterra, established by this ordinance in accordance with NRS 278.478 to NRS 278.4787, inclusive, and Douglas County Code chapter 20.470 for the maintenance of certain improvements on the maintenance district property.

~~E.~~ **2.** "Improvements": Those improvements to the maintenance district property set forth in the approved plans and accepted by the County.

~~F.~~ **3.** "Maintenance district property": That certain real property located in Douglas County, Nevada, described in the attached Exhibit "B", together with all real property added by an expansion of the district pursuant to section 20.471.090.

~~G.~~ **4.** "Property": That certain real property located in Douglas County, Nevada, described in the attached Exhibit "A" and consisting of assessment units together with all real property added by any expansion of the district pursuant to section 20.471.090. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.020~~ B. Establishment of Maintenance District I - Monterra.

A maintenance district is created and established for the Maintenance District 1 – Monterra property and each assessment unit presently or in the future created in the district, as shown in Exhibit "A", the property to be assessed, and Exhibit "B", the maintenance district property; in accordance with sections 20.470.010 through 20.470.110, inclusive. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.030~~ C. Effective Date of Ordinance.

This ordinance is effective upon passage; the county has no obligation to undertake nay maintenance or assessment billing obligations until the County accepts of the improvements. The petition will bear all responsibility for the maintenance and upkeep of the improvements until the acceptance date. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.040~~ D. Assessments.

~~A.~~ **1.** The assessment amount for each assessment unit will be in the amount of $14.21 per unit per month plus 1% administrative cost for $172.23 for the annual assessment period; subject to an annual adjustment based on actual costs or an expansion of the district. Each assessment amount includes, and will continue to include, both an allocation for the County's annual cost for maintenance with respect to Maintenance District 1 and for the County's administrative, overhead, and ownership costs and expenses attributable to Maintenance District 1, for the applicable assessment period. The assessment amount has been, and will continue to be, adjusted in accordance with the County's determination of the contribution for the benefit to the public from the improvements set out in section 20.470.060(C). The assessment amount may be billed by the County with property tax or on an annual, quarterly or monthly basis.

~~B.~~ **2.**The assessment amounts are payable on or before the 30th day from the day the County mails to the owner of the assessment unit a bill for the assessment amount to the same address for the owner of the assessment unit as billings for real property taxes are sent by the County or if billed with the property taxes the assessment will be payble on the same date(s) as the property taxes are due.

~~C.~~ **3.** Assessment amounts for any partial assessment period will be prorated based on a 365-day year.

~~D.~~ **4.** Assessment amounts, which are not paid when due, will accrue penalties and interest in the same manner and amount as assessed on property taxes per NRS Chapter 361, Property Tax. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.050~~ E. Improvements.

~~A.~~ **1.** The improvements must be installed by petitioner in accordance with the approved landscape plans in a good and workmanlike, lien-free manner on or before September 1, 2014. Once the improvements are completed, petitioner must notify the County for inspection and acceptance. If the improvements are not constructed when the ordinance creating the district is approved the petitioner must provide the county security, pursuant to DCC 20.720.030, in an amount and on the terms as the county deems appropriate, unless the improvements have already been secured as part of the subdivision improvement plans.

~~B.~~ **2.** Before the county may accept of the improvements, petitioner must provide to the county an easement for access and maintenance of the improvements across applicable real property in Maintenance District 1.

~~C.~~ **3.** The county will undertake or cause to be undertaken the maintenance of the improvements consistent with the levels and standards set forth in the attached Exhibit "C" on the county's acceptance of the improvements. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.060~~ F. Public Benefit.

The County Commission determines there is no recognizable amount of benefit to the public interest from the assumption of the maintenance of these subdivision perimeter improvements. Accordingly, the County will not reduce the direct costs included in the calculation of the assessment amounts. If at a later date the County Commission determines that there is a benefit to the public, it must designate a source of the funds for the public portion and adjust the assessment amount in section 20.470.060. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.070~~ G. County Lien Rights.

Once levied, the assessment amounts will constitute liens on and against the respective assessment units within the maintenance district. Each lien may be executed, and will have the same priority, as a lien for real property taxes with respect to each assessment unit. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.080~~ H. Limit on Liability.

The County has no liability whatsoever, and each owner of an assessment unit, for itself and all persons claiming through the owner, agrees to hold the County harmless from any and all claims, losses, liabilities, injuries and damages arising out of or in connection with the non-negligent performance by the County or its authorized agents or independent contractors of the obligations for Maintenance District 1 undertaken by the County pursuant to this ordinance. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.090~~ I. Expansion of District.

Upon the filing of a petition and by appropriate amendment to this ordinance after the County Commission has made the findings pursuant to section 20.470.100, Maintenance District 1 may be expanded to include future phases of the subdivision for

which the instant petition has been presented. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.100~~ J. Recorded notice.

Concurrently with the recording of a final subdivision map for the Maintenance District 1 property, a notice of the inclusion of the property in Maintenance District 1, or the inclusion of any property with the expansion of the district, with a true and accurate copy of the ordinance attached, must be recorded against all the Maintenance District 1 property. This notice must be in a form sufficient to encumber the Maintenance District 1 property and run with the title. If a final map has been already been recorded, the County shall record a copy of this ordinance against all the properties included within Maintenance District 1 in order to advise the current and future owners of the tracts of land or residential units that the tracts of land or residential units are subject to the assessment. The costs of recording the notice must be paid by the petitioner. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.110~~ K. Review of Continuation of District.

On notice to the owners of Maintenance District 1 property, the County or at least 50 percent of the owners of Maintenance District 1 property may request a public hearing to review and determine whether it is desirable to continue Maintenance District 1 in accordance with section 20.470.110. If the County determines it is not desirable to continue district, the district may be dissolved in accordance with section 20.470.110. In such event, the majority of owners of the property may, within six months, form a homeowners' association to take ownership of the property subject to the maintenance district and assume responsibility for the maintenance of the maintenance district property. During this six-month transition period, the owners of Maintenance District 1 property must continue to pay the assessments and the County will continue maintaining the improvements. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

~~20.471.120~~ L. Severability.

Should any section, clause or provision of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision will not affect the validity of the ordinance as a whole or any part other than the part declared to be unconstitutional or invalid. Should any clause or provision be declared to be unconstitutional, and the result prohibits the County from levying and collecting assessments as provided in this ordinance, then this ordinance must be deemed null and void and of no further force or effect, unless and until the County by further ordinance duly adopted amends this chapter in a manner acceptable to the County for the purpose of reestablishing a method for the levying and collection of assessments. ~~(Ord. 1413, 2014; Ord. 1205, 2007)~~

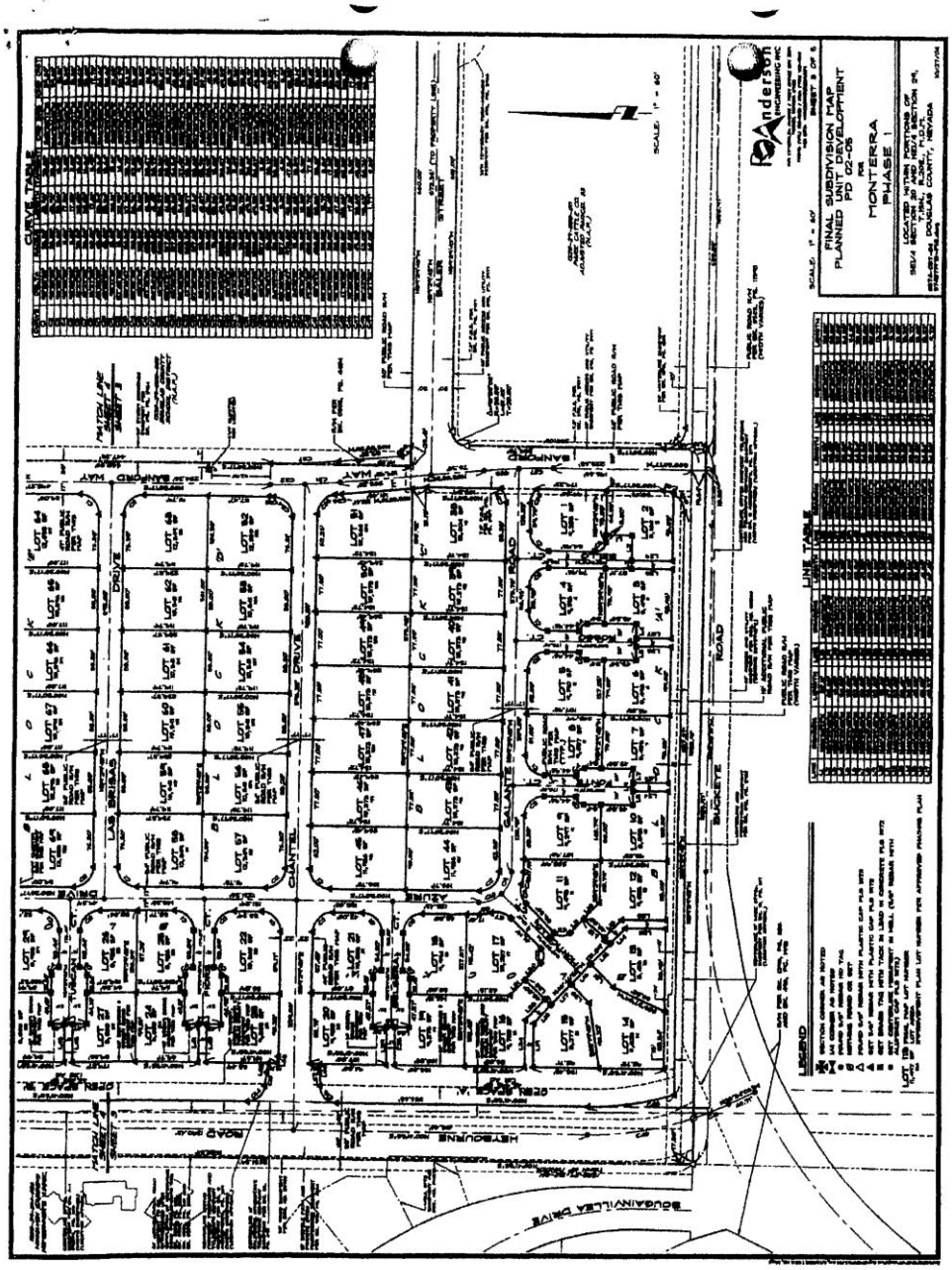
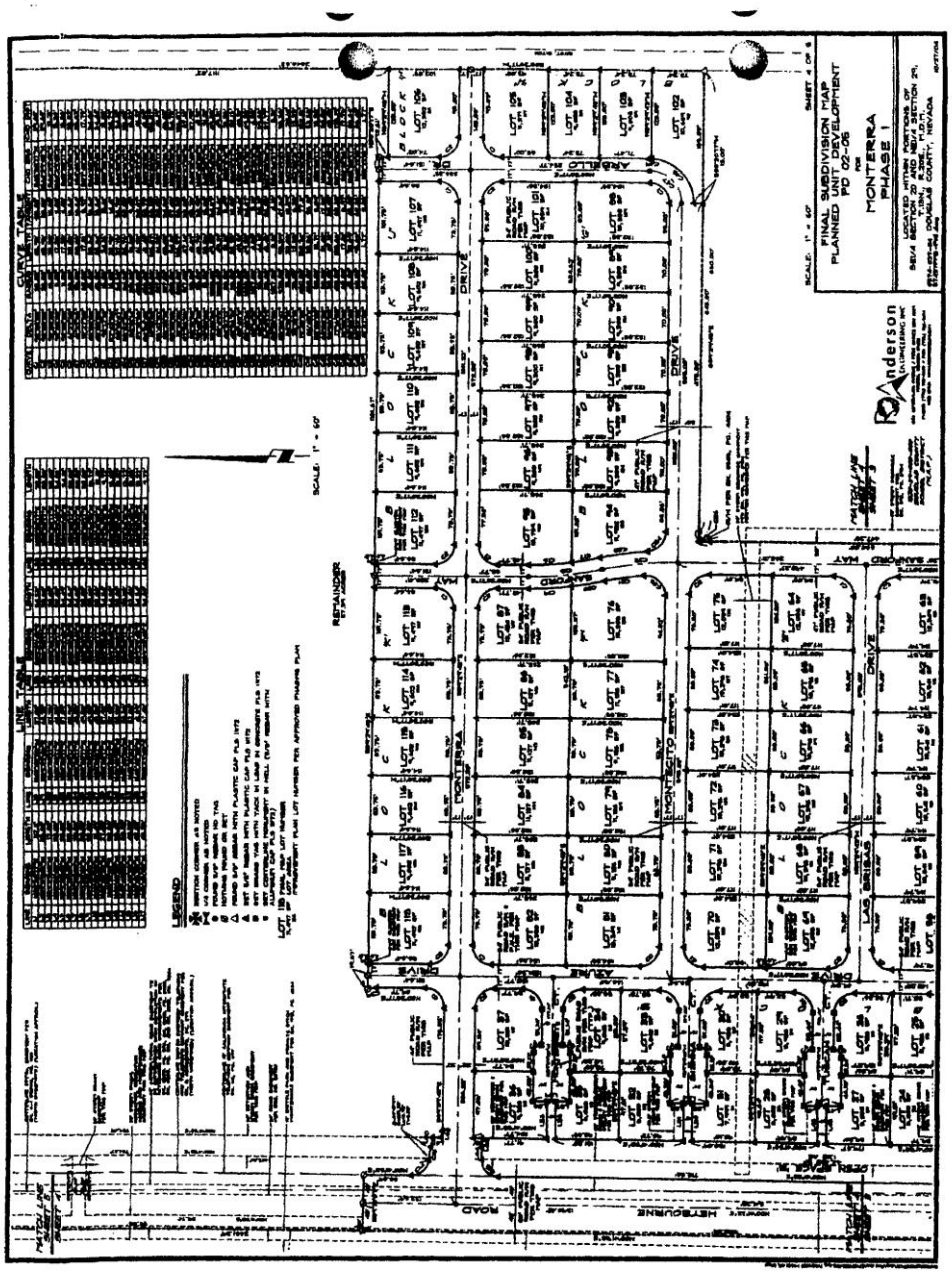

FINAL SUBDIVISION MAP
UNIT DEVELOPMENT
PD 02-05
MONTERRA
PHASE I
CURVE TABLE
LINE TABLE
LEGEND
SCALE: 1" = 60'
SANMOND WAY
LAS BRISAS DRIVE
CANTIL
SALANTE
ALINE
BUCKEYE
ROAD
HERSOUNE
BOUGAINVILLEA DRIVE

Exhibit "A"


FINAL SUBDIVISION MAP
UNIT DEVELOPMENT
PLANNED PD 02-06
MONTERRA
PHASE 1
SCALE: 1" = 60'
SHEET 4 OF 8
LOCATED WITHIN PORTIONS OF
SW/4 SECTION 20 AND NE/4 SECTION 21,
T14S, R67W, 6TH P.M.
DOUGLAS COUNTY, COLORADO
Anderson
CURVE TABLE
LINE TABLE
SCALE: 1" = 60'
REMAINDER
LEGEND
MONTERRA
DRIVE
ARMELLO
SAVORO
WAY
LAS BRISAS
HERSHBERGER
ROAD

MONTERRA

LMAD DISCLOSURE STATUS

1/9/2014

LOT #	ADDRESS	APN	PURCHASER	CLOSING	UiAD?
1	1705 Bello Court	1320-29-610-001	And AwayTfievGo-	a,2"§i12	y□ s
2	1703 Bello Court	1320-29-610-002	And **Away** T□_□_!!	6/29/12	_y□s
3	1703 Rosso Court	1320-29-610-003	And AwayThef Go	6129/12	ves
4	1705 Rosso Court	1320-29-610.()()4	And Away They Go	6/2911 2	yes
5	1704 Rosso Court	1320-29-610.()()5	H&S Construction	1/17114	yes
6	1702 Rosso Court	1320-29-610-006	H&S Construction	1/17/14	*i'.* □--
y	1703 Fonte Court	1320-29-610-007	H&S Construction	1/17/14	**yes**
8	1705 Fonte Court	1320-29-610-008	H&S Construction	1/17/14	yes
9	1704 Fonte Court	1320-29-610-009	H&S Construction	;;-117714	_y□□
10	1702 Fonte Court	1320-29-610-010	H&S Construction	1/17/14	ves
11	1707 Monticello Court	1320-29-610--011	H&S Construction	1/17/14	**yes**
12	1705 Monticello Court	1320-29-610-012	H&S Construction	1/17/14	**yes**
fa	1703 Monticello Court	1320-29-610-013	And Away Thev Go	6/29/12	yes
1,1	1702 Monticello Court	1320-29-610-014	And Away They Go	6/29/12	yes
15	1704 Monticello Court	1320-29-610-015	And Away They Go	6/29/12	yes
16	1706 Monticello Court	1320-29-610-016	And Away They Go	6129/12	yes
17	1708 Monticello Court	1320-29-610-017	And Awav Thev Go	6129/12	**yes**
18	1107 Belsera Court	1320-29-610-018	And Away They Go	6129/12	yes
jg	1105 Belsera Court	1320-29-610-019	ABN Enterprises	11/1/13	yes
20	1106 Chantel Drive	1320-29-610-035	And **Awav** Thev Go	6/29/12	ves
21	110 8Chantel Drive	1320-29-610-034	And **Away** They Go	6/29/12	**ves**
22	1107 Fiore Court	1320-29-610-048	**Kyle**	9/12/13	yes
23	1105 Fiore Court	1320-29-610-049	Walmselv	12/10/13	**yes**
24	1106 Fiore Court	1320-29-610-050	Gart	817/13	oending
25	1108 Fiore Court	1320-29-610-051	Lawver	10/17/13	**ves**
26	1107 Tuscan Court	1320-29-610-052	Clifton	10/29/13	**yes**
27	1105 Tuscan Court	1320-29-610-053	Vanderlaan	9/10/13	pendinq
28	1106 Tuscan Court	1320-29-610-054	Xu	3123/11	no
29	1108 Tuscan Court	1320-29-610-055	Stack	7/16/12	**yes**
30	1107 Sienna Court	1320-29-610-068	Chanev	7/16/13	pending
31	1105 Sienna Court	1320-29-610-069	Shrader	7/26/13	oending
32	1106 Sienna Court	1320-29-610-070	Dobson/Roussakis	3/19/13	oendinq
33	1108 Sienna Court	1320-29-610-071	**Myers**	3/18/13	**yes**
34	1107 Monterrev Court	1320-29-610-073	Pitts	3116/12	**ves**
35	1105 Monterrey Court	1320-29-610-072	James Tomales Trust	3/28/13	**ves**
36	1106 Monterrey Court	1320-29-510-016	And Awav They Go	6/29/12	**yes**
37	1108 Monterrev Court	1320--29-510-015	And Away They Go	6/29/12	**ves**
38	1124 Galante Road	1320-29-610-026	And Away Thev Go	6/29/12	**yes**
39	1122 Galante Road	1320-29-610--025	And Awav Thev Go	6/29/12	**ves**
40	1120 Galante Road	1320-29-610-024	And Awav They Go	6/29/12	**ves**
41	1118 Galante Road	1320-29-610-023	H&S Construction	**1/17/14**	**yes**
42	1116 Galante Road	1320-26-610-022	H&S Construction	**1/17/14**	**ves**
43	1114 Galante Road	1320-29-610-021	H&S Construction	1117/14	**ves**
44	1112 Galante Road	1320-29-610-020	H&S Construction	1117/14	**yes**
45	1111 Chantel Drive	1320--29-610-033	H&S Construction	1117114	**ves**
46	1113 Chantel Drive	1320-29-610-032	H&S Construction	1117/14	**yes**
47	1115 Chantel Drive	1320-29-610-031	H&S Construction	1/17114	**ves**
48	1117 Chantel Drive	1320-29-610-030	H&S Construction	1/17/14	**yes**
49	1119 Chantel Drive	1320-29-610-029	H&S Construction	1/17/14	**yes**
50	1121 Chantel Drive	1320-29-610-028	H&S Construction	1117/14	**ves**
51	1123 Chantel Drive	1320-29-610-027	H&S Construction	1/17/14	yes
52	1122 Chantel Drive	1320-29-610-041	And **Away** Thev Go	6/29/12	yes
53	1120 Chantel Drive	1320-29-610-040	And **Awav** They Go	6129/12	yes
54	1118 Chantel Drive	1320-29-610-039	And **Away** They Go	6/29/12	yes
55	1116 Chantel Drive	1320-29-610-038	And **Awav** Thev Go	6/29/12	ves
56	1114 Chantel Drive	1320-29-610-037	And Away They Go	6/29/12	yes
57	1112 Chantel Drive	1320-29-610--036	And Away Thev Go	6129112	**yes**
58	1111 Las Brisas Drive	1320-29-610-047	And Awav They Go	6129/12	ves
59	1113 Las Brisas Drive	1320-29-610-046	And Awav Thev Go	6129/12	ves

MONTERRA
LMAD DISCLOSURE STATUS
1/9/2014

LOT #	ADDRESS	APiii"	PURCHASER	CLOSING DATE	LMAD?
60	1115 Las Brisas Drive	1320-29-610-045	And Il: tlly 9cc-o	6/2:c:9cc/	yes
6f	1117 Las Brisas Drive	1 320-2:S 10-(?!'	And Away They Go	6/29/12	yes
62	1119 Las Brisas Drive	1320-29-610-043	And Away They Go	6/29/12	yes
65	1126ias Brisas Drive	1320-29-610-060	H&S Construction	1/17/14	yes
66	1118 Las Brisas Drive	20-29-610-059	H&S Construction	1/17/14	yes
67	1116 Las Brisa s-Dnve	1320-29-610-058	H&S Construction	1/17/14	yes
68	1114 Las Blisas Drive	1320-29-610-057	H&S Construction	1/17/14	
69	f112Tas Blisas Drive	1320-29-610-056	H&S Co-n s t-ru-c-ti-on	1-,1-7-/14	yes
70	1111 Monteclto *Drive*	1320-29-610-067	H&S Construction	1/17/14	yes
71	1113 Montecito Drive	1320-29-610-066	H&S Construction	1/17/14	yes
72	J_115 Montecito Drive	1 3 2 0- _ 29 --661 0-0-066 5	H&S Construction	1 1 171 14	yes
73	1117 Montecito Drive	1 3 2 0 2 9 10 4	H 5 <:: onstruction	1 1 1711 4	yes
74	1119 Montecito Drive	1320-29-610-063	H&S Construction	1-17"'1-14	y,esc
75	1121 Montecito Drive	1320-29-610-062	And Away They Go	6/29/12	yes
76	1122 Montecito Drive	1320-29-610-079	And AwaYThev Go	6/29/12	yes
77	1120 Montecito Drive	1320-29-610-078	Pegram Trust	6/29/12	yes
78	1118 Montecito Drive	1320-29-610-077	And Away They Go	6/29/12	ves
79	1116 Montectto Drive	1320-29-610-076	And Awat Ill y G= o	6/2 9/-12	e s
80	1114 Montecito Drive	1320-29-610-07 <:!_ a_yT_hey Go		6/29/12	yes
81	1112 Montecito Drive	1320-29-610-074	And Away They Go	6/29/12	ves
82	1111 MonterraDrive	1320-29-510-014	AndAw hevGo	6/29/12	yes
63	1113MonterraDrive	1320-29-510-013	AndAwavThevGo	6/29112	yes
!½!	1_!:1§ Monterra Drive	1320-29-510-012	And Away They Go	6/29/12	ves
85	1117 Monterra Drive	1320-29-510-011	And Away They Go	6/29/12	yes
86	1119Monterra	1320-29-510-010	Sorbet	7/16/12	yes
87	1121 Monterra Drive	1320-29-510-009	Sorbet	7 1 1 61 1 2	yes
88	11138 Montecito Drive	1320-29-610-086	Sorbet	7 1 16 1 1 2	ves
89	11136 Montecito Drive	1320-29-610-085	S or b e t i c	7cc/cc-16;.-c/,,-12=	yes
	1134 Montecito Drive	1320-29-610-084	Sorbei	7/16/12	yes
91	1132 Montecito Drive	1320-29-610-083	Sorbet	7/16/12	yes
92	1130 Montecito Drive	1320-29-610-082	Reshaw	12/8/10	*yes*
93	1128 Montecito Drive	1320-29-610-081	Allbri11ht	5/21/10	ves
94	1126 Montecito Drive	1320-29-610-080	Ewbank	11/30/07	yes
95	1127 Monterra Drive	1320-29-510-008	Harrison	3/30/12	yes
96	1129 Monterra Drive	1320-29-510-007	Kenison	7/1/13	no
97	1131 Monterra Drive	1320-29-510-006	Leiss	8/1/13	yes
98	1133 Monterra Drive	1320-29-510-005	Paine	10/24/13	yes
99	1135 Monterra Drive	1320-29-510-004	Shorten	11/4/13	ves
100	1137 Monterra Drive	1320-29-510-003	**ABN** Enterprises	11/1/13	yes
101	1139 Monterra Drive	1320-29-510-002	ABN Enterprises	11/1/13	yes
102	1725Arbello Drive	1320-29-610-087	Armstrong	3/18/11	yes
103	1727 Arbello Drive	1320-29-610-088	Sorbet	7/16/12	yes
104	1729 Arbello Drive	1320-29-610-089	Sorbet	7/16/12	yes
105	1143 Monterra Drive	1320-29-510-001	And Awav Thev Go	6/29/12	yes
106	1140 Monterra Drive	1320-29-510-029	And Away They Go	6/29/12	yes
107	1138 Monterra Olive	1320-29-510-028	Mackinen	8/19/08	yes
108	1134 Monterra Drive	1320-29-510-027	Whitaker	8/29111	yes
109	1132 Monterra Drive	1320-29-510-026	Kesteloot	11/20/09	yes
110	1130 Monterra Drive	1320-29-510-025	Fond	6/28/12	yes
111	1128 Monterra Drive	1320-29-510-024	Torres/Bias	12/8/11	yes
112	1126 Monterra Drive	1320-29-510-023	Brower	9/13/12	no
113	1122 Monterra Drive	1320-29-510-022	Jantos	5/2/12	yes
114	1120 Monterra Drive	1320-29-510-021	Hanly	6/29/12	yes
115	1118 Monterra Drive	1320-29-510-020	Pumphrey	8/18/09	ves
116	11116 Monterra Drive	1320-29-510-019	Buttlar	7/24/09	yes
117	1114 Monterra Drive	1320-29-510-018	Nemcik	7/27/11	no
118	1112MonterraDrive	1320-29-510-017	Dedmon	3/29/12	yes
			118		

DESCRIPTION
MONTERRA PHASE 1 OPEN SPACE

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Open Space Lots 'A' and 'B' as shown on the Final Subdivision Map for Monterra Phase 1 recorded August 24, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 653145, containing 2.03 acres, more or less.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA
MATT BERNARD
Exp 12-31-08
No. 11172
2-20-07

S:\P□acts□7□·0371Leg□I Descri:Jtions\0574_-037Montena Open Spa□.IIJI□?"

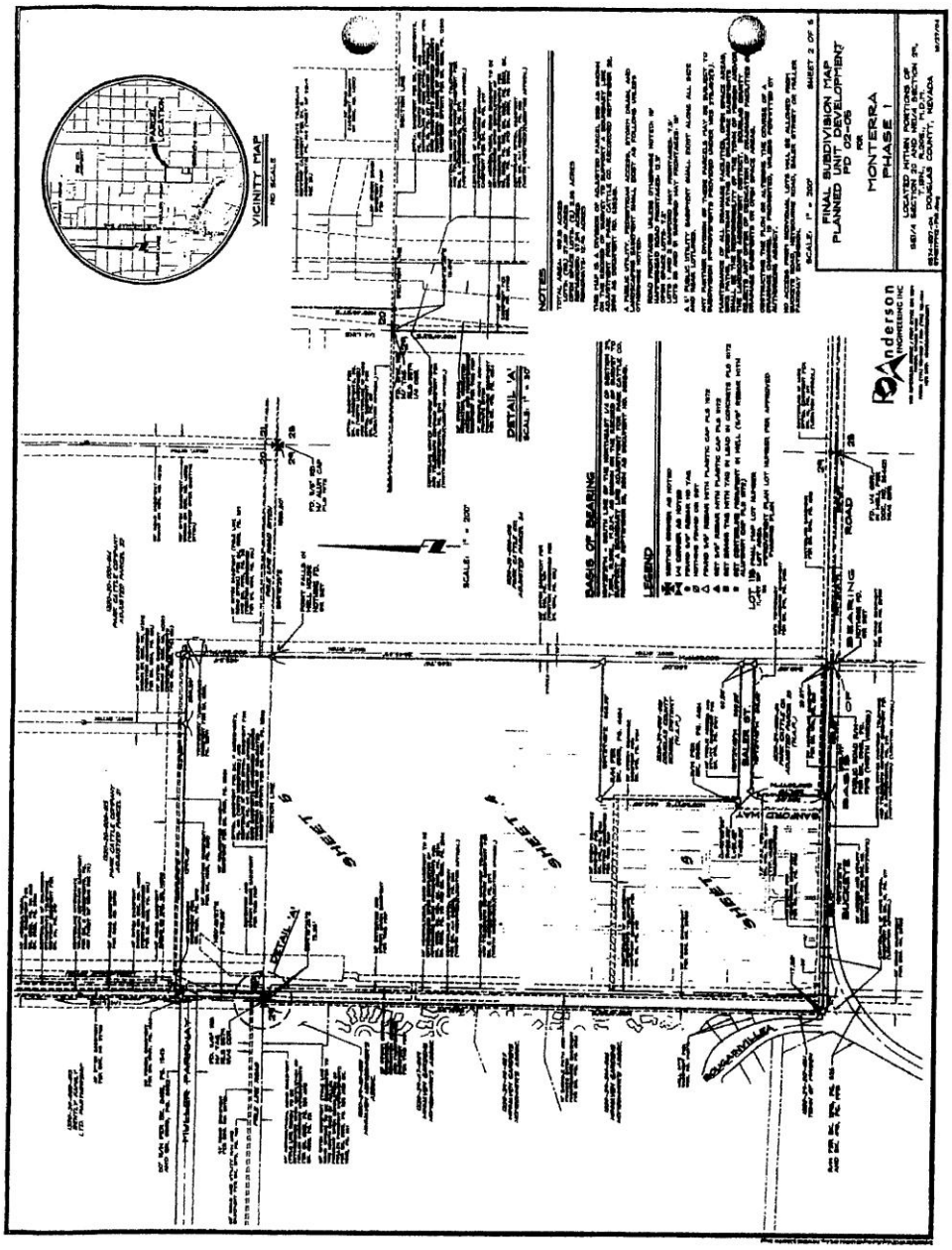
Exhibit "B"

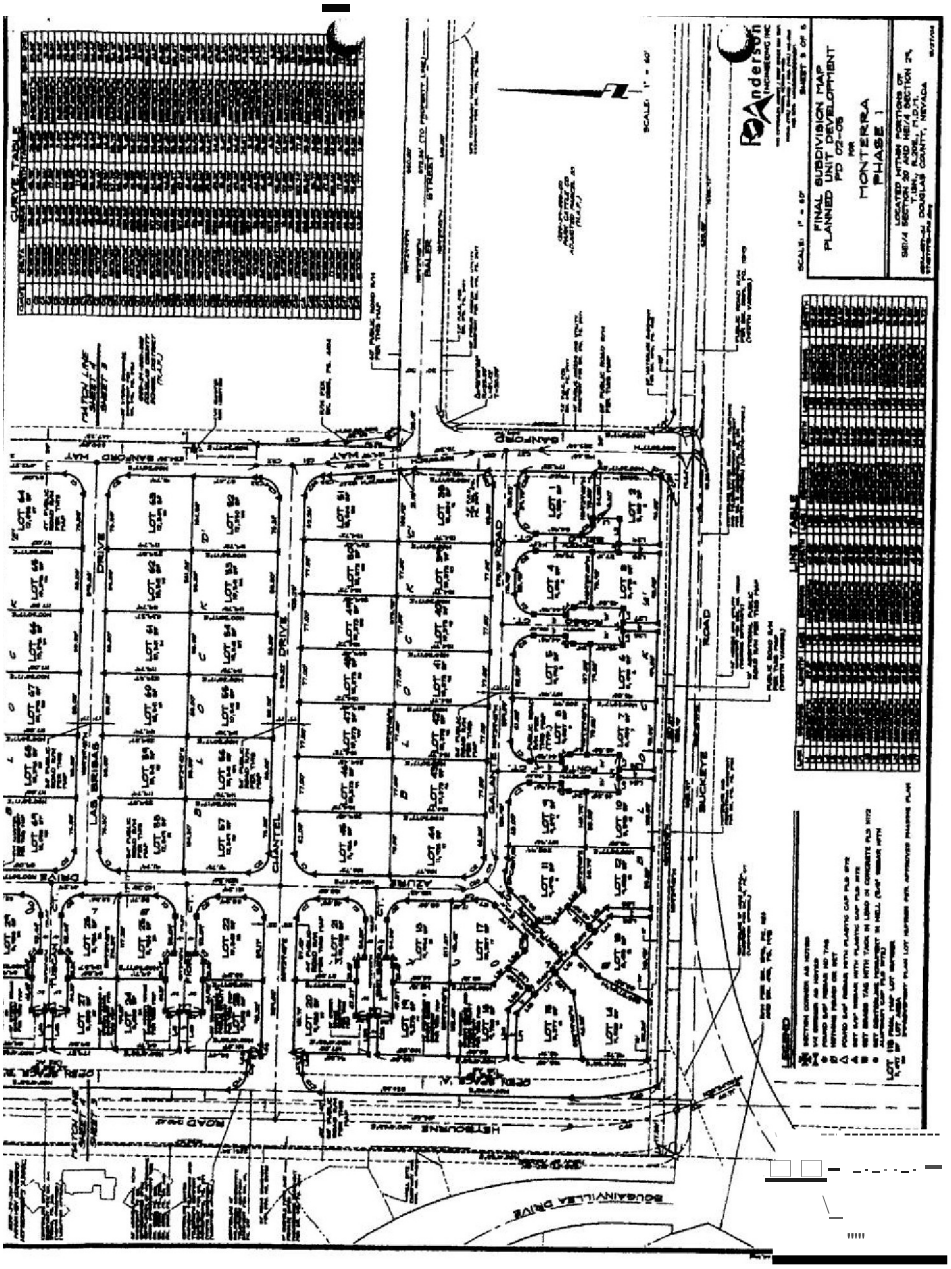
FINAL SUBDIVISION MAP
PLANNED UNIT DEVELOPMENT
PO 02-05

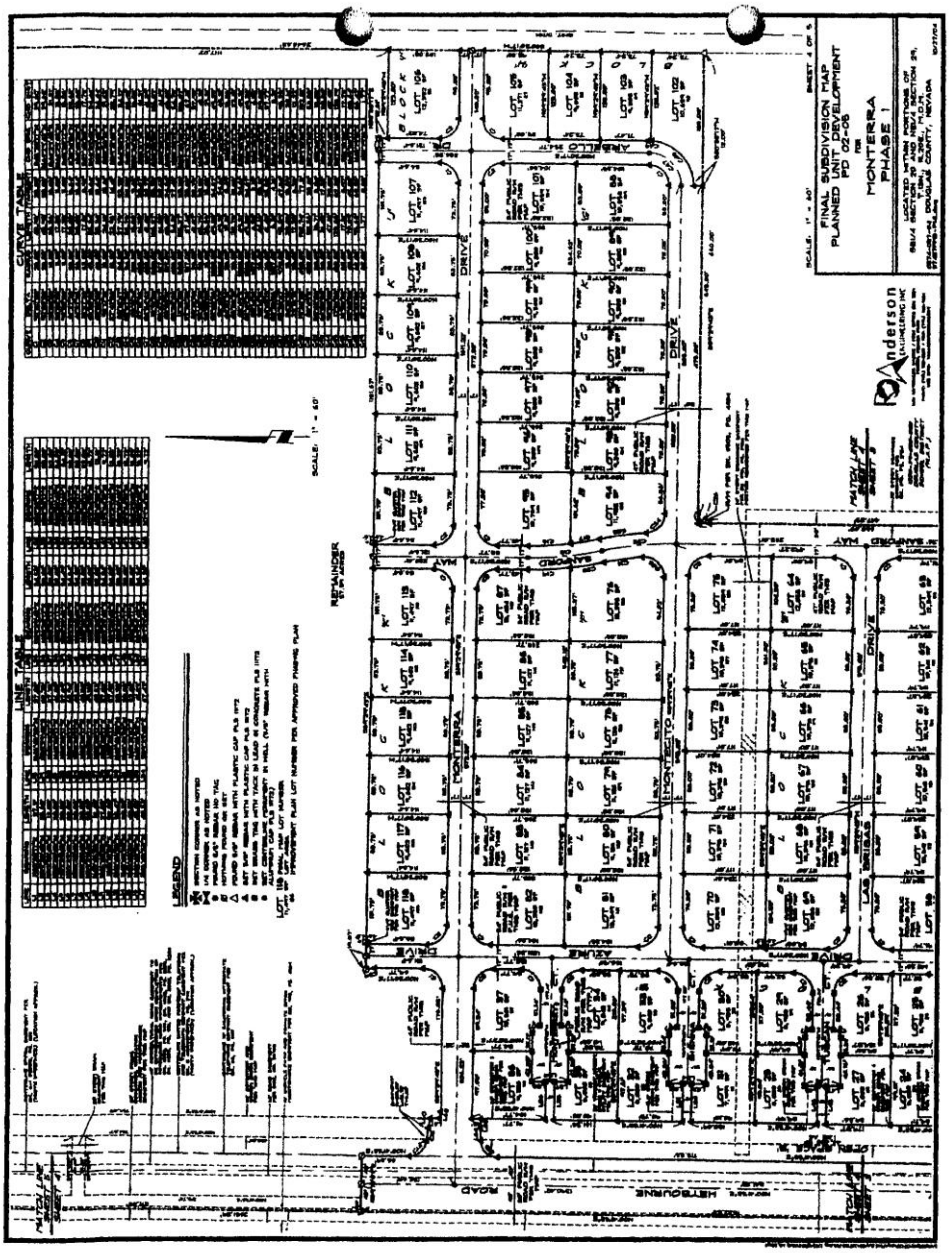
NIC>NTERRA.

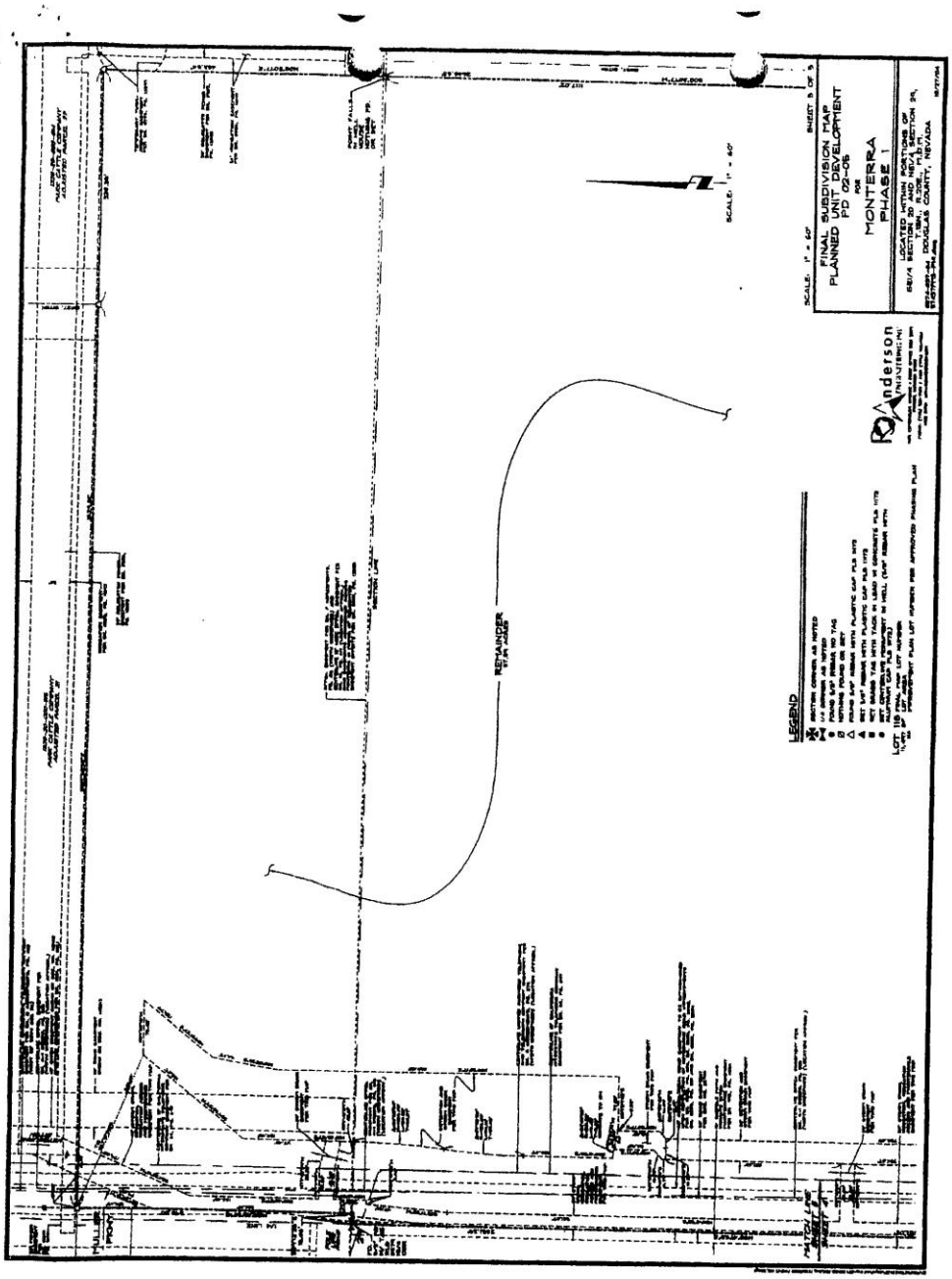
PH·ASE '1

LOCATED WITHIN PORTIONS OF SE1/4 OF SECTION 20 AND THE NE1/4 OF SECTION 29,
TOWNSHIP 11 NORTH, RANGE 20 EAST, MOUNT DIABL0 MERIDIAN
DOUGLAS COUNTY, NEVADA


VICINITY MAP
NO SCALE
NOTES
DETAIL "A"
SCALE: 1" = 20'
BASIS OF BEARING
LEGEND
SCALE: 1" = 200'
SHEET 6
SHEET 4
SHEET 1
BAILEY ST
BEARING
ROAD
Anderson
ENGINEERING INC
FINAL SUBDIVISION MAP
PLANNED UNIT DEVELOPMENT
PD 02-05
FOR
MONTERRA
PHASE I
SCALE: 1" = 200'
SHEET 2 OF 5


FINAL SUBDIVISION MAP
PLANNED UNIT DEVELOPMENT
PD 07-08
MONTERRA
PHASE 1
SCALE: 1" = 60'
SCALE: 1" = 60'
SHEET 3 OF 6
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT


FINAL SUBDIVISION MAP
PLANNED UNIT DEVELOPMENT
PD 12-06
MONTERRA
PHASE 1
SCALE: 1" = 60'
SHEET 4 OF 6
Anderson
CURVE TABLE
LINE TABLE
LEGEND
REMAINDER
PARCEL
ALMELLO
DRIVE
SAN MARINO
WAY
MONTERRA
LAS BRISAS
HEBOURNE
ROAD


FINAL SUBDIVISION MAP
PLANNED UNIT DEVELOPMENT
PD 02-05
FOR
MONTERRA
PHASE 1
LOCATED WITHIN PORTIONS OF
SE1/4 SECTION 20 AND NE1/4 SECTION 29,
T13N, R20E, MDB&M
DOUGLAS COUNTY, NEVADA
SCALE: 1" = 60'
SHEET 3 OF 5
REMAINDER
LEGEND
Anderson
ENGINEERING

STANDARDS FOR GROUNDS MAINTENANCE FOR DOUGLAS COUNTY PARKS AND RECREATION

GENERAL

A. **Site Checks**
Site visits to pick up any loose Jitter, and check for any vandalism or irrigation problems. Done daily on regular workdays (excludes weekends and holidays) during irrigation season• weekly during non-irrigation season.

B. Debris Removal
Litter and trash including excess grass clippings, thatch, leaves, twigs, papers, bottles, cans, etc., will be properly disposed of off-site.

TURFGRASS

A. Mowing

1. Turf areas will be mowed every seven days or less, May 1 through September 30, and as needed during the rest of the year.

2. Mowing heights are preferred to be in accordance with the species of turf grass as outlined below.

	Bluegrass	Tall Fescue
March-May	approx ------ 2"	2"··--·2-1/2"
June - August	2-1/2" ------- 3"	2-l/2"----- 3"
September - October	approx. •· -- 2"	2" ---- 2-1/2"

3. Mowing patterns shall be alternated each week, to avoid creating ruts and compaction.

4. Whenever possible, grass clippings will not be collected, to replenish the soil with nutrients. Mulching mowers are preferred to be used. Such mowing practices recycle precious nutrients back into the soil and help limit waste in landfills, save labor and waste disposal costs. If mulching mowers are not used, all excess clippings will be caught and disposed of off site.

B. Trimming
All turf edges bordering sidewalks and curbs will be trimmed weekly. Those bordering shrub and groundcover beds and tree wells will be trimmed every two weeks. Sprinkler head should be cleared to allow for proper distribution of water.

Exhibit "C"

C. **Edging**
All turf edges bordering sidewalks and curbs will be edged monthly. All edging will be squared off vertically and not tapered.

D. Clean-up
After each mowing/trimming operation, all clippings will be blown or swept off all concrete, asphalt or other hard surfaces.

E. Thatching/Aeration
Lawn areas will be thatched on an as needed basis and aerated at least twice a year depending on soil conditions and plant needs. Sprinklers will be identified and clearly marked before beginning either operation. Soil plugs from aeration will remain on the turf but removed from hard surfaces

F. Fertilization

1. **Number of Applications**
Grass areas will be fertilized no less than two (2) times a year. Liquid or dry fertilizer may be used; however dry applications during the hot summer months (June through August) are preferred to reduce chance of burning.

2. **Nutrients**
The N-P-K ratio should be closed to 5-2-3 or 3-1-2 for spring and summer applications. Additional nutrients such as iron, sulfur, manganese, magnesium, zinc, etc. should be applied as needed if a deficiency has been identified by soil analysis. Spring and fall applications should include higher amounts of iron and sulfur. Fall applications should also contain higher amounts of phosphorus. Nitrogen sources should be composed of both quick and slow release materials. **More** slow release nitrogen sources should be used during the hot summer months.

3. **Amounts**
Spring and early fall applications shall have lower amounts of nitrogen (1/2 to¾ pound actual nitrogen per 1,000 square feet). Total amount of nitrogen for the entire year should be between 2 to 3 pounds per 1,000 square feet.

G. Weed Control
Judicious and prudent use of herbicides will be used for the control of weeds. When necessary, herbicides will be spot sprayed, except for pre-emergent applications. Post-emergent, broadleaf specific herbicides should be applied as needed to only those weeds controlled by such materials. Extreme care shall be exercised while spraying close to ornamental trees and shrubs.

H. Insect and Disease Control

Integrated Pest (IPM) or Plant Health Care (PHC) will be practiced to reduce damaging populations of insects and diseases. Insecticides, fungicides, etc. shall be applied to only those areas where an infestation has been identified and only after all other options have been exhausted. Applications shall be made during the most vulnerable stage of the insect or disease lifecycle.

I. **Tree Rings**

A weed and grass free ring, a minimum of eighteen inches out from the trunk of every tree, shall be maintained around all trees located within turf.

PLANTER BEDS

A. Trash, Debris, and Weed Removal

All trash, debris, and visible weeds, shall be removed from all tree/shrub/flower beds on a weekly basis.

B. Mulch and Weed Barrier Fabric Replacement or Augmentation

Any replacement or augmentation of rock or wood chip mulch will be handled on an as needed basis.

TREES AND SHRUBS

A. Pruning

All trees and shrubs shall be pruned annually, in accordance with International Society of Arboriculture and American Association of Nurserymen standards. Corrective pruning of crossing, dead or diseased branches and suckers or water sprouts will be done more frequently as needed.

B. Pest Control

Trees and shrubs will be monitored weekly for disease and/or insect problems and control measures implemented as problems are identified.

Montena L1111dscape Maintenance District
Operating Budget Summery
4/11/14

	2014 Bud&et	Per Month 12	Per Owner 118
INCOME			
4010 Homeowner Dues	$ 20,119.00	$1,676.58	$ 14.21
TOTAL INCOME			
EXPENSES			
Utilities			
5110 Water	$ 6,300.00	$ 525.00	$ 4.45
5130 Electric	240.00	20.00	0.17
Total Utilities	6,540.00	545.00	4,62
Maintenance:			
5500 Repairs & Maint.-Labor	1,000,00	83.33	0.71
5510 Repairs & Maint.-Supplies	500.00	41.67	0.35
5605 Landscaping	8,750.00	729.17	6.18
5610 Plantffree Replacement	1,500.00	125.00	1.06
Total Maintenance	11,750.00	979.17	8.30
Subtotal before Contingency	18,290.00	1,524.17	12.92
6999 Contingency (10%)	1,829.00	152.42	1.29
TOTAL EXPENSES	$ 20,119.00	$1,676.58	$ 14.21
NET EXCESS/DEFICIENCY OF INCOME OVER EXPENSES	$	$	$

P:\Syncon Homes Nevada\Finan<ial\NV\Monterra LMAD\Mon1erra LMAD budget **4.I 1.14** Tab: Summary 4/11/2014 2:01 rM

~~Chapter 20.500~~ **Article 2**

Growth Management, Allocation, and Transfer Development Rights

~~Sections:~~

~~20.500.010~~ 2.10 Transfer of Development Rights (A-19 and FR-19) ~~Eligibility.~~
~~20.500.020 Procedure.~~

~~20.500.010~~ A. Transfer of Development Rights Eligibility**.**

~~A.~~ **1.** Real property situated in the A-19 and FR-19 districts may transfer development rights to real property situated in designated receiving areas, as shown in the 1996 master plan, as amended.

~~B.~~ The owner of real property in a sending area may not sell, transfer or convey more development rights than the parcel is permitted under the 1996 master plan, as amended plus bonuses as provided in this chapter.

~~C.~~ **2.** In the A-19 zoning district, no development rights can be transferred, nor can a certificate of eligibility be issued, unless the owner of the real property permanently restricts all appurtenant surface and groundwater irrigation rights against transfer from the sending parcel.

~~D.~~ **3.** The owner of real property in a receiving area may not transfer more development rights to a parcel than the density provided by the base zoning district, an approved planned development or an approved specific plan for the parcel.

~~E.~~ **4.** Transfer of development rights from parcels zoned A-19 is eligible for bonuses using the following calculations:

~~1.~~ **a.** The bonus for the transfer of development rights for each 19-acres shall be 9 units. These bonus units are conferred, and can only be used for transfer. They cannot be used on the sending parcel for any other purpose.

~~2.~~ **b.** A bonus of 7 units per 19-acres shall be provided for each sending parcel for which at least 50% of the 19 acres is located within the designated FEMA 100-year floodplain.

~~3.~~ **c.** A bonus of 7 units per 19-acres shall be provided when transfer of all of the appurtenant surface and groundwater irrigation rights from the parcel is restricted. The restriction against the transfer may provide for substitution of water rights of equivalent volume and equal or senior priority, on approval by the board at the time of substitution.

~~4.~~ **d.** A bonus of 20 units for every 100 acres shall be provided for each sending parcel when the parcel or contiguous parcels are a minimum of 100 acres in area.

~~5.~~ **e.** The board in its discretion may grant additional bonuses not to exceed one unit per 19 acres for dedication of improved and permanent public access easements or easements to rivers, streams, public lands, or significant historical resources. These bonus units are conferred, and can only be used, upon transfer of all development rights from the sending parcel. It cannot be used on the sending parcel for any other

purpose.

~~6.~~ **f.** Minimum parcel size for participation in the TDR program is 40 contiguous acres. Calculations for bonuses on parcels grater than 40 acres shall be on a prorated basis with all bonus calculations rounded to the nearest whole number. Individual parcels may be considered together for the purpose of calculating bonuses.

~~7.~~ **g.** Any existing or remaining residential unit or commercial development on the sending parcel shall require a minimum of 40 acres, which shall not be eligible for transfer or bonuses. The parent parcel or group of parcels will be reduced by 40 acres before calculating units available for transfer and bonuses.

~~F.~~ **5.** Transfer of development rights from parcels in the FR-19 district are eligible for bonuses using the following calculations. These bonus units are conferred, and can only be used, upon transfer of all development rights from the sending parcel. They cannot be used on the sending parcel for any other purpose.

~~1.~~ **a.** The bonus for the transfer of development rights from each 19-acres, of which at least 50% of the 19 acres is located within the designated FEMA 100-year floodplain, shall be one unit.

~~2.~~ **b.** The board in its discretion may grant additional bonuses not to exceed one per unit per 19 acres for dedication of improved and permanent public access easements or easements to rivers, streams, public lands or significant historical resources. These bonus units are conferred, and can only be used, upon transfer of all development rights form the sending parcel. It cannot be used on the sending parcel for any other purpose.

~~3.~~ **c.** A bonus of one unit for every 100 acres shall be provided for each sending parcel when the parcel or contiguous parcels are a minimum of 100 acres in area.

~~4.~~ **d.** Minimum parcel size for participation in the TDR program is 40 contiguous acres. Calculations for bonuses on parcels greater than 40 acres shall be on a prorated basis with all bonus calculations rounded to the nearest whole number. Individual parcels may be considered together for the purpose of calculating bonuses.

~~5.~~ **e.** Lands owned or held in trust by the United States or its agencies are not eligible to participate in this program.

~~G.~~ **6.** Bonuses are conferred only upon transfer of the development rights from a parcel of real property. Partial transfers may occur only from parcels in excess of 40 acres in area. For a parcel in excess of 40 acres, if the owner transfers less than all of the development rights to which the parcel is entitled, the owner shall designate the portion of the parcel from which the development right or rights are being transferred, and a description of the portion will be included in the open space easement or deed restriction required by ~~section 20.500.020~~. A parcel of real property from which a partial transfer of development rights has been made is not eligible for land division under ~~chapter 20.704~~ which will result in parcels less than 40 acres in size. ~~(Ord. 968, 2001; Ord. 763, 1996)~~

~~20.~~500~~.020~~ B. Procedure.

~~A.~~ **1.** ~~To transfer or acquire development rights under this chapter, a~~ A property owner ~~person~~ shall apply to the community development department for a certificate

that the parcel in question is eligible for such transfer or acquisition. The application and certificate shall be on a form prepared by the community development department. The application shall include the following:

~~B.~~ **a.** ~~and shall include a~~ A legal description of the parcel or parcels and a current title report.

b. Documentation to establish eligibility for all bonuses ~~must be provided with the application.~~

c. If the transferor applies for a density bonus related to the restriction against transfer of water rights, then evidence of the appurtenant surface water rights under the Alpine Decree or state permits for other irrigation water rights shall be provided with the application.

d. If the transferor applies for bonuses related to flood plain preservation, a detailed map showing the property and the floodplain preservation, a detailed map showing the property and the floodplain boundary along with the calculations showing percentage and acreage of the sending parcels in the floodplain must be provided.

e. If the transferor applies for bonuses related to the 100-acre minimum parcel area, a detailed map showing the property or properties and their respective parcel sizes; and ~~must be provided.~~

~~C.~~ **f.** ~~In order for the certificate to be issued, the owner must~~ A copy of the recorded ~~a~~ deed restriction, or grant a perpetual open space easement to the county, a local governmental agency approved by the board, or a nonprofit conservation entity, ~~the form of which shall be subject to the approval of the county and presented with the application for the certificate. The open space easement or deed restriction shall~~ containing words sufficient to restrict transfer of appurtenant surface or other irrigation water rights as required herein.

~~D.~~ **2.** If the director finds that the application is complete and the open space easement or deed restriction is in proper form and has been recorded, then a certificate will be issued to the owner.

~~E.~~ **3.** The owner may then transfer the development rights to a transferee.

~~F.~~ **4.** Upon execution and delivery of the instruments of transfer, the transferee shall record the same, together with the certificate, in the office of the county recorder. The transferee will also file duplicates of the recorded instruments and certificate with the community development department. No transfer shall be effective until and unless the conveyances, the certificate, and the open space easement or deed restriction, are recorded in the office of the county recorder and copies of the recorded instruments filed with the community development department, as provided herein.

~~G.~~ **5.** The community development department and the county recorder will keep records of issued certificates, the transfers and easements or deed restrictions, which shall be available for public inspection during normal working hours. Use of the index and files kept by the community development department shall be limited to determination of eligibility for transfer or acquisition; the official records of any such transfers shall be in the office of the county recorder.

~~H.~~ **6.** Douglas County does not insure title or ownership of development rights, nor does it prepare the conveyances or instruments to effect the transfer.

7. The transferee must demonstrate ownership of the development rights and the ability to provide such rights to a receiving parcel during the submittal of a

tentative subdivision map and/or zoning map amendment. ~~Ord. 968, 2001; Ord. 801, 1997; Ord. 763, 1996)~~

2.11 Prohibitions and Penalties
2.12 Interpretation and Conflict
2.13 Saving Provision
2.14 Effective Date and Repeal

~~Chapter 20.550~~

~~Growth Management~~

~~Sections:~~

~~20.550.010 Capital improvements plan.~~
~~20.550.020 Budget procedure.~~
~~20.550.030 Plan revision.~~

~~20.550.010 Capital improvements plan.~~

~~With the planning commission's advice, comment and recommendation, acting as the capital improvements plan committee, the board shall annually adopt a short term capital improvements plan, which will plan for the construction and funding of capital improvements for the ensuing five years. (Ord. 763, 1996)~~

~~20.550.020 Budget procedure.~~

~~A. Budget. The county manager shall cause to be prepared and presented a capital improvements plan and budget, which shall include, but not be limited to the following:~~

~~1. A current inventory of capital improvement projects proposed by all county departments, including an estimated cost for each such project in current dollars and an estimate of ongoing costs for operation and maintenance of the same;~~

~~2. A list of ongoing projects, commenced in previous years, but not complete, with a summary of the progress, the funds committed, the funds spent, and the schedule for completion of each such project;~~

~~3. A summary of the funds and revenue sources available for capital improvements for the ensuing fiscal year and in the coming five years;~~

~~4. An analysis of the relative importance of the proposed improvements, which may include analyses of the levels of service provided by the various agencies and departments and the relationship between the capital improvements projects and the levels of service;~~

~~5. An analysis of the proposals in comparison with the adopted master plan and approved capital improvements program;~~

~~6. An analysis of the feasibility of using impact fees to fund improvements, to the extent that such imposition of such fees is permitted by law. (Ord. 763, 1996)~~

~~20.550.030 Plan revision.~~

~~A. The capital improvements plan will be presented for review to the planning commission in the fall of each year, and no later than its regular meeting in January, for its advice, comment and recommendations for the formation of the plan for the following five years. The planning commission shall consider and act upon the same on or before its regular meeting in February of each year, and forward its report to the board.~~

~~B. The tentative capital improvements budget and plan shall be considered by the board as part of the annual budget process, and the plan for the coming fiscal year and the four years thereafter shall be adopted no later than the adoption of the final budget in each fiscal year. (Ord. 763, 1996)~~

~~Chapter 20.560~~

~~Building Permit Allocation and Growth Management~~

~~**Sections:**~~

~~**20.560.010**~~**2.01 Building Permit Allocation** ~~**Short title.**~~
~~**20.**~~**560**~~**.020 Applicability.**~~
~~**20.560.030 Legislative findings.**~~
~~**20.560.040 Consistency with master plan.**~~
~~**20.560.050 Definitions.**~~
~~**20.**~~**560**~~**.060**~~ **2.02 General provisions.**
~~**20.560.070**~~ **2.03 Calculation of allocations.**
~~**20.560.080**~~ **2.04 Projects with preexisting development agreements.**
~~**20.560.090**~~ **2.05 Projects subject to vesting.**
~~**20.560.100**~~ **2.06 Affordable housing projects and certain agricultural parcels.**
~~**20.560.110**~~ **2.07 Allocation Procedures and Administration**
~~**20.560.120 Effect of procedures.**~~
~~**20.560.130 Administration and appeals.**~~
~~**20.560.140**~~ **2.08 Transfer of allocations.**
~~**20.560.150**~~ **2.09 Banking and borrowing.**
2.10 Transfer of Development Rights (A-19 and FR-19)
~~**20.560.160**~~ **2.11 Prohibitions and penalties.**
~~**20.560.170**~~ **2.12 Interpretation and conflict.**
~~**20.560.180**~~ **2.13 Saving provision.**
~~**20.560.190**~~ **2.14 Effective date and repeal.**

~~**20.560.010 Short title.**~~

~~This chapter may be cited as the Douglas County Building Permit Allocation and Growth Management Ordinance. (Ord. 1199, 2007~~)

~~**20.**~~**560**~~**.020**~~ **2.01 Building Permit Allocation** ~~**Applicability.**~~

A. Applicability: This chapter applies to all residential real property in Douglas County outside the portion of Douglas County within the Lake Tahoe Basin subject to the jurisdiction of the Tahoe Regional Planning Agency.~~(Ord. 1199, 2007)~~

~~**20.**~~**560**~~**.030 Legislative findings and purpose.**~~

~~A.~~ **B**. Legislative Findings: The board finds and declares as follows:

1. A measure of sustained, balanced growth in Douglas County is both desirable and necessary for the continued viability of the community.

2. The health, safety and general welfare of the county's citizens dictate the continued availability of essential public facilities and services and the adequacy of natural community resources.

3. The ability to provide any one or more essential resources or services at the quality and quantity desired by the community is an integral part of the county's quality of life.

a. Growth experienced in the past, and pressures for continued growth indicate that Douglas County may reach capacity in the delivery of one or more of essential resources or services.

b. If capacity to provide an essential service or resource is reached, the board may stop residential growth for an interim period of time in all or a portion of the county.

c. The board declares that there are limits to the capacity or capability of the county or other agencies in its jurisdiction to deliver water, sewer, drainage, transportation services and facilities.

4. Management of population growth as provided in this chapter is necessary and desirable to preserve and enhance the quality of life for the communities and inhabitants of Douglas County.

~~B.~~ **C.** Growth Considerations: The board finds and declares the following essential resources, facilities and services will be considered for the managed growth of Douglas County:

1. Water resources including, but not limited to, public and private water systems, and all other sources for domestic, industrial, agricultural and municipal use; the quantity, quality, and supply of water; and the capacity, system and infrastructure of systems.

2. Wastewater treatment, sanitary sewer and disposal systems, public and private; treatment and disposal capacity, system or infrastructure ability to transport sewage from a residential dwelling unit to the treatment system, as well as any consequences or potential consequences for public health caused by the use of individual sewage disposal systems.

3. Law enforcement and judicial facilities and services.

4. Fire protection facilities, equipment and services.

5. State, local and federal roads and highways, traffic and circulation.

6. Drainage systems, including storm sewer and flood protection.

7. School enrollment and capacity.

8. Community facilities and services, including senior services, public health, and parks and recreation.

9. Environmentally sensitive lands.

10. Affordable housing.

11. Agricultural resources.

12. Other resources, facilities and services as determined by the board.

~~C.~~ **D.** Growth Management System: Based upon these findings, the board has determined that a workable and reasonably equitable system for the management of population growth, through the management of building permits for defined residential uses will be a part of the land development process. The provisions of this chapter achieve this purpose. ~~(Ord. 1199, 2007)~~

~~20.560.040 Consistency with the master plan.~~

~~A.~~ **C.** Consistency with Master Plan: This chapter is consistent with the text, goals and policies in the master plan for a building permit allocation system and chapter 278 of the Nevada Revised Statutes. All development must be consistent with these regulations.

~~B.~~ **1.** This chapter results from extensive public hearings conducted before the planning commission and board pursuant to chapter 278 of NRS, ~~chapters 20.600 and 20.608~~ of this code, public hearings on natural resources, public services and facilities, and the plan implementation text, goals and policies of the master plan.

~~C.~~ **2.** The board has considered a number of studies, data and reports, the suggestions of other government entities, comments of interested persons and recommendations of the planning commission in determining whether this chapter should be adopted. The board finds there is a need for the Douglas County Building Permit Allocation and Growth Management Ordinance to achieve the purposes stated in this chapter and to properly implement the text, goals and policies of the master plan.

~~20.~~560~~.050~~ 1.13 Measurements, Construction, and Code Terminology Definitions.

~~As used in sections 20.560.010 to 20.560.180, inclusive, unless the context otherwise requires, the following words and terms have the following meanings. Words and terms not defined in this section are as defined in appendix A of title 20 of the Douglas County Code or the Nevada Revised Statutes.~~

~~A.~~ "Allocation". A right granted by the director pursuant to this chapter to make application for a building permit to build one dwelling unit. An allocation is not a guarantee of receiving approval for a building permit. Approval of the building permit itself will occur through the established building permit review process.

~~B.~~ "Allocation period". A review period, generally three months in duration, commencing on the first day on which applications may be accepted for the allocation period and ending on the day preceding the first day on which applications may be accepted for the next allocation period.

~~C.~~ "Applicant". The owner of a parcel of real property, who may be represented by an agent designated in writing, who applies for an allocation. The agency relationship must be disclosed on the application.

~~D.~~ "Building permit". A building permit issued pursuant to the provisions of title ~~20.~~

~~E.~~ "Development". The entire plan to construct or place one or more dwelling units on a particular lot, tract, parcel or contiguous parcels of land within the County, including but not limited to a subdivision, parcel map, planned development, specific plan, or manufactured or mobile home project.

~~F.~~ "Development Agreement". An agreement approved pursuant to the provisions of chapter ~~20.~~400 or valid pursuant to section ~~20.01~~.070.

~~G.~~ "Dwelling unit". Has the meaning as defined in appendix A of title 20 and includes manufactured homes. For purposes of this chapter, dwelling unit does not include time share or other fractional ownership of a dwelling unit, residential care facility, nursing home or other facility designated for the group care of its residents.

~~H.~~ "Excess allocations". Unissued or unused allocations available for issuance at any time out of their respective pool(s).

~~I.~~ "Final project approval". Board approval after the final public hearing.

~~J.~~ "Individual pool". A group of allocations designated by the board for distribution to individuals including owners, contractors, and entities. Entities must show ownership interests of all natural persons or entities with more that 10 % ownership. An individual with multiple applications for individual pool allocations may only be issued one allocation per round.

~~K.~~ "Permanently affordable unit". A dwelling unit that is deed restricted for a period of not less than 30 years for lease to households whose combined annual income from all sources is 80 percent or less than the County's median income or a dwelling unit that is deed restricted for not less than 15 years for individual sale to households whose combined annual income from all sources is 110 percent or less than the County's median income, or as otherwise defined by state law.

~~L.~~ "Population". The number of people in Douglas County as determined by the last preceding national decennial census conducted by the Bureau of the Census of the United States Department of Commerce pursuant to Section 2 of Article I of the Constitution of the United States and reported by the Secretary of Commerce to the Governor pursuant to 13 U.S.C. § 141(c). The tabulation of population reported by the Secretary of Commerce for a particular decennial census date will apply for purposes of this chapter from December 31 of the calendar year immediately following that decennial census date for the following decade unless a Special Census is performed during that period.

~~M.~~ "Project". An approved subdivision map, planned development, specific plan or attached or semi-detached multi-family residential project.

~~N.~~ "Project pool". A group of allocations designated by the board for distribution to projects.

~~O.~~ **"**Pro-rata". A method of issuing allocations to applicants in the same proportion that the total number of available allocations bears to the total number of requested allocations.

~~P.~~ "Special Census". Any census conducted pursuant to NRS 244.183 to determine the number of people in Douglas County at a time other than the time the National Decennial census is taken.

~~Q.~~ "Successive rounds". A method of issuing allocations to applicants who have applied for more than one allocation in the individual pool or for more than five allocations in the project pool. The allocations are distributed through a series of rounds, in each round of the individual pool one allocation is issued to each individual applicant and each round of the project pool up to five allocations to each applicant until the applicant has received all allocations applied for or the supply of allocations is exhausted, whichever first occurs.

~~R.~~ "Unused allocation**".** An allocation that is available to be issued or one that has been issued but for which a building permit has not been issued during its period of validity and has lapsed and is void or has been surrendered. ~~(Ord. 1278, 2009; Ord. 1199, 2007)~~

~~20.560.060~~ 2.02 General provisions.

A. Allocation required for a building permit. Except as otherwise provided in this chapter, an allocation is required as a condition precedent to the issuance of a building permit that results in the creation of a new dwelling unit. For structures containing more than one dwelling unit, one allocation for each dwelling unit in the structure is required as a condition precedent to issuance of a building permit for the structure.

B. Replacement of dwelling unit. An existing or destroyed dwelling unit may be replaced with another dwelling unit without obtaining an allocation, provided that the replacement unit is located on the same parcel, tract or lot, and the owner obtains a building permit to replace the dwelling unit.

C. ~~Period of validity~~. An allocation is valid and can only be used for a period of one year from the date of issue, unless it is issued under a banking and borrowing project plan provided in ~~section 20.560.150~~. At the end of the year an issued allocation lapses and is void, unless a complete application for a building permit has been filed and is under review, or as otherwise provided under the approved banking and borrowing plan. An extension may only be granted as provided in section ~~20.560.110 (F).~~

D. Use of allocations. An allocation is used by being issued a building permit

E. Building permit approvals. All building permit applications that require an allocation for issuance will be reviewed and processed in accordance with title ~~20.~~

F. Surrender of allocations. An allocation that a recipient does not expect to use during the period for which it is valid may be surrendered

G. Transferability. Allocations are parcel specific and are not transferable to other developments or owners. An allocation may only be transferred under section ~~20.560.140~~ or as part of an approved banking and borrowing program under section ~~20.560.150~~.

~~H.~~ Periodic review. The board may during a master plan review, and must at every five year interval, commencing in 2011 review the growth of the population and the number of allocations used, the effect of growth on essential resources, facilities and services, and the quality of life for the communities and inhabitants of Douglas County to determine if there has been a change that requires amendment of this chapter. If the board determines that the administrative procedures of this chapter not affecting the total number of allocations must be changed based on its review, the changes may be made by the board in the form of an ordinance at any time. (~~Ord. 1235, 2008; Ord. 1199, 2007)~~

~~20.560.070~~ 2.03 Calculation of allocations.

A. Census Base Year: The base year for determination of population growth and the number of persons per household is the 2000 national decennial census conducted by the Bureau of Census of the United States Department of Commerce pursuant to section 2 of Article I of the Constitution of the United States and reported by the Secretary of Commerce to the Governor pursuant to 13 § 14(c).

B. Base Year Calculation: The base number of allocations is calculated using the Douglas County 2000 census data population, outside of the jurisdiction of the TRPA, estimated at 34,520. The rate of population growth is converted to households (dwelling units) by the use of

the census estimate of 2.5 persons per dwelling unit. A 2% growth factor applied to the 2000 census represents 276 dwelling units. Dwelling units are converted to allocations and increased at a 2% compounded annual rate resulting in a beginning base number of allocations for July 1, 2007 of 317 allocations.

C. Annual Growth Formula: The number of allocations is compounded annually at a rate of 2% for the 50 year planning period resulting in a total number of allocations of 26,812. Any modification in the total number of allocations or a modification in the 2% growth rate must be placed on the ballot by the County for an advisory vote prior to implementation of any modification.

D. Exempt Unit Accounting: The method used to account for those dwelling units that are exempt from the allocation provisions because of preexisting development agreements in ~~section 20.560.080~~ or vested projects in ~~section 20.560.090~~ is to reduce the number of allocations available for the development of new dwelling units over a 25 year period. The calculation of allocations available annually for distribution is as follows:

Table A

Year Count	July 1 Year	Total Allocations	Vested projects	Allocations available to distribute
1	2007	**317**	149	168
2	2008	**323**	151	172
3	2009	**330**	155	175
4	2010	**336**	158	178
5	2011	**343**	161	182
6	2012	**350**	164	186
7	2013	**357**	168	189
8	2014	**364**	171	193
9	2015	**371**	174	197

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Year Count	July 1 Year	Total Allocations	Vested projects	Allocations available to distribute
10	2016	**379**	178	201
11	2017	**386**	182	204
12	2018	**394**	186	208
13	2019	**402**	190	212
14	2020	**410**	194	216
15	2021	**418**	197	221
16	2022	**427**	200	227
17	2023	**435**	204	231
18	2024	**444**	208	236
19	2025	**453**	212	241
20	2026	**462**	217	245
21	2027	**471**	220	251
22	2028	**480**	225	255
23	2029	**490**	230	260
24	2030	**500**	234	266
25	2031	**510**	239	271

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Year Count	July 1 Year	Total Allocations	Vested projects	Allocations available to distribute
26	2032	**520**		520
27	2033	**530**		530
28	2034	**541**		541
29	2035	**552**		552
30	2036	**563**		563
31	2037	**574**		574
32	2038	**586**		586
33	2039	**598**		598
34	2040	**609**		609
35	2041	**622**		622
36	2042	**634**		634
37	2043	**647**		647
38	2044	**660**		660
39	2045	**673**		673
40	2046	**686**		686
41	2047	**700**		700

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Year Count	July 1 Year	Total Allocations	Vested projects	Allocations available to distribute
42	2048	**714**		714
43	2049	**728**		728
44	2050	**743**		743
45	2051	**758**		758
46	2052	**773**		773
47	2053	**788**		788
48	2054	**804**		804
49	2055	**820**		820
50	**2056**	**837**		837
Totals		26,812	4,767	22,045

~~(Ord. 1199, 2007)~~

~~20.560.080~~ 2.04 Projects with preexisting development agreements.

A. A project with a development agreement lawfully adopted prior to the effective date of this chapter, provided that any and all commitments, covenants, promises or other requirements of the development subject to an agreement are kept and performed, is exempt from the allocation provisions of this chapter.

B. If a project subject to a preexisting development agreement is granted a material modification to provide for an increase in density, the density increase will be subject to the allocation provisions of this chapter, and the original density must remain exempt from the provisions of this chapter.

C. If a project subject to a preexisting development agreement materially breaches the agreement or secures a material modification granting relief from requirements to

construct public improvements of regional significance; it will be subject to the provisions of this chapter.

D. Extensions of time will not be regarded as material modifications unless the extension relieves the owner of its obligations to construct public improvements of regional significance within the period provided in the original development agreement, in which case the provisions of this chapter will apply. If the county is a participant in paying for or constructing the public improvements of regional significance and agrees to extend the period of time for performance for both the county and the owner, the extension will not be regarded as a material modification under this section.

E. The building permits for these projects must be tracked by the community development department.

~~F.~~ The number of building permits available to a project or projects with preexisting development agreements in any given year is not limited. ~~(Ord. 1235, 2008; Ord. 1199, 2007)~~

~~20.560.090~~ 2.05 Projects subject to vesting.

A. Projects, including residential projects of more than four units that have received tentative subdivision or planned development approval, tentative serial parcel map approval with subdivision standards, or in the case of a multi-family project, final project approval, prior to the effective date of this chapter, will be considered vested. A list of vested projects will be approved by resolution of the board. Extensions of time for filing a final map will not affect the status of vested projects.

B. The building permits for these projects must be tracked by the community development department.

C. An applicant seeking vested status that has a tentative map approval or final approval before the effective date of this chapter and was not considered by the board for inclusion in the resolution with the list of vested projects will have the right to a hearing with the board.

D. The number of permits available to a vested project or projects in any given year is not limited. ~~(Ord. 1199, 2007)~~

~~20.560.100~~ 2.06 Affordable housing projects and certain agricultural parcels.

The following categories of projects or parcels are exempt from the allocation provisions of this chapter. When an exemption is allowed, it will result in an equivalent reduction from the pool of excess allocations. If an exemption is allowed and there are no excess allocations, then the number of future allocations to be released will be reduced by an equivalent number. The total number of allocation allowed as exempt from the allocation provisions under this section will not exceed 2200 allocations over 50 years.

A. Permanently affordable dwelling units will be entitled to claim the exemption from the allocation provisions. To receive the exemption, the applicant must record deed restrictions on the parcels or obtain approval of an affordable housing agreement under ~~chapter 20.440~~ Article 8.11 (*Density Bonus and Affordable Housing Agreements)*, provided that the exemption will only apply to the affordable units.

B. Accessory dwellings on an A-19 agricultural parcel or A-19 agricultural parcels under common ownership in excess of 100 acres will be exempt from the allocation provisions. This exemption may be claimed for no more than one accessory dwelling per 100 acres.

C. A dwelling unit on a parcel created under the provisions of section ~~20.714.030~~ Article 7.01(R)(1)(c) (*Ranch Heritage Parcels)* ~~Ranch heritage parcels~~, or ~~20.714.040~~ Article 7.01 (R)(1)(d) *Agricultural 2-5 Aacre Pparcels* will be exempt from the allocation provisions.

~~D.~~ The building permits for the projects with an exemption from the allocation provisions under this section must be tracked by the community development department. ~~(Ord. 1482, 2017; Ord. 1235, 2008; Ord. 1199, 2007)~~

~~20.560.110~~ 2.07 Allocation Procedures and Administration.

~~A.~~ A. Allocation and Application Process: The board, after accounting for banking and borrowing, will distribute the year's available allocations into the project pool and the individual pool by resolution. If the board determines that too many allocations have been distributed to either pool it may redistribute allocations by resolution.

~~B.~~ 1. Allocations ~~must~~ shall be released quarterly, with each allocation period consisting of ~~having~~ a one-month application period and a two-month period for issuance of allocations. The allocations in each pool ~~must~~ shall be divided equally between the 4 allocation periods, with any remainder placed in the first allocation period.

a. ~~For the~~ ~~f~~First allocation period~~,~~: A~~a~~pplications ~~must be filed~~ accepted in July; ~~and~~ allocations issued in August and September.

b. Second allocation period: ~~Allocations may be applied for and distributed in the same manner for the second allocation period from~~ October 1 through December 31~~,~~.

c. ~~the t~~Third allocation period: ~~from~~ January 1 to March 30~~,~~.

d. ~~and the f~~Fourth allocation period: ~~from~~ April 1 to June 30.

~~C.~~ 2. General provisions for allocations.

~~1.~~ **a.** Allocations will be distributed based on the time and date of the receipt of the allocation application, with the approved completed applications that are earliest being distributed first.

~~2.~~ **b.** An applicant may submit multiple applications during the application period.

~~3.~~ **c.** If there are more applications than allocations in the pool in the allocation period, the applicants that do not receive an allocation are automatically included in the next allocation period with the original time and date of application.

~~4.~~ **d.** Excess allocations, if not credited for projects under ~~20.560.100~~ Article 2.06 *(Affordable Housing Projects and Certain Agricultural Parcels*), will be carried over in their respective pools from allocation period to allocation period. Until the board determines a different distribution, excess allocations will be distributed out of their respective pools prior to the issuance of any quarterly allocations out of each pool. When excess allocations exist, an applicant may submit an application at any time and an allocation will be issued or denied within 10 working days. If no excess allocations exist, an applicant must submit an application pursuant to Article 2.07 (A)(1) (*Allocation Procedures and Administration*). ~~subsection (B), above.~~

~~D.~~ **3.** For the individual pool, a single allocation per individual applicant will be distributed in successive rounds until the allocations are used.

~~E.~~ **4.** For the project pool, allocations will be distributed with up to 5 allocations per applicant, in successive rounds.

~~F.~~ **5.** The applicant must file a completed application for a building permit within one year of the issuance of an allocation, together with the deposit required. The director may grant a single 6-month extension to an applicant upon a showing of good cause, which must include a showing of material progress toward the submission of a completed building permit application. Upon notification from the building department that the building permit application has been approved, the applicant must meet all the requirements for the issuance of the permit, including payment of all applicable fees. If a completed application for a building permit has not been submitted within the period provided, the allocation will lapse and may be redistributed according to the provisions of this chapter.

~~G.~~ **6.** There will be no refunds of application, extension, transfer or other fees collected pursuant to this chapter, even if an allocation, building permit application or building permit expires. Refunds of building permit application or building permit fees will be based on the provisions of T~~t~~itle 20.

~~H.~~ **7.** Fees provided in this chapter will be set by resolution adopted by the board.

~~I.~~ **8.** All applications filed by or on behalf of an owner will be imputed to the owner and considered as having been filed in the owner's name for purposes of distribution of the allocations.

~~J.~~ **9**. The board may adopt additional policies and procedures for the distribution of allocations consistent with Article 2.07 (Allocation Procedures and Administration) ~~this chapter~~ and Article 2.02 (*General Provisions*) ~~section 20.560.060(H). (Ord. 1278, 2009; Ord. 1199, 2007)~~

~~20.560.120~~ B. Effect of procedures.

~~A.~~ **1**. Construction of a dwelling unit with an allocation requires the issuance of a building permit, approval of all required plans and payment of all required fees.

~~B.~~ **2**. In the event that a moratorium is declared as the result of local, regional, state or national emergency, or for any other reason that concerns the capacity of an essential public facility or resource, the property owner who holds an allocation may, at the option of the board, be declared to be subject to the provisions of the moratorium.

~~C.~~ **3**. An allocation does not vest property rights related to the density of a parcel of land at a quantity greater than the density permitted by the master plan or zoning code in effect at the time application is submitted for a building permit.

~~D.~~ **4**. The number of allocations for a single parcel of land that a property owner may purchase will be based only on an approved project or a legally existing parcel of land. ~~(Ord. 1199, 2007)~~

~~20.560.130~~ C. Administration and appeals.

~~A.~~ **1**. Allocations will be issued as certificates with serial numbers. A log must be maintained by the building department recording the serial numbers of issued allocation certificates, building permit numbers issued for the allocation, relevant dates and

corresponding assessor's parcel numbers and addresses. The log will also contain any other information deemed relevant by the director for the keeping of records and administration of this chapter.

~~B.~~ **2**. The director will be the final decision-maker for this chapter, except for those provisions designated for decision by the board. The appeal of the decision of the director is to the board and must be pursuant to the provisions of ~~chapter 20.28~~. ~~(Ord. 1199, 2007)~~

~~20.560.140~~ 2.08 Transfer of allocations.

A. The director may approve a transfer of an allocation to a parcel other than the parcel to which the allocation has been assigned under the following circumstances:

1. The parcel of land assigned an allocation is found to be unbuildable based on physical characteristics of the land, slope, seismic characteristics, potential for flooding, natural resources, or other physical aspects of development applicable to the specific parcel which were not known at the time the allocation was issued. If an allocation is transferred because a parcel is found to be unbuildable under this subsection the owner of that parcel or their successor will not be eligible for an allocation for that parcel again in the absence of changed circumstances.

2. An action of the county has resulted in reduction of density applicable to the subject property and the allocation was purchased prior to the public action changing the density.

3. The transfer is made to another parcel within the same project under the same ownership.

B. The director may approve a transfer of an allocation to a purchaser of the parcel to which the allocation has been assigned under the following circumstances:

1. The property owner had complied in good faith with the procedures and policies of the county, and due to personal circumstances beyond the control of the property owner, is unable to proceed with construction of the approved dwelling. This provision is intended to apply to circumstances such as, and not limited to, death of a family member, serious or debilitating illness, loss of employment, or extraordinary change in personal financial circumstances that would preclude proceeding with construction. A relocation to accept new employment is generally not considered an acceptable reason for the director to allow a transfer of an allocation to another owner.

2. The property owner must relocate in response to military orders.

C. The approved transfer of an allocation does not extend the allocation's period of validity as defined in Article 2.02 *(General Provisions)*. ~~Section 20.560.060(D).~~

D. In order to transfer an allocation, the property owner must petition the director by submitting an application containing the information deemed necessary by the director. The petition must be accompanied by a fee, in an amount set by resolution of the board, to cover the costs of review and investigation.

E. The application at a minimum must contain the property owner's name, mailing address, and daytime phone number, the address of the subject property, the assessor parcel number, and the circumstances under which the transfer is being sought. In addition, the property owner must submit proof that an allocation has been issued for the subject property.

F. The director must consider the petition and may either approve, approve subject to conditions, or deny the petition in writing. The director must base the decision on the criteria in subsection A or B of this section.

~~G.~~ Appeal of a denial of a petition to transfer is to the board as provided in ~~section 20.560.130(B). (Ord. 1199, 2007)~~

~~20.560.150~~ 2.09 Banking and borrowing.

A. Banking and borrowing is a procedure that takes allocations available over multiple years and makes them available to a single project. If a proposed residential subdivision, planned development of more than four units, or attached or semi-detached multi-family residential project requires more allocations than are available in a single allocation period, the applicant may request banking of current allocations and borrowing of future allocations. The following provisions govern banking and borrowing.

~~A.~~ **1.** Banking and borrowing may only be allowed as part of a development agreement between an applicant and the county.

~~B.~~ **2.**The cumulative number of allocations taken by all projects requesting to bank and borrow may not exceed 40% of any year's allocations available to distribute (per Table A).

~~C.~~ **3.** A project may not bank and borrow allocations that exceed the unit count in its development agreement.

~~D.~~ **4.** A project containing 40 or more units may bank and borrow from the allocations available to distribute within 10 years of the approval of each phase in a phasing plan map or a final project approval for a multi-family project as provided for in the development agreement.

~~E.~~ **5.** A project containing fewer than 40 units may bank or borrow from the allocations available to distribute within 3 years of the approval of a tentative map as provided for in the development agreement or a final project approval for a multi-family project.

~~F.~~ **6.** A project requesting banking and borrowing may apply for any available allocations in the project pool in its first year, which may be banked for use in the project's first phase.

~~G.~~ **7.** Banked and borrowed allocations may be used at any time during the life of the phase of a phasing plan pursuant to the development agreement.

~~H.~~ **8.** The number of banked and borrowed allocations in each year must be accounted for through the reduction of an equal number of allocations from the allocations available to distribute for that year. The director will account for each project that secures allocations pursuant to this section, and for project totals.

~~I.~~ **9.** Projects that bank and borrow allocations are subject to an additional fee to be set by resolution of the board.

~~J.~~ **10.** Any project that proposes to bank and borrow must comply with Article 8.10 *(Development Agreements)* ~~chapter 20.400~~ and meet the following criteria, all of which are subject to affirmative findings by the board:

~~1.~~ **a.** The number of allocations required to support the project will not significantly reduce the number of allocations available to future projects that may require banking and borrowing.

~~2.~~ **b.** The project may secure allocations through banking and borrowing in order to provide a development schedule that is necessary for the project:

~~a.~~ **1.** To support the construction of improvements necessary for public health and safety.

~~b.~~ **2.** To make the phasing of development economically viable.

~~c.~~ **3.** To demonstrate the financial security to recover the capital investment for public infrastructure necessary to meet required capacity standards for development completed through a phased process.

~~d.~~ **4.** To repay, if necessary, the public sector for the financing infrastructure or other facility improvements. ~~(Ord. 1199, 2007)~~

~~20.560.160~~ 2.11 Prohibitions and penalties.

A. It is unlawful for any person to:

1. Construct, cause or initiate construction of any structure for which an allocation or building permit is required or to connect or cause the connection of any structure, mobile home or vehicle with any public or private water or sewer system without an allocation or building permit.

2. Obtain, issue or transfer an allocation or any interest in any allocation except as provided in this chapter.

3. Falsely certify or misrepresent any interest in realty or enter into any fraudulent contract or contrived contract or transaction for selling or buying realty for purposes of evading an allocation limitation provided in response to this chapter.

B. Any violation of this section will be punished by a misdemeanor. In addition, upon proof of conviction, the property owner convicted will not be eligible to apply for an allocation or residential building permit in the current or following calendar year.

C. Enforcement of this chapter is by the director and the building official with the assistance of the district attorney.

D. Allocations will be void and canceled by the director if fees are paid by insufficient funds check. ~~(Ord. 1199, 2007)~~

~~20.560.170~~ 2.12 Interpretation and conflict.

A. In their interpretation and application, the provisions of this chapter must be held to be the minimum requirements for the promotion of the public health, safety, morals, convenience and general welfare, and must be construed broadly to promote the purposes for which they are adopted. The provisions of this chapter are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law except as expressly provided for in this chapter. Where any provision of these regulations imposes restrictions different from those imposed by any other ordinance, rule or regulation of the county or other provision of law, the provision that is more restrictive or imposes higher standards controls. ~~(Ord. 1199, 2007)~~

~~20.560.180~~ 2.13 Saving provision.

A. The provisions of this title must not be construed as abating any action now pending under, or by virtue of, prior existing land development regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the County under any chapter or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the county except as expressly provided for in these regulations. ~~(Ord. 1199, 2007)~~

~~20.560.190~~ 2.14 Effective date and repeal.

A. This chapter is effective on July 1, 2007 and will remain in effect unless modified or superseded by other legislation, in the manner provided by law. The approval of this ordinance establishing a building permit cap under the Master Plan repeals the Sustainable Growth Initiative approved by the voters on November 5, 2002 and effective November 7, 2002, as Question 4, and the board will cause this ordinance to be placed on the ballot as an advisory question for the general election of November 2008. ~~(Ord. 1199, 2007)~~

~~Chapter 20.600~~ Article 3
~~General Provisions~~ Zoning Districts, Uses, and Lot and Building Standards

~~Sections:~~

~~20.600.100~~ 3.01 Purpose and Master Plan Consistency
~~20.600.020 Master plan consistency.~~
~~20.600.030 Golf courses and related facilities.~~

~~20.600.010~~ 3.01 Purpose and Master Plan Consistency.

A. Purpose: The purpose of the zoning regulations is to promote the public health, safety, general welfare and preserve and enhance the aesthetic quality of the county by providing regulations to ensure an appropriate mix of land uses in an orderly manner. In furtherance of this purpose the county desires to achieve a pattern and distribution of land uses which generally achieve the following:

~~A.~~ **1.** Implement the goals and policies of the master plan;

~~B.~~ **2.** Retain and enhance established residential neighborhoods, commercial and industrial districts, regional-serving uses, recreation and amenities;

~~C.~~ **3.** Allow for the infill and restoration of areas at their prevailing scale and character;

~~D.~~ **4.** Accommodate expansion of development into vacant lands within environmental and infrastructure constraints;

~~E.~~ **5.** Maintain and enhance significant environmental resources;

~~F.~~ **6.** Provide a diversity of areas characterized by differing land use activity, scale and intensity;

~~G.~~ **7.** Establish Douglas County as a unique and distinctive place with a high quality of life and aesthetic resources, as well as a secure environment for the county's residents and businesses. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 353, 1980; Ord. 167, 1968)~~

~~20.600.020 Master plan consistency.~~

1. Master Plan Consistency: The zoning regulations contained in this title have been found consistent with the goals and policies of the Douglas County master plan, pursuant to the provisions of Chapter 278 of NRS. All development within the boundaries of the county, except as otherwise provided, must be consistent with these regulations. ~~(Ord. 763, 1996)~~

~~20.600.030~~ Article 7 – Land Use Regulations and Design Standards ~~Golf Courses and related facilities.~~

7.02 (F) Golf Courses and related facilities

~~A.~~ **1.** General Standards (Applicable to All Zoning Districts)

~~B.~~ Golf course developments shall be constructed in the following manner:

~~1.~~ **a.** State-of-the-art water conservation techniques must be incorporated into

the design and irrigation of the golf course.

~~2.~~ **b.** Treated effluent may be used for irrigation where available.

~~3.~~ **c.** All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility with the golf course setting.

~~C.~~ **d.** Golf courses are expressly subject to the public nuisance and attractive nuisance provisions of Article 8.02 (*Property Maintenance*)~~DCC 20.691~~.

~~1.~~ **1.** Golf course structures and buildings, parking areas, fairways, driving ranges, landscaping and plant material, security lighting, and other features must be properly maintained and secured.

~~2.~~ **2.** Water features must be kept clean and free of debris and stagnant water in which mosquitoes may breed.

~~3.~~ **3.** Irrigation systems must be operational and must be promptly repaired when necessary.

~~4.~~ **4.** Every golf course operator must keep the property free of noxious vegetation to protect the health and safety of the public as found in Article 8.02 *(Property Maintenance).* ~~DCC 20.691.~~

~~D.~~ **e.** Any golf course, which ceases all commercial operations for a period of 30 days or longer, shall be required to submit a maintenance plan to the Director to ensure the golf course is properly maintained and does not become a fire hazard and public nuisance.

~~1.~~ **1.** For the purpose of this section, the term "commercial operations" means any economic activity. Ceasing all commercial operations does not include regularly scheduled or planned reductions in days or hours of operation due to business needs such as the temporary suspension of operations during the winter due to seasonal demand.

~~2.~~ **2.** The maintenance plan must contain, at a minimum, a weekly watering schedule and a plan to ensure any grass or other vegetation does not become overgrown, dead or a fire hazard.

~~3.~~ **3.** The maintenance plan must ensure that there is no accumulation of stagnant water in which mosquitos may breed.

~~E.~~ **f.** The failure to submit and comply with the required maintenance plan or to ensure that maintenance services are adequately provided in compliance with ~~DCC~~ Article 8.06 (*Landscaping Standards*) ~~20.694.050~~ shall be deemed an attractive nuisance and a threat to the public's health, safety and welfare. ~~(Ord. 1587, 2021)~~

~~Zoning Review Procedures~~

~~Chapter 20.602~~

9.04 Pre-application Conference

~~**Sections:**~~

~~**20.602.010 Purpose and intent.**~~
~~**20.602.020 Application for pre-application conference.**~~

~~**20.602.010**~~ **A.** Purpose and intent.

The purpose of the pre-application conference is to acquaint the county with the intentions of an applicant, to acquaint the applicant with any applicable policies and procedures, to identify county codes and improvement standards, and to identify significant development opportunities or constraints. ~~(Ord. 763, 1996; Ord. 390, 1981)~~

~~**20.602.020**~~ **B.** Application for pre-application conference.

~~A.~~ **1.** The application shall be filed with the community development department with any applicable fee.

~~B.~~ **2.** Submittal for a pre-application conference does not constitute a formal filing of a project under provisions of NRS and is intended solely to assist the project applicant and county in the review of conceptual zoning permits. ~~(Ord. 763, 1996)~~

~~Chapter 20.604~~

9.36 Special use permits

~~**Sections:**~~

~~**20.604.010 Purpose and intent.**~~
~~**20.604.020 Limits on authority.**~~
~~**20.604.030 Status of specially permitted uses.**~~
~~**20.604.040 Application for special use permit.**~~
~~**20.604.050 Procedures for special use permits.**~~
~~**20.604.060 Findings.**~~
~~**20.604.070 Decision on special use permit and appeal.**~~
~~**20.604.075 Amendments and revisions to a special use permit.**~~

~~**20.604.010**~~ **A.** Purpose and intent.

~~A.~~ **1.** Specially permitted uses are those uses which are generally compatible with the land uses permitted by right in a given zoning district, but which require individual review of their location, design and configuration and the imposition of conditions to ensure the appropriateness of the use at a particular location within a given zoning district.

~~B.~~ **2.** Only those uses that are enumerated as special permitted uses in a particular zoning district or those nonconforming uses which are permitted to be reestablished or expanded pursuant to chapter 20.698 shall be authorized. A special use permit must not be required for a use allowed as a permitted use in a given zoning district. No specially permitted use shall be established until a special use permit is issued in accordance with the provisions of this chapter. ~~(Ord. 1319, 2010; Ord. 763, 1996; Ord. 641; 1994; Ord. 295, 1978; Ord. 167, 1968)~~

~~**20.604.020**~~ **B.** Limits on authority.

~~A.~~ **1.** The planning commission, and the board when a special use permit is associated with an application that requires a hearing by the board or on appeal, shall have no authority to vary, modify or waive any of the regulations or standards prescribed for any use for which a special use permit is required and any purported such modification, variance or waiver shall be void.

~~B.~~ **2.** This provision must not prevent the property owner from concurrently applying for a variance pursuant to chapter 20.606. ~~(Ord. 1319, 2010; Ord. 763, 1996)~~

~~**20.604.030**~~ **C.** Status of specially permitted uses.

~~A.~~ **1.** The designation of a use in a land use district as a specially permitted use does not constitute an authorization or assurance that such use will be approved.

~~B.~~ **2.** Approval of a special use permit must authorize only the particular use for

which the permit is issued.

~~C.~~ **3.** No use authorized by a special use permit shall be enlarged, extended, increased in intensity or relocated unless an application is made to modify the special use permit in accordance with the procedures set forth in this code.

~~D.~~ **4.** Development of the use must not be carried out until the applicant has secured all the permits and approvals required by this title, the Douglas County code, or regional, state and federal agencies. ~~(Ord. 1319, 2010; Ord. 763, 1996)~~

~~**20.604.040**~~ **D.** Application for special use permit.

~~A.~~ **1.** An application for a special use permit may be submitted by the property owner
or by an agent on the owner's behalf.

~~B.~~ **2.** The application must be processed as provided in chapter 20.04.

~~C.~~ **3.** If the proposed use requires a division of land as provided in this title, an application for a land division permit shall be submitted in conjunction with the application for a special use permit. Approval of the special use permit shall not become effective until final approval of the land division permit; provided, that if the land division is proposed in phases, the approval of the special use permit shall take effect upon final approval of the phase of the land division containing the property on which the specially permitted use is to be located. ~~(Ord. 1319, 2010; Ord. 763, 1996; Ord. 295, 1978; Ord. 167, 1968)~~

~~**20.604.050**~~ **E.** Procedures for special use permits.

~~A.~~ **1.** The director must submit his report to the planning commission containing the required findings and recommendations on each application for a special use permit.

~~B.~~ **2.** The planning commission must hold a public hearing not later than 65 days after the application has been deemed complete. Published and personal notice of the public hearing must be given in the manner provided in chapter 20.20. The public hearing must be conducted in accordance with chapter 20.24.

~~C.~~ **3.** When a special use permit is associated with an application that requires a hearing by the board or on appeal, the application shall be processed in accordance with chapter 20.12. ~~(Ord. 1319, 2010; Ord. 763, 1996)~~

~~**20.604.060**~~ **F.** Findings.

When considering applications for a special use permit, the commission or board, where applicable, must evaluate the impact of the special use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location and make the following findings:

~~A.~~ **1.** The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

~~B.~~ **2.** The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar

adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts;

~~C.~~ **3.** The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

~~D.~~ **4.** The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

~~E.~~ **5.** The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties;

~~F.~~ **6.** The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;

~~G.~~ **7.** The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and

~~H.~~ **8.** The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity. ~~(Ord. 1319, 2010; Ord. 801, 1997; Ord. 763, 1996; Ord. 295, 1978; Ord. 167, 1968)~~

~~20.604.070~~ G. Decision on special use permit and appeal.

The planning commission must render its decision on the special use permit application in accordance with chapter 20.10, and may impose conditions in accordance with chapter 20.14. If the appropriateness of the use cannot be assured at the location, the application for special use permit shall be denied as being incompatible with existing uses or uses permitted by right in the district. Appeal must be to the board of adjustment in accordance with chapter 20.12. The planning commission is the final decision maker, unless an application for a special use permit is associated with an application that requires a hearing by the board, or the final decision of the planning commission is appealed, then the planning commission must forward a recommendation to the board. ~~(Ord. 1319, 2010; Ord.763, 1996; Ord. 339, 1980; Ord. 249, 1976; Ord. 203, 1973; Ord. 167, 1968)~~

~~20.604.075~~ H. Amendments and revisions to a special use permit.

Applications for amendments and revisions to a special use permit must be processed in conformance with the provisions of section 20.28.040. ~~(Ord. 1319, 2010)~~

~~Chapter 20.606~~ 9.38

Variances

~~**Sections:**~~

~~**20.606.010 Major and minor variances.**~~
~~**20.606.020 Application for variance.**~~
~~**20.606.030 Procedures for minor variance.**~~
~~**20.606.040 Procedures for major variance.**~~
~~**20.606.050 Findings for variances.**~~
~~**20.606.060 Decision on variance.**~~
~~**20.606.070 Limitations on variance.**~~

~~**20.606.010**~~ **A.** Major and minor variances.

~~A.~~ **1.** Applications for variances which request reductions to the requirements of the base zoning district of 35% or less for off-street loading, 20% or less for building setback or fence height, or 10% or less for off-street parking or open space area, are minor variances and may be approved administratively by the director. An increase in accessory dwelling floor area of 10% or less in cases where there is an existing accessory building proposed to be converted to an accessory dwelling is also considered to be a minor variance.

~~B.~~ **2.** All other applications for variances, including those related to sign permits, are major variances and must be approved by the planning commission, the final decision-maker. The director must be responsible for processing such applications for major variances. ~~(Ord. 1319, 2010; Ord. 1238, 2008; Ord. 801, 1997; Ord. 763, 1996; Ord. 199, 1973)~~

~~**20.606.020**~~ **B.** Application for variance.

An application for a variance may be submitted by the property owner or an agent authorized in writing to act on the owner's behalf to the community development department in accordance with chapter 20.04. (Ord. 763, 1996; Ord. 199, 1973)

~~**20.606.030**~~ **C.** Procedures for minor variance.

The director must render a decision on each minor variance application in accordance with chapter 20.06 and may impose conditions pursuant to chapter 20.14. Appeal of the decision must be to the planning commission in accordance with the procedures set forth in section 20.28.020. Notice of the filing of the application must be made in accordance with section 20.20.040. ~~(Ord. 1319, 2010; Ord. 763, 1996; Ord. 199, 1973)~~

~~**20.606.040**~~ **D.** Procedures for major variance.

~~A.~~ **1.** The director must submit his report to the planning commission containing the

county staff's findings and recommendations on each application for a major variance in the manner provided in section 20.10.

~~B.~~ **2.** The planning commission must hold a public hearing not later than 65 days after the application has been deemed complete. Published and personal notice of the public hearing must be given in the manner provided in chapter 20.20. The public hearing must be conducted in accordance with chapter 20.24.

~~C.~~ **3.** When a variance is associated with an application that requires a hearing by the board or on appeal, the application shall be processed in accordance with chapter 20.12. ~~(Ord. 1319, 2010; Ord. 763, 1996; Ord. 199, 1973)~~

~~**20.606.050**~~ **E.** Findings for variances.

~~A.~~ **1.** The director must not approve a minor variance unless undue hardship is self-evident and the following findings are met:

~~1.~~ **a.** The granting of the variance will not substantially impair the intent and purpose of this title or the goals, policies and objectives embodied in the master plan;

~~2.~~ **b.** The variance is not requested exclusively on the basis of economic hardship to the applicant; and

~~3.~~ **c.** The variance does not result in the establishment of a use (including lot size) which is not permitted within the specific zoning district.

~~B.~~ **2.** The planning commission must not approve a major variance unless it finds that:

~~1.~~ **a.** By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the applicant;

~~2.~~ **b.** The circumstances or conditions do not apply generally to other properties in the same land use district; and

~~3.~~ **c.** The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare. ~~(Ord. 1319, 2010; Ord. 763, 1996; Ord. 533, 1991; Ord. 199, 1973)~~

~~**20.606.060**~~ **F.** Decision on variance.

The planning commission must approve, conditionally approve or deny the application for major variance. The commission may impose conditions in accordance with chapter 20.14 and section 20.606.070. Appeal of the decision must be to the board of adjustment in accordance with chapter 20.12. The planning commission is the final decision maker, unless an application for a variance is associated with an application that requires a hearing by the board, or the final decision of the planning commission is appealed, then the planning commission must forward a recommendation to the board. ~~(Ord. 1319, 2010; Ord. 801, 1997; Ord. 763, 1996; Ord. 199, 1973)~~

~~**20.606.070**~~ **G.** Limitations on variance.

~~A.~~ **1.** No minor or major variance shall be granted that allows a land use prohibited in the zoning district in which it is located or that changes any boundary of the district, nor shall any variance be granted that changes the density of residential use or that changes the intensity of non-residential use. Any variance so granted is null and void, and any activities undertaken pursuant to such variance must be deemed in violation of this title.

~~B.~~ **2.** The planning commission, in approving a major variance, and the director, in approving a minor variance, must impose the following conditions:

~~1.~~ **a.** Where no other discretionary permit is required, the variance will expire and become null or void if the project does not comply with the provisions of chapter 20.30;

~~2.~~ **b.** Where approved concurrent with another discretionary permit, the variance must run with the time established for the other permit; and

~~3.~~ **c.** Conformance to plans approved as a part of the variance.

~~C.~~ **3.** No variance shall be granted which alters or modifies the procedures under Part I or Part II of this title. ~~(Ord. 1319, 2010; Ord. 801, 1997; Ord. 763, 1996; Ord. 641,~~
~~1994; Ord. 533, 1991; Ord. 392, 1981; Ord. 199, 1973; Ord. 167, 1968)~~

~~Chapter 20.608~~ 9.24

Master Plan Amendments

~~Amendment to Master Plan~~

~~**Sections:**~~

~~**20.608.010 Procedures for amending master plan text.**~~
~~**20.608.020 Procedures for amending master plan map.**~~
~~**20.608.030 Decision on master plan text or map amendment by planning commission and referral to board.**~~
~~**20.608.040 Findings for master plan amendments.**~~
~~**20.608.050 Initial decision on amendment to master plan by board.**~~

~~**20.608.010**~~ **A.** Procedures for amending master plan text.

The text of the adopted master plan, including element changes, may be amended at any time. Amendments to the master plan text may be initiated by the director, the planning commission, the board or by application of a resident, property owner or owner of a business located in the county. Proposed text amendments by property owners or business owners shall be reviewed and processed by the community development department. The planning commission shall hear the request within 120 days of the filing date, exclusive of any continuances. A public hearing will be scheduled before the board within 60 days of the planning commission action. Reapplication of a master plan text amendment following denial by the board must comply with Section 20.28. ~~(Ord. 1490, 2017; Ord. 1294, 2009; Ord. 1001, 2002; Ord. 838, 1998; Ord. 763, 1996; Ord. 395, 1982; Ord. 314, 1979)~~

~~**20.608.020**~~ **B.** Procedures for amending master plan map.

The director, planning commission, the board, or a property owner, resident or the owner of a business located in Douglas County may initiate a request for amendment of the master plan map. The community development department shall be responsible for reviewing and processing of master plan map amendments. Applications for master plan map amendments may be submitted to the department up to twice each calendar year in December and June for consideration as part of the bi-annual master plan amendment review cycles. Specific submittal dates will be determined by the director. The planning commission shall hear the request within 120 days of the filing date, exclusive of any continuances. A public hearing will be scheduled before the board within 60 days of the planning commission action. Only the board may initiate an amendment of the master plan for a parcel within 12 months after an amendment on that parcel has been denied. ~~(Ord. 1490, 2017; Ord. 1294, 2009; Ord, 1001, 2002; Ord. 838, 1998; Ord.763, 1996; Ord. 395, 1982; Ord. 314, 1979)~~

~~**20.608.030**~~ **C.** Decision on master plan text or map amendment by planning commission and referral to board.

~~A.~~ **1.** Prior to adoption of any master plan amendment, the planning commission shall hold a public hearing in accordance with the procedures in chapter 20.20, after receiving the report of the director. The department shall cause notice of the hearing to be published in the manner provided in chapter 20.20. For amendments to the master plan map or text amendments seeking a change to minimum parcel size policy provisions, personal notice also shall be given in the manner provided in section 20.20.030. A master plan application may be continued by the commission pursuant to 20.24.050. The commission may approve a master plan amendment only upon the affirmative vote of a two-thirds majority of the total membership of the commission. Following a two-thirds vote in favor of an amendment, the commission shall adopt the amendment by resolution expressly referencing the decision and signed by the chairman and secretary of the commission. Following denial of an amendment, the commission shall forward to the board a report expressly referencing the decision and the findings of the commission.

~~B.~~ **2.** An attested copy of the amendment shall be filed with the county clerk within 30 working days of its adoption. ~~(Ord. 1001, 2002; Ord. 838, 1998; Ord. 801, 1997; Ord. 763, 1996; Ord. 395, 1982; Ord. 314, 1979)~~

~~**20.608.040**~~ **D.** Findings for master plan amendments.

The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

~~A.~~ **1.** The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

~~B.~~ **2.** The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

~~C.~~ **3.** The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in chapter 20.100 of this title;

~~D.~~ **4.** The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns. ~~(Ord. 1001, 2002; Ord. 763, 1996)~~

~~**20.608.050**~~ **E.** Initial decision on amendment to master plan by board.

~~A.~~ **1.** Following receipt of a certified copy of the resolution approving a master plan amendment or the report referencing the decision and findings of the planning

commission, the board shall schedule a public hearing to decide whether to adopt the amendment. The public hearing shall be conducted in accordance with chapter 20.24. The community development department shall cause notice of the hearing to be published in the manner provided in chapter 20.20. For amendments to the master plan map or text amendments seeking a change to minimum parcel size policy provisions, personal notice also shall be given in the manner provided in section 20.20.030. A master plan application may be continued by the board pursuant to section 20.24.050.

~~B.~~ **2.** At the hearing the board shall take action to approve, approve as modified, or deny the proposed amendment.

~~C.~~ **3.** If the board's approval proposes to change the amendment, as adopted by the planning commission, it shall refer the proposed changes to the commission for its report and recommendation. The commission shall review the proposed changes at a regularly scheduled meeting and file an attested copy of its report and recommendation with the county clerk within 40 days after referral from the board. Failure to so file the report and recommendation within the period shall be deemed to be approval of the proposed changes to the amendment.

~~D.~~ **4.** The text of the master plan shall be amended to reflect the board's decision and, where applicable, the decision of the board shall be reflected on the master plan map. ~~(Ord. 1001, 2002; Ord. 931, 2000; Ord. 763, 1996; Ord. 395, 1982; Ord. 314, 1979)~~

~~Chapter 20.610~~ 9.25

Zoning Map and Text

Amendment

~~Administration~~

~~**Sections:**~~

~~**20.610.010 Procedures for amending zoning regulations.**~~
~~**20.610.020 Procedures for zoning text or map.**~~
~~**20.610.030 Decision of the planning commission.**~~
~~**20.610.040 Decision of the board on zoning amendments.**~~
~~**20.610.050 Findings for zoning map amendments.**~~
~~**20.610.060 Determination on unlisted uses.**~~
~~**20.610.070 Application procedure.**~~
~~**20.610.080 Investigation and report.**~~
~~**20.610.090 Findings for unlisted use determinations.**~~

~~**20.610.010**~~ **A.** Procedures for amending zoning regulations.

Amendments to the text of the zoning regulations must be in the form of an ordinance and may be initiated by the community development department, the planning commission, the board or by request of a property owner, resident or owner of a business located in the county. Requests by the public must be submitted to the community development department. ~~(Ord. 971, 2001; Ord. 763, 1996; Ord. 609, 1993; Ord. 274, 1977; Ord. 167, 1968)~~

~~**20.610.020**~~ **B.** Procedures for zoning text or map.

~~A.~~ **1.** For amendments to the text of the zoning regulations or zoning maps, the amendment must be referred to the planning commission by the community development department for a public hearing. The department must notice the hearing as provided in chapter 20.20. ~~(Ord. 971, 2001; Ord. 763, 1996; Ord. 609, 1993; Ord. 274, 1977; Ord. 167, 1968)~~

~~**20.610.030**~~ **C.** Decision of the planning commission.

The planning commission must consider the amendment at a public hearing and within 30 days following the public hearing, the planning commission must file its report or minutes reflecting its recommendation of approval, approval with modification or disapproval of the proposed zoning amendment with the county clerk for the board's consideration. ~~(Ord. 1490, 2017; Ord. 971, 2001; Ord. 763, 1996; Ord. 609, 1993; Ord. 274, 1977; Ord. 167, 1968)~~

~~**20.610.040**~~ **D.** Decision of the board on zoning amendments.

Within 60 days following the filing of the planning commission's report with the county clerk, the board must consider the ordinance containing the proposed zoning

text amendment or the map amendment at a public hearing, noticed and conducted in accordance with the provisions of NRS and chapters 20.20 and 20.24. The zone text

amendment must be adopted by ordinance and the map amendments must be adopted in accordance with all procedures established in this code. Following approval of the ordinance or map amendment, the Douglas County Code's zoning text or County's zoning map shall be changed to reflect the amendment. ~~(Ord. 1490, 2017; Ord. 971, 2001; Ord. 763, 1996)~~

~~20.610.050~~ E. Findings for zoning map amendments.

When approving a zoning text or map amendment the planning commission and the board must make the following findings:

~~A.~~ **1.** That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

~~B.~~ **2.** That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

~~C.~~ **3.** That the proposed amendment is compatible with the actual and master planned use of the adjacent properties; and

~~D.~~ **4.** If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights. ~~(Ord. 1548, 2019; Ord. 971, 2001; Ord. 763, 1996; Ord. 609, 1993; Ord. 274, 1977; Ord. 241, 1976; Ord. 167, 1968)~~

~~20.610.060~~ F. Determination on unlisted uses.

The director, upon a written request, or the planning commission upon referral by the director, may determine whether a use not specifically listed as a use that is principally permitted or specially permitted in a particular zoning district of the county based on similarity of the use to uses already listed in accordance with the following:

~~A.~~ **1.** Where the term "similar uses permitted by director determination" is mentioned within any zone district, it shall be deemed to mean other uses which, in the judgment of the director as evidenced by a written decision, are similar to and not more objectionable to the general welfare than those uses specifically listed in the same district.

~~B.~~ **2.** The director may refer a determination on an unlisted use to the planning commission.

~~C.~~ **3.** The director or the planning commission shall not determine that a use is permitted in a zone when the use is specifically first listed as permissible in a zone district allowing more intensive uses.

~~D.~~ **4.** The procedures of this chapter shall not be substituted for the amendment procedure as a means of adding new uses to the list of permitted or specially permitted uses.

~~E.~~ **5.** The planning commission may, on its own motion or at the request of any affected party, reconsider and change a written decision regarding uses previously determined by the planning commission or by the director.

~~F.~~ **6.** The director's determination regarding conformance of a use to a zone district may be appealed to the planning commission pursuant to section 20.28.020. The planning commission's determination regarding conformance of a use to a zone district may be appealed to the board, pursuant to section 20.28.020. ~~(Ord. 763, 1996; Ord. 599, 1993; Ord. 497, 1989)~~

~~**20.610.070**~~ **G.** Application procedure.

Application for a determination on an unlisted use shall be made in writing to the director, and shall include a detailed description of the proposed use and any other information as may be required to facilitate review of the request, along with the required fee as established by resolution. ~~(Ord. 763, 1996)~~

~~**20.610.080**~~ **H.** Investigation and report.

The director shall prepare a report which will address the following, and shall submit copies to the applicant and to the planning commission:

~~A.~~ **1.** Comparison of the proposed use to the type and intensity of other uses principally permitted or conditionally permitted in the same zone district;

~~B.~~ **2.** Evaluation of the purpose and intent of that zone district;

~~C.~~ **3.** Review of the master plan to compare the proposed use characteristics with the applicable goals and objectives. ~~(Ord. 763, 1996)~~

~~**20.610.090**~~ **I.** Findings for unlisted use determinations.

The director, or the planning commission upon referral by the director, shall base the decision upon the following findings:

~~A.~~ **1.** The use in question is of a similar type and intensity to other principally permitted or conditionally permitted uses in the same zone district.

~~B.~~ **2.** The use in question meets the purpose and intent of the district in which it is proposed.

~~C.~~ **3.** The use in question meets and conforms to the applicable policies and maps of the master plan. ~~(Ord. 1548, 2019; Ord. 1008, 2002; Ord. 763, 1996; Ord. 674, 1994;~~
~~Ord. 641, 1994; Ord. 628, 1994; Ord. 599, 1993; Ord. 497, 1989)~~

~~Chapter 20.612~~ 9.26

Specific Plan

~~**Sections:**~~

~~**20.612.010 Applicability.**~~
~~**20.612.020 Application for specific plan.**~~
~~**20.612.030 Procedures for specific plan.**~~
~~**20.612.040 Density.**~~
~~**20.612.050 Findings for approval of specific plan.**~~
~~**20.612.060 Amendments to adopted specific plan.**~~

~~**20.612.010**~~ **A.** Applicability.

A specific plan is required for any development in excess of 160 acres in areas shown on the master plan land use map as "receiving area" (RA). A specific plan may be used in conjunction with either subdivision maps or a planned development, and may be used for projects of 40 acres or greater. If a request to establish a specific plan is initiated by a property owner or his authorized agent, the specific plan shall be submitted with the appropriate application materials and fees. Specific plans in receiving areas must use transfer development rights in connection with any change in intensity or density of use, including any change to a residential, commercial or industrial zoning district or combination thereof. ~~(Ord. 1008, 2002; Ord. 801, 1997; Ord.763, 1996)~~

~~**20.612.020**~~ **B.** Application for specific plan.

An application for a specific plan shall be submitted to the community development department. The application shall be processed by the department as provided in chapter 20.04. If the property is not within a single ownership and all owners agree to the proposed development, then all owners shall join the application, and a map showing the extent of ownership shall be submitted with the application. If an applicant is proposing a specific plan along with a master plan land use or text change, the specific plan application must be submitted at the same time as the master plan amendment application. The application for a specific plan shall include, but not be limited to a plan depicting a land use and circulation system concept for the property that is consistent with the goals and policies embodied in the master plan, conceptual infrastructure plans, open space plans and other facilities necessary to serve the site given existing and planned public facilities and services. The following documents shall be included in the application, provided that the director may waive submission of documents that are not pertinent to the proposed development:

~~A.~~ **1.** A map showing proposed specific plan area boundaries and the relationship of the area to abutting uses and structures;

~~B.~~ **2.** A map of the specific plan area showing sufficient topographical data to indicate clearly the character of the terrain, the location of ridgelines and drainage

patterns and active or potentially active faults;

~~C.~~ **3.** A plan indicating the existing and proposed uses, approximate gross floor area, lot coverage, height, parking and density;

~~D.~~ **4.** A circulation plan, showing proposed streets and the relationship to the local and regional circulation system, and a traffic impact analysis;

~~E.~~ **5.** A preliminary development schedule indicating phases or tentative subdivision boundaries, the sequence and timing of development and the timetable for provision of adequate public facilities and services;

~~F.~~ **6.** A plan for extension of public facilities and services and for flood control and drainage, including proposed financing arrangements for public improvements;

~~G.~~ **7.** Any additional requirements as are needed to meet approval standards; and

~~H.~~ **8.** Terms for abandonment or termination of the project.

~~I.~~ **9.** A plan demonstrating the applicant's ability to comply with the provisions of Chapter 20.560, Building Permit Allocation and Growth Management. ~~(Ord. 1289, 2009; Ord. 763, 1996)~~

~~**20.612.030**~~ **C.** Procedures for specific plan.

The board, upon recommendation of the planning commission, shall be the final hearing body for specific plans. The planning commission shall prepare its recommendation following a public hearing pursuant to section 20.24.010. Published and personal notice pursuant to chapter 20.20 shall be required. Following receipt of the commission's recommendation, the board shall render its decision in accordance with section 20.12.010. ~~(Ord. 763, 1996)~~

~~**20.612.040**~~ **D.** Density.

~~A.~~ **1.** A specific plan situated within a master planned receiving area may increase the allowed residential densities by acquiring transfer development rights, as provided by chapter 20.500. Establishing industrial or commercial zoning districts or uses within the receiving area requires transfer of development rights in the amount of 10 units per acre. If a specific plan is approved subject to transferred development rights, the transfers must be perfected and recorded prior to recordation of the final plan for the phase or phases in which they are to be used.

~~B.~~ **2.** A specific plan situated within a receiving area may apply to the planning commission and board, and the planning commission may recommend, and the board approve, a waiver of the requirement of transferred development rights. The number of transferred development rights waived may not exceed the number or percentage of affordable housing units provided within the project, as defined, and for the duration provided by subsection 20.440.020.G. The approval of a waiver, and provision of the affordable housing units, must be in the manner otherwise provided for density bonus and affordable housing agreements in chapter 20.440.

~~C.~~ **3.** An applicant proposing a specific plan may apply to the planning commission and board, and the planning commission may recommend, and the board approve, a

density bonus or affordable housing agreement, in accordance with the provisions of chapter 20.440. ~~(Ord. 1008, 2002; Ord. 801, 1997)~~

~~20.612.050~~ E. Findings for approval of specific plan.

In order for the planning commission to recommend approval and the board to approve the proposed specific plan, the following findings shall be made:

~~A.~~ **1.** That the proposed location of the development and the proposed conditions under which it will be operated or maintained is consistent with the goals and policies embodied in the master plan;

~~B.~~ **2.** That the proposed development is in accordance with the purposes and objectives of this title and, in particular, will further the purposes stated for each zoning district;

~~C.~~ **3.** That the proposed development conforms to the adequate public facilities policies of this title;

~~D.~~ **4.** That the development will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to such a development; and will not be detrimental to the properties or improvements in the vicinity or to the general welfare of the county; and

~~E.~~ **5.** That the applicant has demonstrated the ability to provide transfer development rights (TDR's) to meet project phasing. ~~(Ord. 763, 1996)~~

~~20.612.060~~ F. Amendments to adopted specific plan.

Requests for amendments to an adopted specific plan shall be processed in the same manner as an application for original approval of the specific plan. ~~(Ord. 763, 1996)~~

~~Chapter 20.614~~ 9.37

Design Review

~~**Sections:**~~

~~**20.614.010 Applicability.**~~
~~**20.614.020 Application for design review.**~~
~~**20.614.030 Procedures for design review.**~~
~~**20.614.040 Findings.**~~
~~**20.614.050 Decision on design review and appeal.**~~

~~**20.614.010**~~ **A.** Applicability.

~~A.~~ **1.** Development subject to design review shall include all new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involves structures used for multi-family residential, commercial, industrial or public purpose and are identified as permitted subject to design review in the specific zoning districts. No building permit shall be issued for a development subject to design review until a design review has been approved in accordance with this chapter and conditions of approval have been met.

~~B.~~ **2.** The following uses are exempt from the design review requirements:

~~1.~~ **a.** Interior remodels which do not result in substantial changes in the character of the occupancy or use, or cause greater impact on traffic, water or sewer usage, as determined by the director;

~~2.~~ **b.** Repair and maintenance of structures or parking areas constrained by the existing structure and not altering existing drainage patterns or easements;

~~3.~~ **c.** Replacement or repair of a structure partially destroyed by fire, flood or other natural occurrence, when the repair of such structure is determined by the director to be consistent with the design, use and intensity of the original structure and consistent with the zoning and master plan designations;

~~4.~~ **d.** Reductions of floor area or building area within a previously approved design review where it is determined that the modification would not result in a significant change in site design, building design, or functionality of the site;

~~5.~~ **e.** Single-family residential development.

~~C.~~ **3.** The following projects are subject to minor design review:

~~1.~~ **a.** Accessory dwelling units;

~~2.~~ **b.** Expansions of multi-family residential, institutional, commercial or industrial buildings of less than 25% in total floor area, where the proposed expansion will not cause increased impacts on existing infrastructure and public services, as determined by the director;

~~3.~~ **c.** Changes in use requiring additional parking, where the proposed use will not cause increased impacts on existing infrastructure and public services, as determined by the director, and the use is proposed in existing structures;

~~4.~~ **d.** Exterior remodeling;

~~5.~~ **e.** Residential multi-family projects consisting of two dwelling units.

~~6.~~ **f.** Telecommunications sites as defined in section 20.660.130.H.

~~7.~~ **g.** Non-commercial telecommunications site, multiple structures, or those not meeting setback or height requirements, including station antenna structures, as defined in Section 20.660.150(I), with notice to adjoining landowners, pursuant to Section 20.20.040.

~~8.~~ **h.** Metal Storage containers, sea cargo, cargo, or similar containers.

~~9.~~ **i.** All wind energy conversion systems located in residential zoning districts with a total system height greater than 35 feet. Noticing of abutting parcels is required.

~~10.~~ **j.** All wind energy conversion systems located in non-residential zoning districts. ~~(Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1215, 2007; Ord. 1036, 2003; Ord. 1007, 2002; Ord. 871, 1997; Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 501, 1989; Ord. 400. 1982; Ord. 205, 1973; Ord. 196, 1972; Ord. 167, 1968)~~

~~**20.614.020**~~ **B.** Application for design review.

~~A.~~ **1.** An application for design review may be submitted by the property owner or by
an agent on the owner's behalf.

~~B.~~ **2.** The application shall be submitted in accordance with chapter 20.04 to the community development department. The application shall be processed as provided in chapter 20.04.

~~C.~~ **3.** If the design review is submitted concurrent with a request for a division of land, an application for a land division permit shall be submitted in conjunction with the application for design review. Approval of the design review shall not become effective until final approval of the land division permit; provided that if the land division is proposed in phases, the approval of the design review shall take effect upon final approval of the phase of the land division containing the property on which the design review is to be located. ~~(Ord. 763, 1996)~~

~~**20.614.030**~~ **C.** Procedures for design review.

The director shall be the final decision-maker for design review applications. Design review applications are subject to administrative review and do not require a public hearing. Notice of the filing of the project shall be in accordance with section 20.20.040. ~~(Ord. 763, 1996; Ord. 501, 1989; Ord. 400, 1982; Ord. 167, 1968)~~

~~**20.614.040**~~ **D.** Findings.

When considering applications for design review, the director shall evaluate the impact of the design review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the following findings:

~~A.~~ **1.** The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

~~B.~~ **2.** The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or

modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;

~~C.~~ **3.** The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

~~D.~~ **4.** The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

~~E.~~ **5.** The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;

~~F.~~ **6.** The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;

~~G.~~ **7.** The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100; and

~~H.~~ **8.** The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity. ~~(Ord. 763, 1996)~~

~~20.614.050~~ E. Decision on design review and appeal.

~~A.~~ **1.** The director shall approve, deny or conditionally approve the design review within 30 working days of the project being deemed complete in accordance with chapter 20.04. Appeal of the director's decision shall be to the planning commission.

~~B.~~ **2.** The director in his sole discretion may refer the design review for review and decision by the planning commission in lieu of rendering a decision on the application. In such event, the planning commission shall consider the design review at a public hearing and render its decision in accordance with section 20.28.020. Appeal shall be to the board in accordance with section 20.28.020. The planning commission and the board shall apply the standards set forth in this chapter in acting on the design review.

~~C.~~ **3.** The director shall approve, deny or conditionally approve a minor design review within fifteen working days of the project being submitted to the community development department. ~~(Ord. 1210, 2007; Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 501, 1989; Ord. 167, 1968)~~

~~Chapter 20.618~~

9.40 Sign Permit

~~**Sections:**~~

~~**20.618.010 Purpose.**~~
~~**20.618.020 Permit required.**~~
~~**20.618.030 Application for sign permit.**~~
~~**20.618.040 Procedures for sign permit.**~~
~~**20.618.050 Inspection.**~~

~~**20.618.010**~~ **A.** Purpose.

The board finds and declares that the establishment of regulations and minimum standards for the erection and maintenance of outdoor signs and billboards within the county are necessary for the purpose of promoting the public health, safety, and general welfare, and the establishment of such regulations and minimum standards are in accordance with the provisions of and purposes of the NRS.

The board further finds that the sign provisions provide minimum standards to safeguard life, health, property and public welfare in keeping with the unique character of the county by regulating and controlling the size, height, design, quality of materials, construction, location, electrification, and maintenance of all signs and signs structures not located within a building, and including temporary signs attached to or affixed upon windows, and to accomplish the following results:

~~A.~~ **1.** To protect and enhance the character of residential neighborhoods, open views and vistas, and property values by prohibiting obtrusive and incompatible signs;

~~B.~~ **2.** To promote and maintain healthy commercial centers and property values for effective communication of the nature of goods and services and avoidance of wasteful, ugly and unsightly competition in signs;

~~C.~~ **3.** To provide a reasonable and comprehensive system of control of signs, integrated within a part of the general planning program and zoning ordinance, and not as a distinct police power that is exercised separate and apart from the zoning power;

~~D.~~ **4.** To encourage signs which are well-designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship and spacing and location;

~~E.~~ **5.** To encourage a desirable area character with a minimum of overhead clutter;

~~F.~~ **6.** To attract and direct persons to various activities and enterprises in order to provide for the maximum public convenience; and

~~G.~~ **7.** To enhance the economic value of the community and each area in it through the regulation of size, location, design and illumination of signs. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.618.020~~ B. Permit required.

It is unlawful for any person to erect, enlarge, alter, or relocate, within Douglas County, any sign or other advertising structure as defined in appendix A of this title without first obtaining a sign permit and building permit except as otherwise provided in chapter 20.696. Sign permits are valid for 180 days after issuance. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.618.030~~ C. Application for sign permit.

An application must be submitted by the property owner or by an agent on the owner's behalf on the form provided by the county with the fee established by resolution. (Ord. 763, 1996; Ord. 386, 1981)

~~20.618.040~~ D. Procedures for sign permit.

~~A.~~ **1.** The director shall check the application, plans and specifications for sign permits. No permit shall be issued unless the plans and specifications have been reviewed and approved by all applicable departments and divisions. If the department is satisfied that the work described in an application for permit and the plans and specifications filed therewith conform to the requirements of chapter 20.696 and all other laws and ordinances, and that the appropriate fees have been paid, a sign permit shall issued and forwarded to the building division for building permit issuance.

~~B.~~ **2.** If the community development department determines from the application or from the inspection of the premises that signs or other advertising structures exist on the premises, no permit shall be issued for any new sign or advertising structure which would increase the gross size or dimensional area of all signs or advertising structures beyond the allowable limits.

~~C.~~ **3.** If the community development department determines from the application and accompanying plans or drawings that a proposed sign or advertising structure is, by reason of unusual or unique shape, color combination or context, likely to be out of harmony with the prevailing style or pattern of signs or advertising structures in the area of the county in which it is proposed to be located, the director shall forthwith submit the application and accompanying data as herein required to the planning commission, and the commission shall consider and review the same within 30 working days from the date of filing. If the commission finds and determines that the proposed sign or advertising structure is offensive or undesirable from the standpoint of color harmonics, size or if by reason of its shape, context or unique graphic portrayal of an object or objects it will create disharmony, it may reject or disapprove the application. In the alternative, it may recommend any changes, alterations or modifications of the proposed sign or advertising structures as will cause it to harmonize with the prevailing architectural or existing sign or sign pattern or patterns. In the event the application is rejected or disapproved, or in the event the applicant refuses or declines to comply with any recommendations of the planning commission for change, alteration or modification, the applicant may appeal as provided in this title. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~**20.618.050**~~ **E.** Inspection.

Every sign erected in the county shall be subject to inspection by the community development department to ensure compliance with all provisions of this section and title, as amended. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 386, 1981)~~

~~Chapter 20.620~~ 9.41

Temporary Use Permit

~~**Sections:**~~

~~**20.620.010 Purpose.**~~
~~**20.620.020 General provisions.**~~
~~**20.620.030 Permits required.**~~
~~**20.620.040 Temporary banner permits.**~~
~~**20.620.043 Temporary A-frame sign permits.**~~
~~**20.620.045 Temporary balloon and inflatable device permits.**~~
~~**20.620.050 Temporary use permit.**~~
~~**20.620.060 Application procedure.**~~
~~**20.620.070 Review criteria.**~~

~~**20.620.010**~~ **A.** Purpose.

The purpose of this chapter is to regulate land use activities of a temporary nature so as to protect the public health, safety, and welfare. The intent of these regulations is to ensure that temporary uses will be compatible with surrounding land uses, to protect the rights of adjacent residents and landowners, and to minimize any adverse effects on surrounding properties and the environment. ~~(Ord. 763, 1996)~~

~~**20.620.020**~~ **B.** General provisions.

~~A.~~ **1.** Temporary uses shall be permitted only as specified in those zone districts where temporary uses are specifically permitted.

~~B.~~ **2.** A temporary use or structure which does not have a valid temporary use permit is declared to be a public nuisance, subject to the enforcement provisions of this code and other applicable laws.

~~C.~~ **3.** A change in ownership or operator of a use or structure subject to a temporary use permit, as specified in this chapter, or an approved change or modification to the structure or use allowed on a parcel subject to a permit, shall not affect the time periods established by this chapter to allow the temporary uses or structures.

~~D.~~ **4.** When the last period of time allowed by this chapter has lapsed, the temporary use permit and any extension is void.

~~E.~~ **5.** Noncompliance with the conditions of approval for the use permit shall be grounds for the reviewing authority to cancel and void any permit for a temporary use. The reviewing authority shall give notice of the action, along with the reasons for the action, to the permittee. The permittee may appeal the decision by filing an appeal as allowed and specified in chapter 20.28.

~~F.~~ **6.** Except as otherwise provided in this chapter, the director is authorized to approve, conditionally approve or deny a permit for a temporary use. The director may establish conditions and limitations, including but not limited to hours of operation, provision of parking areas, signing and lighting, traffic circulation and access, temporary

or permanent site improvements, and other measures necessary to minimize potential effects on properties adjacent to and in the vicinity of the proposed temporary use.

~~G.~~ **7.** Except for temporary signage permits, the community development department may require a cash deposit or other security to defray the costs of cleanup of a site in the event the applicant fails to leave the property in a presentable and satisfactory condition, or to guarantee removal or re-conversion of any temporary use to a permanent use allowed in the subject zone district. ~~(Ord. 763, 1996)~~

~~20.620.030~~ C. Permits required.

Applications for temporary uses and temporary sign permits must be filed with the community development department, planning division, along with the required fee, and shall be subject to the specified requirements and criteria and to any other additional conditions reasonably required by the county. ~~(Ord. 763, 1996)~~

~~20.620.040~~ D. Temporary banner permits.

~~A.~~ **1.** A temporary banner permit is required for any business or civic organization which proposes to use a temporary banner for advertising purposes, except as provided in an approved outdoor festival and entertainment permit. A temporary banner permit may be obtained and used with a temporary inflatable device permit. Prior to the issuance of a permit, an applicant must provide evidence and certify that they will comply with the following:

~~1.~~ **a.** Prior to installation of a temporary banner, a temporary banner permit must be obtained by the business, unit of operation or civic organization. The permit may be issued for a single event or for an entire calendar year or portion thereof;

~~2.~~ **b.** A temporary banner may be maintained for a period not to exceed ten consecutive days within any calendar month (maximum 120 days per calendar year);

~~3.~~ **c.** No more than one banner may be used per unit of operation, except when the unit of operation occupies more than one story, a second banner may be allowed.

~~4.~~ **d.** A banner must be securely affixed to a permanent structure or an alternative means as approved by the director;

~~5.~~ **e.** Maximum size of a banner is 32 square feet, except for signs permitted to span U.S. Highway 395 or U.S. Highway 50. ~~(Ord. 1321, 2010; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.620.043~~ E. Temporary A-frame sign permits.

~~A.~~ **1.** A temporary sign permit is required for any business or civic organization which proposes to use a temporary A-frame sign for advertising purposes, except as provided in an approved outdoor festival and entertainment permit. Prior to the issuance of a permit, an applicant must provide evidence and certify that they will comply with the following:

~~1.~~ **a.** Prior to installation of a temporary A-frame sign, a temporary sign permit must be obtained by the business, unit of operation or civic organization. The permit may be issued for the business, tenant, or civic organization and is nontransferable to any new tenant, business, or civic organization.

~~2.~~ **b.** No more than one A-frame sign may be used per unit of operation.

~~3.~~ **c.** A temporary A-frame sign may only be displayed during business hours or during the civic event.

~~4.~~ **d.** The A-frame sign may be placed in the following locations: (a) in front of the unit of operation, adjacent to the storefront entrance door, (b) on the parcel where the business or civic event is located and placed along the street frontage, or (c) if the business is located within a commercial or industrial complex, the sign may be placed on any parcel within the complex fronting a public street with written permission from the property owner. The sign must be securely affixed to the ground (bolted or weighted), and must not block a public sidewalk or be placed in the public right-of-way, and must not block site visibility along the street or pose a traffic hazard.

~~5.~~ **e.** The maximum size of an A-frame sign structure is limited to 7.85 square feet in area, including sign support, with a maximum height of 3.75 feet or 45 inches, and a maximum width of 2.08 feet or 25 inches.

~~6.~~ **f.** The sign area must be designed as follows:

~~a.~~ 1. A maximum of six square feet of sign area, which may include a logo.

~~b.~~ 2. Sign area must be of uniform type and color.

~~c.~~ 3. Sign display must be permanently affixed to the sign. Magnetic or decal lettering is acceptable.

~~d.~~ 4. Erasable sign display is allowed.

~~7.~~ **g.** The sign structure must be square or rectangle in shape with an overall design that is compatible with the business it serves, or compliments the streetscape.

~~8.~~ **h.** The A-frame sign must be made of durable, low-maintenance material, which will withstand extreme weather conditions. ~~(Ord. 1283, 2009; Ord. 1176, 2006; Ord. 1137, 2005)~~

~~20.620.045~~ F. Temporary balloon and inflatable device permits.

~~A.~~ **1.** A temporary inflatable device permit is required for any business or civic organization which proposes to utilize balloons or inflatable devices for advertising purposes, except as provided in an approved outdoor festival and entertainment permit. A temporary inflatable device permit may be obtained and used with a temporary banner permit. Before the issuance of a permit, an applicant must provide evidence and certify that they will comply with the following:

~~1.~~ **a.** Before installation of balloons or an inflatable device, a temporary inflatable device permit must be obtained by the business, unit of operation or civic organization. The permit may be issued for a single event or for an entire calendar year or portion thereof;

~~2.~~ **b.** Temporary balloons or an inflatable device may be maintained for a period not to exceed five consecutive days within any calendar month (maximum 60 days per calendar year); and

~~3.~~ **c.** Balloons or inflatable devices must be securely affixed to the ground and may not exceed the height of the main on-site structure or 20 feet, whichever is greater. ~~(Ord. 801, 1997)~~

~~**20.620.050**~~ **G.** Temporary use permit.

A temporary use permit shall be required for the following temporary uses:

~~A.~~ **1.** "Parking lot and sidewalk sales" located within a commercially designated property, subject to the development standards and sign standards contained within this development code and including the following requirements:

~~1.~~ **a.** The sales shall be limited to not more than 12 days, including setup and tear-down, of operation in any 60 day period;

~~2.~~ **b.** One banner per street frontage may be utilized, provided the size of each banner does not exceed 32 square feet, except for signs permitted to span U.S. Highway 395 or U.S. Highway 50, and provided that the banner is securely affixed to a permanent structure or an alternative means as approved by the director and is displayed for no more than 10 days;

~~3.~~ **c.** One inflatable device, in addition to balloons, is permitted per event provided that the inflatable device and balloons are securely affixed to the ground and may not exceed the height of the main on-site structure or 20 feet, whichever is greater, and limited to a period of five consecutive days; and

~~4.~~ **d.** Pennants and pinwheels may be utilized provided that their height does not exceed the height of the main on-site structure or 20 feet, whichever is greater.

~~B.~~ **2.** "Grand openings and anniversary events" for businesses located within a non-residentially zoned property, subject to the development standards and sign standards contained within this development code and including the following requirements:

~~1.~~ **a.** The events shall be limited to a maximum of seven days, including setup and tear-down, and be held no more than once annually.

~~2.~~ **b.** One banner per business that is included in the grand opening or anniversary event may be utilized, provided the size of each banner does not exceed 32 square feet, except for signs permitted to span U.S. Highway 395 or U.S. Highway 50, and provided that each banner is securely affixed to a permanent structure or an alternative means as approved by the director;

~~3.~~ **c.** One inflatable device, in addition to balloons, is permitted per event provided that the inflatable device and balloons are securely affixed to the ground and may not exceed the height of the main on-site structure or 20 feet, whichever is greater, and limited to a period of five consecutive days;

~~4.~~ **d.** Pennants and pinwheels may be utilized provided that their height does not exceed the height of the main on-site structure or 20 feet, whichever is greater.

~~C.~~ **3.** "Outdoor art and craft shows and exhibits", within an existing commercial center, subject to the following requirements:

~~1.~~ **a.** The event shall be limited to a maximum of 12 days, including setup and tear-down, of operation or exhibition in any 60 day period.

~~2.~~ **b.** One banner per street frontage may be utilized, provided the size of each banner does not exceed 32 square feet, except for signs permitted to span U.S. Highway 395 or U.S. Highway 50, and provided that each banner is securely affixed to a permanent structure or an alternative means as approved by the director;

~~3.~~ **c.** One inflatable device, in addition to balloons, is permitted per event provided that the inflatable device and balloons are securely affixed to the ground and may not

exceed the height of
the main on-site structure or 20 feet, whichever is greater, and limited to a period of five consecutive days;

~~4.~~ **d.** Pennants and pinwheels may be utilized provided that their height does not exceed the height of the main on-site structure or 20 feet, whichever is greater.

~~D.~~ **4.** "Temporary office modules for construction sites". The use of temporary structures, such as trailers or pre-fabricated structures for use as interim construction and businesses offices on active construction and lumbering sites may be permitted in any zone which allows the permanent use, subject to the following requirements:

~~1.~~ **a.** The director may approve a temporary office module for the duration of the construction project, or for a specified period of time;

~~2.~~ **b.** Installation of structures may occur only after a valid building permit (where required) has been issued by the county;

~~3.~~ **c.** The temporary office module installation must meet all applicable requirements of the county;

~~4.~~ **d.** Any permit issued pursuant to this chapter in conjunction with a construction project shall become invalid upon cancellation, expiration or issuance of the final certificate of occupancy use has been approved;

~~5.~~ **e.** The permitted office module shall be removed from the site within 30 days following the issuance of the final certificate of occupancy, completion of project or upon occupancy of the permanent sales office where the structure is used as a temporary sales office;

~~6.~~ **f.** No recreational vehicles shall be used for this purpose.

~~E.~~ **5.** "Temporary office modules, other than construction sites". The use of temporary structures, such as trailers or pre-fabricated structures for use as temporary headquarters for political parties or other similar uses may be permitted in any non-residential zone, subject to the following requirements:

~~1.~~ **a.** The director may approve a temporary office module for a period not to exceed 65 days. A temporary office module may be located on the site no more than 60 days prior to any countywide election, special event or holiday and is to be removed within five days of the election day, special event or holiday;

~~2.~~ **b.** Installation of a structure may occur only after a valid building permit (where required) has been issued by the county;

~~3.~~ **c.** Vehicles or modular structures permitted pursuant to this chapter shall not exceed a maximum gross square footage of six hundred fifty square feet in size (tongue not included). Where applicable, a valid Nevada vehicle license must be affixed to the vehicle;

~~4.~~ **d.** The temporary office module installation must meet all applicable requirements of this code;

~~5.~~ **e.** No recreational vehicles shall be used for this purpose.

~~F.~~ **6.** "In-tract model home sales complexes". A model home sales complex may be constructed within a recorded subdivision pursuant to the approval of a temporary use permit. One model within the tract may be used as an office solely for the sale of homes within the tract or complex. All complexes are subject to the following

conditions:

~~1.~~ **a.** The sales office shall be located within a garage or the main structure of one of the dwelling units within the complex. A modular office may be utilized on the site for up to 180 days;

~~2.~~ **b.** Model home sales complex approvals shall be valid for an initial period of three years, or as otherwise approved in the temporary use permit. Upon expiration of the temporary use permit, the sales office shall be terminated, the structure restored to a residential use and all appurtenant structures related to the model home complex removed. Extensions may be granted by the director in one year increments until all units are sold;

~~3.~~ **c.** A cash deposit, letter of credit, or other security approved by the county, if applicable, shall be submitted to the community development department, in an amount to be established by the building official, to ensure the restoration of the sales office and the removal of parking facilities and other structures associated with the complex;

~~4.~~ **d.** The sales office is to be used only for transactions involving the sale, rent, or lease of lots or structures within the subdivision in which the sales office is located, contiguous subdivisions, phases or a planned community;

~~5.~~ **e.** Street improvements and temporary parking at a rate of two spaces per model, or a minimum of four spaces, whichever is greater, shall be completed as approved by the director, prior to commencement of sales activities or the display of model homes;

~~6.~~ **f.** All fences proposed in conjunction with the model homes and sales office are to be located outside the public right-of-way, except as approved by the county engineer. An encroachment permit will be required for any fence or structure proposed to be located within a public right-of-way;

~~7.~~ **g.** Signs are permitted and regulated pursuant to the applicable chapters of this title;

~~8.~~ **h.** Adequate on-site lighting may be required to ensure a safe and secure environment, while at the same time being designed and placed to prevent stray light or glare from becoming a nuisance factor for adjacent properties. The lighting design shall be submitted for review and approval of the director prior to the issuance of building permits on the subject site;

~~9.~~ **i.** Adequate paved access from a public right-of-way shall be provided to the model home complex and sales office per Part I, Division D of this title.

~~G.~~ **7.** "Other". For those other uses identified as temporary uses, the director may approve a temporary use permit subject to the following:

~~1.~~ **a.** Installation of a structure may occur only after a valid building permit, where required, has been issued. (Ord. 801, 1997; Ord. 763, 1996; Ord. 167, 1968)

~~20.620.060~~ H. Application procedure.

Applications for any permits to establish temporary signage or uses, as described in this chapter, must be filed with the community development department in a manner prescribed by the director, along with the required fee as established by resolution of

the board. ~~(Ord. 763, 1996)~~

~~**20.620.070**~~ **I.** Review criteria.

No temporary use shall be approved unless it can be determined that:

~~A.~~ **1.** The use will be compatible with adjacent uses and will not adversely affect the surrounding area by means of noise, odor, dust or other nuisances;

~~B.~~ **2.** Any increase in traffic resulting from the use will not adversely affect the surrounding area or county at large;

~~C.~~ **3.** The proposed use conforms with all applicable policies and ordinances of the county. ~~(Ord. 763, 1996)~~

~~Chapter 20.622~~

5.05 Lake Tahoe Vacation Home Rentals

~~**Sections:**~~

~~**20.622.010 Introduction.**~~
~~**20.622.020 Definitions.**~~
~~**20.622.030 Permit Process.**~~
~~**20.622.040 Operational Requirements.**~~
~~**20.622.050 Violations and Enforcement.**~~
~~**20.622.060 VHR Advisory Board and Appeals.**~~

~~**20.622.010**~~ **A.** Introduction.

~~A.~~ **1.** Title. This chapter shall be referred to as the Lake Tahoe Vacation Home Rental ("VHR") Ordinance. All VHRs shall be limited to the Lake Tahoe Township.

~~B.~~ **2.** Purpose. The Douglas County Board of County Commissioners ("Board") finds and declares as follows:

~~1.~~ **a.** Vacation home rentals provide a community benefit by expanding the number and type of lodging facilities available and assists owners of vacation home rentals by providing a source of revenue which may be used for maintenance upgrades and deferred costs.

~~2.~~ **b.** County staff has responded to numerous complaints at VHRs involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic, congestion, illegal vehicle parking and accumulation of refuse, which require response from Sheriff, fire, paramedic and other public personnel.

~~3.~~ **c.** The transitory nature of occupants of vacation homes makes continued enforcement against the occupants difficult. The provisions of this chapter are necessary to prevent the continued burden on County services and impacts on residential neighborhoods and homeowners adjacent to a vacation rental home, who ultimately bear the burden of these vacation homes and need to file complaints against the vacation home.

~~4.~~ **d.** NRS 244.357 permits the enactment and enforcement of police power ordinances and regulations to govern only a limited area in the County where the subject matter makes it appropriate and reasonable. The ordinance or regulation must specify the limited area within the County to which the ordinance or regulation applies. The Board finds that Lake Tahoe Township is the only appropriate and logical choice for the operation of short-term vacation home rentals and they will be permitted and regulated as set forth in this chapter.

~~5.~~ **e.** The entire Tahoe Basin is under the jurisdiction of the TRPA, includes portions of two (2) states and five (5) counties. TRPA implements its control with the use of the Lake Tahoe Regional Plan, the Community Plans and Area Plan statements under the Tahoe Regional Planning Compact. TRPA has asked Douglas County to adopt

the Lake Tahoe Vacation Home Rental Ordinance and administer the provisions of this chapter.

~~6.~~ **f.** The area of Douglas County within the jurisdictional boundaries of the Tahoe Regional Planning Agency (TRPA) dominates Douglas County's lodging and recreational use. This planning area, located on the western edge of Douglas County, is rich in recreational activities and is the primary center of the casino resort industry for the County.

~~7.~~ **g.** The area of Douglas County within the boundaries of TRPA has limited opportunities for growth due, in part, to the restrictions imposed by TRPA. Lake Tahoe's scenic beauty is a significant part of its attraction and maintenance of the natural area and existing residential neighborhoods is essential to the continued economic strength of the various land uses in this area of the County. It is the intent of the Lake Tahoe Vacation Home Rental ordinance to make the transitory lodging activity permitted by this chapter resemble the existing residential uses made by resident owners and lessees, in terms of occupancy, the number of vehicles, and the nature of living in a neighborhood.

~~8.~~ **h.** Obtaining a VHR permit is not a right. Thus, Douglas County reserves the right to determine which permit locations are appropriate and when the permit may be revoked or denied.

~~9.~~ **i.** The Board of County Commissioners, at a duly noticed meeting, has the authority to impose additional standard conditions, applicable to vacation home rentals, as necessary to achieve the objectives of this chapter. ~~(Ord. 1655, 2025; Ord. 1617, 2023; Ord. 1582, 2021)~~

~~**20.622.020 Definitions.**~~

~~The words and phrases in this chapter have the following meanings:~~

~~"Bedroom" means for the purposes of this chapter a confined space having a floor area of not less than 70 square feet (no less than 7 feet in any horizontal direction) and which is heated and has glazing of 8% of the floor area and natural ventilation through windows at 4% of the room floor area and can provide emergency egress as determined by Douglas County, with a minimum ceiling height of 7 feet. A bedroom, as defined in this chapter, must be designed to be used as a sleeping room and for no other stated or significant purpose. Every bedroom must have an exterior access allowing emergency escape or rescue exit. This definition is derived from the International Residential Code Section R303, R304 and R310.~~

~~"Daytime" means between the hours of 8 a.m. and 9 p.m. for the purpose of this chapter only.~~

~~"Director" means the Director of Community Development or his designee.~~

~~"Local contact person" and/or "local contact" means an individual who has access and authority to assume control of the VHR and take remedial action regarding violations of this ordinance. A local contact must reside and work within 30 minutes of the VHR and must be available, 24 hours a day, to respond to the location of the VHR within 30 minutes of being notified of the existence of a violation of this chapter or any~~

~~other provision of this code, or any disturbance requiring immediate remedy or abatement.~~

~~"Local licensed property manager" means an individual who is engaged in the physical, administrative or financial maintenance and management of real property, or the supervision of such activities for a fee, commission or other compensation or valuable consideration, pursuant to a property management agreement. A local licensed property manager must hold a Nevada Real Estate License and Property Manager Permit issued by the State of Nevada, Department of Business and Industry, Real Estate Division. A local licensed property manager must reside and work within one hour of the VHR.~~

~~"Owner" means an individual or family, including a family trust, who holds legal or equitable title to private property. "Owner" also includes a closely held limited liability company, corporation, partnership or similar legal entity that holds legal or equitable title to private property, if the members of such entity reside together and each member of the legal entity agrees to be personally liable and responsible for the legal entity's compliance with the requirements found in Chapter 20.622.~~

~~"Nighttime" means between the hours of 9 p.m. and 8 a.m. for the purpose of this chapter only. Nighttime hours are designated as quiet hours.~~

~~"Rent" means the consideration received by an owner or other consideration valued in money for lodging subject to the tax authorized in Title 3 of the Douglas County Code.~~

~~"Studio apartment" means a single, habitable dwelling unit consisting of a single room that serves as a combined space for living, dining, and sleeping. For purposes of this chapter, a studio apartment is deemed to be a bedroom if it meets the requirements of 20.622.020(A), with the exception that it may be used for purposes other than as a sleeping room only.~~

~~"Vacation Home Rental (VHR)" means one dwelling unit rented for the purpose of overnight lodging for a period of not less than one day and not more than 28 days other than an ongoing month-to-month tenancy granted to the same renter for the same unit pursuant to NRS Chapter 118A. The term VHR excludes time shares or similar commercial activities regulated pursuant to NRS Chapter 119A.~~

~~"VHR Density" means the amount of VHR permits issued within a given residential community, divided by the total number of dwelling units located within that residential community, excluding time shares or similar commercial activities regulated pursuant to NRS Chapter 119A. (Ord. 1655, 2025; Ord. 1635, 2024; Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)~~

~~20.622.030~~ B. Permit Process.

~~A.~~ **1.** It is unlawful to rent a dwelling unit or any bedroom for 28 consecutive calendar days or less without a valid Vacation Home Rental Permit issued by Douglas County. The issuance of any permit is discretionary and not a right.

~~B.~~ **2.** In order to preserve the residential nature of communities within the Tahoe Township, the number of available VHR permits is restricted as follows:

~~1.~~ **a.** No more than 600 VHR permits may be issued within the Tahoe Township.

~~2.~~ **b.** Except as provided in subsections (3) through (5), the VHR Density within each residential community shall not exceed 15%.

~~a.~~ **1.** The boundaries of a residential community for the purposes of this section are based upon TRPA plan area statements (https://gis.trpa.org/localplans/) that were approved by the County and may be refined by the Director to include adjacent parcels which are consistent with the uses contained within an adjacent plan area, or to differentiate between distinctive neighborhoods or homeowners associations within a plan area.

~~b.~~ **2.** A map showing the boundaries of the residential communities within the Tahoe Township shall be maintained by the Director and made available to the public.

~~3.~~ **c.** Tahoe Village. Due to the high density of time shares and hotels in the Tahoe Village TRPA plan area, the VHR Density within the Tahoe Village TRPA plan area shall not exceed 40%.

~~4.~~ **d.** Areas north of Cave Rock. Due to their significant distance from the High Density Tourist (HDT) overlay zoning district in Stateline, which is the portion of the Tahoe Township that has been specifically designated and designed to accommodate high-intensity development, lodging, and recreational uses, VHR permits in residential communities north of Cave Rock State Park shall be limited as follows:

~~a.~~ **1.** No VHR permits shall be issued in the following residential communities:

i. Cave Rock Cove
ii. Logan Creek
iii. Shakespeare Point
iv. Uppaway
v. Non-affiliated Glenbrook parcels

~~b.~~ **2.** The VHR Density within the following residential communities shall not exceed 15%; and further, owners holding VHR permits within the following residential communities shall only rent their VHR to individuals who also own property within the following residential communities:

i. Glenbrook – South – Single Family
ii. Glenbrook Inn
iii. Glenbrook – Multi Family
iv. Glenbrook – North
v. Pray Meadow

~~5.~~ **e.** Lincoln Park. Due to the unique characteristics of the Lincoln Park residential community, the VHR Density within the Lincoln Park residential community shall not exceed 15%, and the following additional restrictions apply:

~~a.~~ **1.** Each VHR within the community must be separated from any other VHR within the community by at least two intervening residential lots that are not used as VHRs;

~~b.~~ **2.** VHR permits within the community must be renewed annually, but such permits may only be renewed twice, for a total maximum duration of three years;

~~c.~~ **3.** Nighttime occupancy shall be no more than six, and daytime occupancy shall be no more than double the nighttime occupancy; and

~~d.~~ **4.** The number of permitted parking spaces shall be no more than two.

~~6.~~ **f.** Implementation of restrictions.

~~a.~~ **1.** The restrictions set forth in subsections (1) through (3) will only apply to new VHR permits and not to the renewal of an existing VHR permit.

~~b.~~ **2.** The restrictions set forth in subsection (4) shall take effect on December 31, 2024.

~~c.~~ **3.** The restrictions set forth in subsection (5) shall take effect on January 15, 2025.

~~7.~~ **g.** Waitlists. Any owner who is ineligible to receive a VHR permit by virtue of the restrictions set forth in subsections (1) through (5) may submit an application to be placed on a waitlist. Owners will be given an opportunity to apply for a VHR permit as additional VHR permits become available, in the order that owners were placed on the waitlist.

~~C.~~ **3.** An application for a vacation home rental permit or to be placed on a waitlist must be accompanied by a fee established by resolution of the Board of County Commissioners.

~~D.~~ **4.** Permits and fees required by this chapter are in addition to any license, permit or fee required under any other chapter of this code or Nevada law. The issuance of any permit pursuant to this chapter does not relieve the owner of the obligation to comply with the other provisions of this code pertaining to the use and occupancy of the vacation home rental or the property on which it is located.

~~E.~~ **5.** The following are the permit requirements:

~~1.~~ **a.** A permit must be issued before the property may be advertised or rented as a vacation home rental. A separate permit is required for each vacation home rental unit and a permit may only be issued to the owners of the unit. Permits are not transferable. Permits shall be void if title to the rental unit is transferred, with the exception that an owner may transfer title to a family trust or closely held legal entity that the owner controls and that meets the requirements of section 20.622.020(F). Permits are limited to one permit per owner unless more than one VHR permit was lawfully held individually or through a legal entity such as a corporation or family trust prior to June 4, 2021. VHR permits are limited to allowable uses per the property's zoning designation and the County's building code requirements.

~~2.~~ **b.** If more than one VHR permit was held by an owner prior to June 4, 2021, those VHR permits may be renewed annually through October 1, 2024, subject to the conditions and terms of renewal in effect when the VHR permit renewal application is submitted to the County for review and approval.

~~3.~~ **c.** Each VHR must be a permanent habitable dwelling unit. A VHR may not be subdivided into smaller units. A VHR may not be rented out, advertised, or occupied in portions. All occupants must share common living, eating, and cooking spaces.

~~4.~~ **d.** The Director is authorized to specify the form and process for obtaining and issuing the VHR permit.

~~5.~~ **e.** At a minimum, all permit applications must contain the following information:

~~a.~~ **1.** The address and assessor's parcel number for the proposed vacation home rental.

~~b.~~ **2.** The name, address, and telephone number of the owner of the vacation home rental.

~~c.~~ **3.** The name, address, and telephone number of the local licensed property manager and local contact person.

~~d.~~ **4.** Acknowledgement that all designated bedrooms meet the definition specified in Section 20.622.020(A), or that the unit constitutes a studio apartment as defined in Section 20.622.020(I).

~~e.~~ **5.** The proposed number of bedrooms that may be rented and a floorplan and photographs of the premises showing the bedrooms and other interior spaces.

~~f.~~ **6.** The proposed number of parking spaces that may be used and a diagram and photographs of the proposed parking spaces in garages, driveways, or other parking areas.

~~g.~~ **7.** Evidence of a valid transient occupancy tax remittance form issued by the County for the vacation home rental. This registration may be filed concurrently with the application for a permit under this chapter.

~~h.~~ **8.** Acknowledgement signed by the owner, local licensed property manager, and local contact person that they have each read the regulations pertaining to the operation of a vacation home rental and they will comply with all requirements in this chapter.

~~i.~~ **9.** A statement signed by the owner confirming the unit is not deed restricted or located in an area governed by a home owner's association ("HOA") and is not subject to covenants, conditions and restrictions ("CC&Rs") or bylaws that prohibit or limit the existence of VHRs. The owner has ultimate responsibility for knowing the HOA and CC&R restrictions regarding VHRs. Permits shall not be issued in these areas if known to Douglas County. Owners are required to notify the HOA of their intent to rent a home as a VHR. Douglas County may require owners to provide documents in support of the statement as a precondition to approval of the permit.

~~j.~~ **10.** Acknowledgement that the owner, local licensed property manager, or local contact person has or will post at the vacation home rental the notice required in Section 20.622.040(C)(11).

~~k.~~ **11.** Proof that a safety inspection has been completed annually by the Tahoe-Douglas Fire Protection District and/or other designee of Douglas County. During such inspections, all areas within the unit must be made available for inspection.

~~l.~~ **12.** Proof of homeowner's insurance for the VHR, issued by a company regulated by the Nevada Division of Insurance. The insurance coverage must be at least five hundred thousand dollars ($500,000) in general liability insurance for Tier 1 and Tier 2 VHRs and one million dollars ($1,000,000) in general liability insurance for Tier 3 VHRs. The insurance policy must cover anyone injured due to the property owner's negligence. The insurance policy must clearly cover and insure vacation home rental or short term rental activities at the VHR, either within the policy itself or through an appropriate rider or addendum. The insurance policy must include Douglas County as an additional interest. Umbrella policies may not be used to achieve the coverage required by this section.

~~m.~~ **13.** A signed declaration by the owner agreeing to be responsible for all trash removal and disposal, and confirming that all trash has been and/or will be disposed of in a proper and legal manner. The owner is required to contract with a waste management company for regular trash removal and have adequate trash removal service per any applicable Health District, waste management, Homeowner's Association or General Improvement District rules. Trash storage must be sufficient for the maximum number of occupants as determined by the County. A bear proof box or reasonable bear proof trash storage and refuse removal solution is required, as determined by the County.

~~n.~~ **14.** Any other information the Director deems reasonably necessary to administer this chapter.

~~6.~~ **f.** The permit application must be verified by the owner under penalty of perjury that the application is true and correct.

~~7.~~ **g.** If an applicant for a new VHR permit or renewal unintentionally provides information that is found to be inaccurate, the applicant will be provided a reasonable opportunity to correct any errors. However, submission of any intentionally false information constitutes a violation of this chapter.

~~8.~~ **h.** The VHR permit shall state the number of parking spaces that have been approved for use by renters and guests of the VHR. No renters or guests shall park outside of approved parking spaces during daytime or nighttime hours. Parking spaces must be located either on man-made coverings, improvements, or structures that prevent normal precipitation from directly reaching the surface of the underlying land, such as decks, patios, asphalt surfaces, concrete surfaces, and stone surfaces; or on compacted surface areas that have been approved for parking by TRPA. Parking areas with drive-through driveways require a minimum 10-foot wide, unobstructed lane for emergency access vehicles. All other driveways require a minimum 6-foot wide unobstructed lane for emergency ingress and egress.

~~9.~~ **i.** Final determinations regarding suitable parking and the amount of permitted parking spaces will be made by the Director based upon the size of any parking area located on the owner's property, consistent with County code and other applicable regulations. The Director may also permit additional parking in any nearby common-area and/or public parking spaces, based upon the circumstances unique to the property and location, including but not limited to the following factors:

~~a.~~ **1.** the distance between the available spaces and the VHR;

~~b.~~ **2.** the number and type of other properties also making use of the available spaces;

~~c.~~ **3.** the number of available spaces, if any, that have been designated or reserved for the owner;

~~d.~~ **4.** the number of parking permits, if any, that have been issued to the owner, and the locations where such permits may be used;

~~e.~~ **5.** the likelihood that the available spaces will be impacted by seasonal conditions, including snow storage;

~~f.~~ **6.** any history of parking violations or complaints near the owner's property; and

~~g.~~ **7.** any additional factors the Director deems appropriate, including road width and traffic within the residential community.

~~10.~~ **j.** If the information supplied by the property owner on the application for a vacation home rental permit is not consistent with County records, a compliance and safety inspection can be required prior to or after the issuance of the vacation home rental permit. If it appears the unit was improperly altered or improved without first obtaining a requisite building, site improvement, grading, or encroachment permit, the owner must obtain the requisite permit, pay all required fees for the permit, and submit to any required inspections before any VHR permit can be utilized or issued.

~~11.~~ **k.** If there have been significant changes to the unit or property that would affect the conditions of the permit, the owner must submit a new permit application with the accompanying new permit fee.

~~F.~~ **6.** Renewals. A VHR permit is valid for one calendar year after it is issued. Owners may seek to renew their VHR permits on an annual basis as follows:

~~1.~~ **a.** All VHR renewal applications must be submitted and all renewal fees must be paid prior to the expiration of the current VHR permit. VHR renewal fees shall be established by resolution of the Board of County Commissioners.

~~2.~~ **b.** Any owner who fails to timely file a renewal application or pay renewal fees must immediately cease operation of the VHR at the expiration of the current VHR permit. To reinstate the permit the owner may submit a renewal application and pay the applicable renewal fees, but the application will not be given preference over any other VHR permit application and will be subject to the limitations on VHRs set forth in section 20.622.030(B). If the renewal application is not submitted within 30 days after the permit's expiration, the owner may be required to file a new permit application and pay the accompanying new permit fee. Operation of a VHR prior to reinstatement is a violation of this chapter and will subject the owner to fines as set forth in section 20.622.050(C).

~~3.~~ **c.** The renewal of a VHR permit is subject to the conditions and terms of renewal in effect when the VHR permit renewal application is submitted to the County for review and approval, except as otherwise specified in this chapter.

~~4.~~ **d.** Owners must demonstrate at the time of renewal, using records of paid transient occupancy and lodging taxes, that the dwelling unit was rented in the prior year. Failure to demonstrate use of the permit for at least eight nights shall result in the permit not being renewed if the Director determines that the VHR permit was obtained with no real intent to rent the property or to prevent others from obtaining a VHR permit.

~~5.~~ **e.** In addition to the information required in section 20.622.030(E)(5), all VHR renewal applications must include a list of all websites, listing services, or publications on which the VHR is advertised; and any identifying information that will allow the County to find the advertisements, including hyperlinks and/or URLs for each listing, listing titles, and any assigned property or listing numbers.

~~G.~~ **7.** There are three tiers of permits authorized by Douglas County:

~~1.~~ **a.** Tier 1 – The owner must reside within the VHR unit and be present at all times when the unit is rented. The owner and renters must share a living, cooking, and

eating space. The VHR unit may accommodate no more than four renters at a time. The VHR unit must be advertised as being occupied by the owner during the rental period.

~~2.~~ **b.** Tier 2 – Units with up to 10 nighttime occupants. Daytime occupancy shall be no more than double the nighttime occupancy.

~~3.~~ **c.** Tier 3 – Units with 11 nighttime occupants or more. Daytime occupancy shall be no more than double the nighttime occupancy. Tier 3 VHRs require a VHR special use permit granted by the VHR Advisory Board. A unit is eligible for a Tier 3 VHR special use permit only after it has been operated by the owner as a Tier 2 VHR unit, in good standing, for at least 12 months. An owner who has committed a substantiated violation of this chapter, failed to collect or remit to the County the transient occupancy and lodging taxes and monthly rental reports required by Title 3 of the Douglas County Code, or committed any other unremediated and substantiated violation of Title 20 of the Douglas County Code, shall not be deemed to have been operating the VHR unit in good standing.

~~H.~~ **8.** The number of nighttime occupants may not to exceed two persons per bedroom. If the unit has four or fewer bedrooms, occupancy may be increased by two additional occupants if at least two occupants are 18 years of age or younger, and if there is at least one available parking space for every four occupants. Occupancy may be further limited based on health and safety concerns and/or the facts and circumstances unique to the site as determined by the Director consistent with this chapter.

~~I.~~ **9.** The process to apply for a Tier 3 special use permit is as follows:

~~1.~~ **a.** Prior to the expiration of a Tier 2 permit, the owner must complete a Tier 3 special use permit application and pay the Tier 3 application fee.

~~2.~~ **b.** Pending review by the VHR Advisory Board, the unit can continue to operate as a Tier 2 VHR. The review by the VHR Advisory Board must occur within 60 days after the unit has completed the 12-month waiting period described in DCC 20.030(G)(3).

~~3.~~ **c.** If the VHR Advisory Board approves the Tier 3 special use permit, the unit can operate as a Tier 3 VHR. Occupancy limits and other conditions of the Tier 3 special use permit are determined by the VHR Advisory Board, consistent with this chapter. A Tier 3 special use permit is valid for twelve months after it is granted by the VHR Advisory Board. A Tier 3 special use permit may be renewed annually as set forth in Section 20.622.030(F) without VHR Advisory Board approval, unless the Tier 3 special use permit is conditioned otherwise.

~~4.~~ **d.** If the VHR Advisory Board denies the Tier 3 special use permit, the unit may continue to operate as a Tier 2 VHR. The Tier 2 VHR permit is valid for twelve months after the Tier 3 special use permit is denied by the VHR Advisory Board. The Tier 2 VHR permit may be renewed as set forth in Section 20.622.030(F).

~~J.~~ **10.** A Tier 3 special use permit may be granted by the VHR Advisory Board under the following conditions:

~~1.~~ **a.** The unit complies with all applicable permit conditions, including those required by Section 20.622.030(E).

~~2.~~ **b.** The unit is located sufficiently far away from all other residential dwelling units so as to not create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.

~~3.~~ **c.** The number of permitted parking spaces will accommodate more than 10 persons, as deemed adequate by the VHR Advisory Board and consistent with this chapter. At a minimum, there must be one available parking space for every four occupants.

~~4.~~ **d.** There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.

~~5.~~ **e.** The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

~~6.~~ **f.** The owner has homeowner's insurance that complies with the requirements of section 20.622.030(E)(5)(l).

~~7.~~ **g.** The unit has been operated as a Tier 2 VHR unit for at least 12 months and the prior history of the residence, including the existence of any prior noise or parking problems, indicates that the unit has been operated in good standing as a VHR, as described in section 20.622.030(G)(3).

~~8.~~ **h.** For other reasons not specified herein which are unique to the location and circumstances related to the application.

~~9.~~ **i.** The owner has purchased and installed noise monitoring devices as described in 20.622.040(D). ~~(Ord. 1655, 2025; Ord, 1635, 2024; Ord. 1627, 2023;Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)~~

~~20.622.040~~ C. Operational Requirements.

~~A.~~ **1.** Management of Units.

~~1.~~ **a.** An owner may retain a local licensed property manager to comply with the requirements of this chapter, including without limitation, the filing of an application for a permit, the management of the vacation home rental, and compliance with the conditions of the permit. A local licensed property manager is required for all Tier 2 units with a nighttime occupancy of 10 and for all Tier 3 units, unless the property is managed by the homeowner who resides within one hour of the VHR during the rental period.

~~2.~~ **b.** Each owner of a vacation home rental must designate a local contact person who has access and authority to assume management of the unit and take remedial measures. The owner must provide the County with the local contact person's phone number. After being notified of the existence of a violation of this chapter or any other provision of this code, or any complaint or disturbance requiring immediate remedy or abatement, the local contact person must respond to the location within 30 minutes, and must resolve the situation within one (1) hour. The local contact person must report the violation, complaint, or disturbance and the steps taken to resolve the situation to the County within 72 hours of the initial notification. The failure to timely

report the complaint, violation, or disturbance, or the resolution of the situation shall be considered a violation of this chapter.

~~3.~~ **c.** The owner must immediately notify the County in writing upon a change of the local contact, the local licensed property manager, and/or the telephone numbers for such individuals. This notification will be on forms prescribed by the County. The name and contact information of the local contact person and local licensed property manager shall be made available to the public. The changes must be posted in the interior of the vacation home rental, in a conspicuous place near the entrance of the VHR, within ten days of any change of contact information. The failure to timely provide or post valid names and phone numbers for the local contact person and local licensed property manager (if applicable) shall be considered a violation of this chapter.

~~4.~~ **d.** All local contacts, owners, and local licensed property managers shall have successfully completed a VHR training course and achieved a qualifying score on a County administered certification test. Once certified, local contacts, owners, and local licensed property managers may not be required to become re-certified but may be required to take a refresher course and must continue to comply with all provisions set forth in this section to remain certified. Operation of a vacation home rental without a certified local contact and a certified local licensed property manager (if applicable), shall be considered a violation of this chapter.

~~5.~~ **e.** The owner is responsible for the following:

~~a.~~ **1.** Ensuring that the VHR complies with all posting requirements, fire and life safety requirements, and other provisions of this chapter at all times when the home is used as a VHR.

~~b.~~ **2.** Obtaining the name, address, and contact information for each renter who is 25 years of age or older.

~~c.~~ **3.** Developing a written code of conduct specific to the VHR that sets forth the rules and expectations that renters and guests must follow while visiting the VHR. The owner and local licensed property manager must provide renters with a copy of the code of conduct and use best efforts to ensure renter and guest compliance. At a minimum, the code of conduct shall include the following:

i. Occupancy limits for nighttime and daytime hours, and notice that gatherings and events that exceed the maximum occupancy of the vacation home rental are prohibited;

ii. A statement that quiet hours are designated between 9:00 pm and 8:00 am and will be strictly enforced;

iii. A prohibition against disorderly, lewd, or indecent behavior;

iv. A prohibition against smoking tobacco or marijuana in any areas where the smoke or odors can be detected by neighbors or members of the public;

v. Restrictions on the use of fire pits, if applicable, including a prohibition against wood-burning fire pits, and a restriction that gas fire pits not be used during red flag warnings;

vi. Parking limitations, including the maximum number of allowed vehicles, a description of the designated parking areas and any additional parking restrictions, including for snow removal and storage, a statement that renters and

their guests must display parking placards on the dashboard of their vehicles, and a warning that failure to adhere to parking limitations may result in a citation and/or fine of $500;

vii. Notification that the Lake Tahoe area is a bear habitat, and that renters should not feed the wildlife;

viii. Trash pickup instructions, including the date and time of pickup, notification that trash and refuse must not be left or stored on the exterior of the property, and instructions regarding the operation of any bear box;

ix. Notification that the County may schedule safety inspections, and a requirement that renters and guests must make the unit available for such inspections upon 24 hours' advance notice;

x. Any other rules and regulations specific to the VHR, as selected by the Owner;

xi. Any other rules and regulations required by the Director, based upon the unique characteristics of the VHR or to address complaints received; and

xii. A statement that should any violation of this chapter occur, renters may be subject to fines.

~~d.~~ **4.** Obtaining formal, written acknowledgement from all renters who are 25 years of age or older that he or she is legally responsible for compliance of all occupants of the VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, fines may be imposed.

~~e.~~ **5.** Maintaining the tenant registry information collected pursuant to subsection 5(b) above for a period of two years from date of occupancy. The Director may request copies or access to the guest registry at any time. If the owner believes the request for the tenant registry information is illegitimate, the owner may refuse to provide the information for a period of no more than ten days and may file an appeal to the VHR Advisory Board pursuant to 20.622.060(B). If the owner does not file a timely appeal, then the owner shall immediately provide the information to the requesting official.

~~B.~~ **2.** Permit Issuance. The VHR permit must be issued only to the owner(s) of the vacation home rental. The owner of the vacation home rental is responsible for compliance with the provisions of this chapter and the failure of any agent to comply with this chapter is non-compliance by the owner.

~~C.~~ **3.** All permits issued pursuant to this chapter are subject to the following standard conditions:

~~1.~~ **a.** The owner must, by written agreement, limit daytime and nighttime occupancy of the vacation home rental to the specific number of occupants designated in the permit.

~~2.~~ **b.** The owner must, by written agreement, limit all parking of renters and their guests to designated parking areas. Except for temporary loading and unloading, parking buses and recreational vehicles on-site or on the street is prohibited at all times.

~~3.~~ **c.** Owners shall provide the license plate information of all vehicles being utilized by the renters and their guests upon request by a Douglas County Code Enforcement official within 2 hours after a request for such information is made. Such information shall be provided in a form and medium acceptable to Douglas County.

~~4.~~ **d.** All uses must comply with County or applicable general improvement district regulations; HOA rules; parking, driveway and loading standards; and seasonal snow removal or emergency vehicle access regulations.

~~5.~~ **e.** Owners must issue parking placards on the form provided by the County which renters and their guests must display on the driver's side dashboard of each of their vehicles. The parking placards shall have the address of the VHR unit and the phone number for the person responsible for the vehicle. Owners must ensure that renters and their guests park only in designated parking spaces. The failure of any renter or guest to park in the designated parking spaces and/or display the parking placard may result in a citation and fine of $500 to the owner of the vehicle. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner of the vacation home rental for any parking violations committed by the renters and their guests.

~~6.~~ **f.** The owner must use best efforts to ensure that the renters or guests of the vacation home rental follow the written code of conduct and do not violate provisions of this code or any state law. Owners must notify renters and guests of the code of conduct and require compliance therewith. Owners must ensure a local contact responds when notified that renters or their guests are violating the code of conduct or any rules or laws regarding their occupancy. It is not intended that the owner, local contact person, or local licensed property manager act as a peace officer or place him or herself in harm's way.

~~7.~~ **g.** The owner must, upon notification that renters or guests of the vacation home rental have created unreasonable noise or disturbances, engaged in disorderly conduct or violated provisions of this code or state law pertaining to noise, or disorderly conduct, promptly use best efforts to achieve compliance by the renters and their guests and prevent a recurrence of such conduct by those renters or guests.

~~8.~~ **h.** The owner shall be responsible for the lawful and proper removal and disposal of all trash at the vacation home rental. The owner, at a minimum, shall contract with a waste management company for regular trash removal, and shall ensure that trash removed from the vacation home rental by the owner, local contact, local licensed property manager, or any other person is not illegally deposited into any private trash receptacle or otherwise illegally dumped off site.

~~9.~~ **i.** All advertising for the vacation home rental must include the:

~~a.~~ **1.** Permit number; and

~~b.~~ **2.** Cod of conduct.

~~10.~~ **j.** Advertisements for the vacation home rental must not misrepresent the occupancy of the VHR. Maximum nighttime occupancy must be included within the title of any advertisement or listing. The number of bedrooms and/or beds shall not be included within the title of any advertisement of listing but may be included within the body of the advertisement or listing.

~~11.~~ **k.** The owner of the vacation home rental must post inside the VHR, in a conspicuous place near the entrance of the VHR, the following items:

~~a.~~ **1.** A copy of the VHR permit;

~~b.~~ **2.** The name of the local contact person, local licensed property manager, and/or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis; and

~~c.~~ **3.** Any portions of the code of conduct that are not already included on the VHR permit.

~~12.~~ **l.** Owners and renters must make the rental unit available for safety and compliance inspections by the Director or a Code Enforcement official upon request. Any inspection must be scheduled at least 24 hours in advance. However, a renter may voluntarily provide access to the VHR unit without 24 hours' advance notice by the County. Permit compliance inspections will not be undertaken by members of the Douglas County Sheriff's Office.

~~13.~~ **m.** All vacation home rentals shall comply with the following standards:

~~a.~~ **1.** The minimum age to rent a vacation home rental is twenty-five (25) years. The Owner shall ensure that either the renter or another designated guest who is 25 years of age or older will be personally present at the VHR during each night that the VHR is occupied. Owners shall require a copy of the renter's driver's license and the driver's license of any designated guest as proof of eligibility to rent. Owners shall retain this information for two years.

~~b.~~ **2.** Compliance with the requirements set forth under this chapter shall be in addition to compliance with all other provisions of this code relating to nuisance, peace and safety.

~~D.~~ **4.** Noise Monitors.

~~1.~~ **a.** All Tier 3 VHRs must be equipped with noise monitoring devices. Tier 1 and Tier 2 VHRs must be equipped with noise monitoring devices after one substantiated complaint for excessive noise.

~~2.~~ **b.** Noise monitoring devices must be installed at locations and in amounts specified by the Director. At a minimum, such devices must be placed in outdoor areas where occupants are expected to congregate and must include the following features:

~~a.~~ **1.** The ability to monitor both volume level and duration of noise;

~~b.~~ **2.** A log or record of noise data that can be maintained for a period of at least 18 months;

~~c.~~ **3.** A notification system that alerts the local contact when noise levels exceed 65 decibels continuously for 5 minutes and when noise levels exceed 85 decibels regardless of duration; and

~~d.~~ **4.** The ability to share noise data with Douglas County.

~~3.~~ **c.** Owners must make noise data available to Douglas County at the request of the County. ~~(Ord. 1655, 2025; Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)~~

~~20.622.050~~ D. Violations and Enforcement.

~~A.~~ **1.** The Director is authorized and directed to establish rules and regulations from time-to-time as may be required to carry out the purpose and intent of this chapter. Changes to this ordinance can only be made by the Board of County Commissioners.

~~B.~~ **2.** Notice of Violation and timeframe for Compliance.

~~1.~~ **a.** Whenever the Director has reasonable grounds to believe that a violation of any provision of this chapter has occurred, a written notice of violation shall be served to the VHR owner(s) or local licensed property manager(s) either via first class or registered mail, in person, or posted on the property. Mailing the notice of violation to the address provided with the application shall be deemed proper service and delivery.

~~2.~~ **b.** An owner or local licensed property manager who has been ordered to correct a violation or remit civil penalties must do so within 30 days of service of the notice of violation. An owner or local licensed property manager who has been notified that their permit was suspended or revoked must immediately cease operating, marketing and advertising the VHR. Failure to so act may result in revocation of the VHR permit and/or the imposition of additional civil or criminal penalties. Each day that the violation is committed, continued, or permitted beyond the applicable compliance period shall constitute a separate offense.

~~3.~~ **c.** The written notice of violation shall include:

~~a.~~ **1.** The address of the VHR;

~~b.~~ **2.** A description of the violation(s);

~~c.~~ **3.** Notice, if applicable, that civil penalties have been imposed and/or that compliance is required, and an order requiring payment or compliance within 30 days;

~~d.~~ **4.** Notice, if applicable, that the VHR permit has been suspended or revoked, and an order to immediately cease operating, marketing and advertising the VHR;

~~e.~~ **5.** Notice that non-compliance or non-payment beyond the applicable time frame may result in revocation of the VHR permit and/or the imposition of additional civil or criminal penalties;

~~f.~~ **6.** Notice that any unpaid civil penalties may constitute a special assessment on the property; and

~~g.~~ **7.** Notice that the owner has the right to appeal the notice of violation, in accordance with the requirements of DCC 20.622.060.

~~C.~~ **3.** Fines.

~~1.~~ **a.** Operating, Marketing or Advertising a VHR without a Permit. Any person who advertises, markets, or operates a vacation home rental located anywhere within Douglas County without a current, valid, and active VHR permit is in violation of Douglas County Code and the Nevada Revised Statutes and shall be subject to a civil penalty as follows:

~~a.~~ **1.** A civil penalty of up to $20,000 may be issued to any person who advertised, marketed, and/or operated a VHR and who never held a valid VHR permit for the property being used as a VHR, or who held a valid VHR permit but the permit was revoked.

~~b.~~ **2.** A civil penalty of up to $5,000 may be issued to any person who had a valid VHR permit or represented a permit holder but, through inadvertence or mistake,

failed to submit a completed VHR renewal application by the required deadline but has filed a complete VHR permit renewal application within 60 days of the expiration of the VHR permit. The permit may be renewed if all other conditions are met by the renewal applicant, provided the number of VHR units does not exceed the limits on VHR permits described in Section 20.622.030(B).

~~c.~~ **3.** A civil penalty of up to $20,000 may be issued to any person who had a valid VHR permit but has not submitted a complete VHR renewal application after 60 days have elapsed since the VHR permit expired. The permit may be renewed if all other conditions are met by the renewal applicant, provided the number of VHR units does not exceed the limits on VHR permits described in Section 20.622.030(B).

~~d.~~ **4.** A civil penalty of up to $10,000 may be issued to any person who advertises, markets, or operates a vacation home rental at a time when the VHR permit for that property has been suspended.

~~2.~~ **b.** Other Violations. A civil penalty of up to $2,500 may be issued to any owner or local licensed property manager for any other violation of this chapter. Each day that the owner or local licensed property manager fails to correct and/or abate the violation of this chapter after the date given in the notice of violation shall constitute a separate violation and shall subject the owner or local licensed property manager to additional penalties of up to $2,500 per day until the violation is corrected, to a maximum fine of $20,000. Fines shall begin to accrue automatically from the date specified in the first notice of violation. The Director may waive all or a portion of any fine upon a specific showing of good cause.

~~3.~~ **c.** Parking Violations by VHR Renters and Guests. VHR renters and guests must park only in designated parking spaces and must display a parking placard at all times in accordance with the requirements of this chapter. A civil penalty of up to $500 may be issued to any renter or VHR guest who fails to park in the designated parking spaces and/or display the parking placard as required. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner of the vacation home rental for any parking violations committed by the renters.

~~D.~~ **4.** Suspension or Revocation of a VHR Permit.

~~1.~~ **a.** A VHR permit may be suspended if there is an open building permit submitted by the property owner for the VHR, or if the VHR presents a health and safety concern. The period of suspension shall be until such time that the building permit is closed or the unsafe condition has been corrected, whichever is later. During a suspension period, the owner or local licensed property manager may not operate, market, or advertise the VHR.

~~2.~~ **b.** A VHR permit may be revoked for any of the following reasons:

~~a.~~ **1.** The owner has committed a substantiated violation of this chapter;

~~b.~~ **2.** The owner has failed to comply with additional conditions imposed by the Director;

~~c.~~ **3.** The owner has failed to either collect or remit to the County the transient occupancy and lodging taxes and monthly rental reports as required by Title 3 of the Douglas County Code;

~~d.~~ **4.** The owner supplied false or misleading information during the application process; or

~~e.~~ **5.** For other grounds not specified herein which may warrant suspension or revocation of the permit such as unlawful conduct, lewd behavior, or other such reasonable grounds.

~~3.~~ **c.** A VHR permit must be revoked for any of the following reasons:

~~a.~~ **1.** The owner has committed two substantiated violations of this chapter within a twelve-month period.

~~b.~~ **2.** The owner has failed to correct a violation within the time identified in the written notice of violation, or failed to remit the fines or civil penalties imposed by Douglas County within a 30 day period.

~~4.~~ **d.** An owner whose VHR permit is revoked may not reapply for a new VHR permit for twelve months following the effective date of the revocation. If after twelve months the owner chooses to reapply for a new VHR permit, the application must be approved by the VHR Advisory Board. The review by the VHR Advisory Board must occur within 60 days after the application has been submitted or the twelve month waiting period is complete, whichever occurs later. At the review hearing, the owner must demonstrate how issues that lead to the revocation of the original VHR permit have been resolved.

~~5.~~ **e.** An owner whose VHR permit is revoked a second time is permanently prohibited from holding a VHR permit.

~~E.~~ **5.** Other Penalties and Enforcement Actions.

~~1.~~ **a.** Enforcement actions may immediately be brought against renters and guests of a vacation home rental for violations of this chapter and/or any other provision(s) of this code for which the renters and/or guests are responsible or which occurred during the renters' and/or guests' use and occupancy of the vacation home rental. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner or local licensed property manager of the VHR for all such violations.

~~2.~~ **b.** In addition to the civil penalties and remedies set forth in this chapter, any person who violates the provisions of this chapter shall be deemed to have created a public nuisance as defined in chapter 20.691, Property Maintenance, and may be subject to the penalties and remedies set forth therein.

~~3.~~ **c.** In addition to any other reasonable means for collecting civil penalty monies owed to the County, the civil penalties are a special assessment against the property upon which the violation exists and can be collected pursuant to chapter 20.691, Property Maintenance, if the following conditions exist:

~~a.~~ **1.** The owner has been billed, served or otherwise notified that the civil penalties are due;

~~b.~~ **2.** The amount of the uncollected civil penalties is more than $5,000; and

~~c.~~ **3.** At least three months have elapsed after the date specified in the order of the Director or the Board of Commissioners by which the owner must abate the violation/remit the fee(s), or at least twelve months have elapsed after the date

specified in the original notice of violation to the owner to abate the violation/remit the fee(s).

~~4.~~ **d.** In addition to the procedures set forth in this chapter, the County may also seek an injunction and/or any other legal relief for violation(s) of this chapter, including, but not limited to, the collection of delinquent tax payments and prosecution for criminal acts.

~~5.~~ **e.** The County may temporarily or permanently prohibit an individual or entity from acting in the capacity of a local contact and/or local licensed property manager if the County determines that such individual or entity failed to comply with the requirements of this chapter on two occasions within a twelve-month period. ~~(Ord. 1655, 2025; Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)~~

~~20.622.060~~ E. VHR Advisory Board and Appeals.

~~A.~~ **1.** VHR Advisory Board:

~~1.~~ **a.** The Board of County Commissioners has determined there is a need for a VHR Advisory Board whose function shall be to hear enforcement appeals filed by VHR owners, applications for VHR special use permits for Tier 3 VHR rentals, and to render advice to the Board of County Commissioners on proposed changes to this chapter when necessary.

~~2.~~ **b.** The VHR Advisory Board shall consist of five (5) members comprised of the following:

~~a.~~ **1.** Two residents that are current VHR permit holders; and

~~b.~~ **2.** Three residents that are not VHR permit holders.

~~c.~~ **3.** If there are insufficient applications to the VHR Advisory Board to fill any class of members, then the Board of County Commissioners may appoint any registered voter in Douglas County to fill any vacant positions.

~~d.~~ **4.** For the purpose of defining "resident," the member's principal residence must be within a residential community where VHR permits are allowed, and the member must physically reside at the residence for at least six months during a calendar year.

~~3.~~ **c.** The Board of County Commissioners shall appoint members to the VHR Advisory Board. No member may be appointed who has expressed opposition to the VHR program or otherwise appears to have a bias that may improperly influence their impartiality as a member of the VHR Advisory Board.

~~4.~~ **d.** VHR Advisory Board members shall serve four (4) year staggered terms.

~~5.~~ **e.** Initial terms may be two (2) years to account for mid-year appointments and staggered terms. Initially, three members shall be chosen to serve four (4) year terms and two members shall be chosen to serve for two (2) year terms.

~~6.~~ **f.** At the first meeting of the VHR Advisory Board, the members shall choose a Chair and Vice-Chair who shall serve in this capacity for a one-year term. Chair and Vice-Chairs shall be selected thereafter at the first meeting held after the beginning of the calendar year and shall only serve for a one (1) year term.

~~7.~~ **g.** Members shall be paid sixty dollars ($60) per meeting.

~~8.~~ **h.** Staff to the VHR Advisory Board shall be assigned by the Douglas County Manager.

~~9.~~ **i.** No meeting shall be held without a quorum and all meetings shall be subject to NRS Chapter 241 (Nevada's Open Meeting Law).

~~10.~~ **j.** The VHR Advisory Board may adopt bylaws governing their meetings. In the absence of such bylaws, the meetings shall be governed by Roberts Rules of Order.

~~11.~~ **k.** There shall be three (3) ex officio members of the VHR Advisory Board when the Board is not adjudicating appeals or hearing VHR special use permits. The members shall consist of:

~~a.~~ **1.** A representative from public safety;

~~b.~~ **2.** The Director; and

~~c.~~ **3.** A Community Development staff member, preferably from planning and having knowledge of TRPA matters.

~~B.~~ **2.** Appeals:

~~1.~~ **a.** Any VHR owner issued a notice of violation or otherwise issued an adverse decision with respect to the owner's VHR permit or permit application pursuant to this chapter shall have the right to file an appeal with the VHR Advisory Board.

~~2.~~ **b.** The filing of a notice of appeal shall stay all proceedings regarding the notice of violation or adverse decision, including efforts to correct the violation or abate a nuisance, the imposition of any fine, or the suspension of revocation of any permit until the final disposition of the appeal. This stay provision does not apply to any possible new violations.

~~3.~~ **c.** A written notice of appeal must be filed with the Community Development Department within ten (10) working days of the date the first notice of violation was mailed via certified mail to the address on the VHR permit application or on the Douglas County Assessor's website and/or served on the property owner or other responsible party and/or posted at the VHR property. Every appeal must:

~~a.~~ **1.** Be submitted in writing;

~~b.~~ **2.** Include a copy of the notice of violation or adverse decision and any subsequent notice or communication sent to them;

~~c.~~ **3.** Contain the person's full name, mailing address, email, and phone number, legibly printed or typed;

~~d.~~ **4.** Contain a statement setting forth in detail the reasons the person contests the notice of violation or adverse decision; and

~~e.~~ **5.** State the basis for appeal, as described in section 20.622.060(B)(5) below.

~~4.~~ **d.** The party requesting a hearing shall be required to deposit the full amount of the fine and hearing fee at the time of filing the Request for Hearing.

~~5.~~ **e.** The VHR Advisory Board shall hold a public hearing on the appeal within 120 days of the filing of the notice of appeal with the Community Development Department. The scope of such hearing shall be limited to any or all of the following bases for appeal, as stated by the person requesting review in the notice of appeal:

~~a.~~ **1.** There has been a failure of the County to follow the procedures prescribed in this title and/or chapter, and that such failure has prejudiced the person in respect of some substantial right;

~~b.~~ **2.** No violation and/or nuisance exists on the premises that is subject of the notice of violation;

~~c.~~ **3.** The time for or method of compliance required in the notice is impossible to comply with or, because of circumstances peculiar to the person or property, would work an unreasonable hardship; and/or

~~d.~~ **4.** The imposition of civil penalties is inappropriate under the circumstances.

~~6.~~ **f.** The appellant shall be accorded the opportunity to provide evidence or a statement in opposition to the notice of violation; and shall be accorded the opportunity to cross-examine any witness presenting testimony.

~~7.~~ **g.** The County shall be accorded the opportunity to present any evidence, argument or statement in support of the notice of violation; and shall be accorded the opportunity to cross-examine any witness presenting such testimony.

~~8.~~ **h.** The VHR Advisory Board shall have the authority to modify, amend or reduce any fine or required abatement action based on the evidence presented and the facts and circumstances unique to each appeal.

~~9.~~ **i.** Upon a final disposition ordering correction of the violation and/or abatement of a nuisance, and unless another period for compliance is provided in the decision, the person responsible for correction and/or abatement shall have a period equal to that specified in the original notice, commencing from the date of the final disposition, in which to correct the violation and/or abate the nuisance prior to further action by the County.

~~10.~~ **j.** The department shall provide a written final disposition of the appeal to the owner within ten (10) working days of the appeal hearing by the Advisory Board.

~~11.~~ **k.** The advisory board shall adopt factual findings and conclusions supporting a decision which either:

~~a.~~ **1.** Affirms the notice of violation as issued;

~~b.~~ **2.** Modifies the notice of violation, including any fines or penalties; or

~~c.~~ **3.** Rescinds the notice of violation, including any fines or penalties.

~~12.~~ **l.** If the appellant believes the VHR Advisory Board was biased or abused its discretion related to the consideration of an application for a special use permit, the appellant may submit an appeal of the Advisory Board's decision to the Board of County Commissioners pursuant to chapter 20.28.020. If the appellant wants to challenge the decision of the Board of County Commissioners, then they may file a petition for judicial review pursuant to NRS 278.310~~. (Ord. 1655, 2025; Ord. 1617, 2023; Ord. 1599, 2022; Ord. 1588, 2021; Ord. 1582, 2021)~~

~~Chapter 20.600~~ Article 3
~~General Provisions~~ Zoning Districts, Uses, and Lot and Building Standards

~~Sections:~~

~~20.600.100~~ 3.01 Purpose and Master Plan Consistency
~~20.600.020 Master plan consistency.~~
~~20.600.030 Golf courses and related facilities.~~

~~20.600.010~~ 3.01 Purpose and Master Plan Consistency.

A. Purpose: The purpose of the zoning regulations is to promote the public health, safety, general welfare and preserve and enhance the aesthetic quality of the county by providing regulations to ensure an appropriate mix of land uses in an orderly manner. In furtherance of this purpose the county desires to achieve a pattern and distribution of land uses which generally achieve the following:

~~A.~~ **1.** Implement the goals and policies of the master plan;

~~B.~~ **2.** Retain and enhance established residential neighborhoods, commercial and industrial districts, regional-serving uses, recreation and amenities;

~~C.~~ **3.** Allow for the infill and restoration of areas at their prevailing scale and character;

~~D.~~ **4.** Accommodate expansion of development into vacant lands within environmental and infrastructure constraints;

~~E.~~ **5.** Maintain and enhance significant environmental resources;

~~F.~~ **6.** Provide a diversity of areas characterized by differing land use activity, scale and intensity;

~~G.~~ **7.** Establish Douglas County as a unique and distinctive place with a high quality of life and aesthetic resources, as well as a secure environment for the county's residents and businesses. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 353, 1980; Ord. 167, 1968)~~

~~20.600.020 Master plan consistency.~~

1. Master Plan Consistency: The zoning regulations contained in this title have been found consistent with the goals and policies of the Douglas County master plan, pursuant to the provisions of Chapter 278 of NRS. All development within the boundaries of the county, except as otherwise provided, must be consistent with these regulations. ~~(Ord. 763, 1996)~~

~~20.600.030~~ Article 7 – Land Use Regulations and Design Standards ~~Golf Courses and related facilities.~~

7.02 (F) Golf Courses and related facilities

~~A.~~ **1.** General Standards (Applicable to All Zoning Districts)

~~B.~~ Golf course developments shall be constructed in the following manner:

~~1.~~ **a.** State-of-the-art water conservation techniques must be incorporated into

the design and irrigation of the golf course.

~~2.~~ **b.** Treated effluent may be used for irrigation where available.

~~3.~~ **c.** All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility with the golf course setting.

~~C.~~ **d.** Golf courses are expressly subject to the public nuisance and attractive nuisance provisions of Article 8.02 (*Property Maintenance*)~~DCC 20.691~~.

~~1.~~ **1.** Golf course structures and buildings, parking areas, fairways, driving ranges, landscaping and plant material, security lighting, and other features must be properly maintained and secured.

~~2.~~ **2.** Water features must be kept clean and free of debris and stagnant water in which mosquitoes may breed.

~~3.~~ **3.** Irrigation systems must be operational and must be promptly repaired when necessary.

~~4.~~ **4.** Every golf course operator must keep the property free of noxious vegetation to protect the health and safety of the public as found in Article 8.02 *(Property Maintenance).* ~~DCC 20.691.~~

~~D.~~ **e.** Any golf course, which ceases all commercial operations for a period of 30 days or longer, shall be required to submit a maintenance plan to the Director to ensure the golf course is properly maintained and does not become a fire hazard and public nuisance.

~~1.~~ **1.** For the purpose of this section, the term "commercial operations" means any economic activity. Ceasing all commercial operations does not include regularly scheduled or planned reductions in days or hours of operation due to business needs such as the temporary suspension of operations during the winter due to seasonal demand.

~~2.~~ **2.** The maintenance plan must contain, at a minimum, a weekly watering schedule and a plan to ensure any grass or other vegetation does not become overgrown, dead or a fire hazard.

~~3.~~ **3.** The maintenance plan must ensure that there is no accumulation of stagnant water in which mosquitos may breed.

~~E.~~ **f.** The failure to submit and comply with the required maintenance plan or to ensure that maintenance services are adequately provided in compliance with ~~DCC~~ Article 8.06 (*Landscaping Standards*) ~~20.694.050~~ shall be deemed an attractive nuisance and a threat to the public's health, safety and welfare. ~~(Ord. 1587, 2021)~~

ZONING DISTRICT AND STANDARDS

Chapter ~~20.~~650

Zoning Districts and Standards

Sections:

~~20.~~650~~.010~~ Applicability and Purpose.
~~20.~~650~~.020~~ Adoption of Districts.
~~20.~~650~~.030~~ Determination of Districts.

~~20.650.010~~ 3.02 General Provisions ~~Applicability and Purpose.~~

A. Applicability: The provisions of this chapter are applicable to all lands within Douglas County, Nevada. In order to classify, regulate and restrict the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this title, land use districts are established as follows:

~~A. "Agriculture, Forest and Range".~~

~~1.~~ **3.03** "A-19" (Agriculture - 19 acre minimum parcel size). The purpose of the A-19 district is to implement the Douglas County master plan, to conserve agricultural resources, preserve open spaces and the rural character of the county, and to direct urbanization into manageable and identified development areas. This is a low density land use district with a maximum permitted density of one home per 19 gross acres. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~2.~~ **3.04** "FR-19" (Forest and range - 19 acre minimum parcel size). The purpose of the FR-19 district is to implement the Douglas County master plan, preserve rural areas for the purpose of efficiently using land to conserve forest and range resources, protect the natural environment, preserve open spaces, and preserve open areas for grazing and other agricultural uses for land under private ownership. This is a low density land use district with a maximum permitted density of one home per 19 net acres. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district. This district also provides land use regulation, to the extent of the jurisdiction of the county and the State of Nevada, over lands held by the Bureau of Indian Affairs in trust for individuals (allotments). If such property is transferred to persons in fee simple, then it shall be governed by the regulations for this district.

~~3.~~ **3.04** "FR-40" (Forest and range - 40 acre minimum parcel size). The purpose of the FR-40 district is to implement the Douglas County master plan, establish rural areas for the purpose of efficiently using land to conserve forest and range resources, protect the natural environment, preserve open spaces, and preserve open areas for grazing and other agricultural uses for land under public ownership. This is a low density land

use district with a maximum permitted density of one home per 40 gross acres. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~B. "Residential". The primary uses in these zoning districts are the permitted residential uses contained in 20.660.100.~~

~~1. "SFR-T 3,000" (Single-family residential – traditional 3,000 square foot minimum net parcel size). This district is intended for the development of single-family attached and detached units in a traditional town setting with a minimum lot size of 3,000 square feet and a maximum density of 14.52 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.~~

~~2. "SFR-T 4,000" (Single-family residential – traditional 4,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a traditional tow setting with a minimum lot size of 4,000 square feet and a maximum density of 10.89 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.~~

~~3. "SFR-T 6,000" (Single-family residential – traditional 6,000 square foot minimum net parcel size), This district is intended for the development of single-family detached units in a traditional town setting with a minimum lot size of 6,000 square feet and a maximum density of 7.26 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.~~

~~4. "SFR-T 8,000" (Single-family residential) – traditional 8,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a traditional town setting with a minimum lot size of 8,000 square feet and a maximum density of 5.45 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.~~

~~5.~~ **3.11** "SFR-8,000" (Single-family residential - 8,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of 8,000 square feet, and a maximum density of 5.45 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~6.~~ **3.10** "SFR-12,000" (Single-family residential - 12,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of 12,000 square feet, and a maximum density of 3.63 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~7.~~ **3.09** "SFR-1/2" (Single-family residential - one-half acre minimum net parcel size). This district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of one-half (½) net acre, and a maximum

density of 2 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~8.~~ **3.08** "SFR-1" (Single-family residential - one acre minimum net parcel size). This district is intended for the development of single-family detached units in suburban and rural settings with a minimum lot size of one net acre, and a maximum density of one unit per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~9.~~ **3.07** "SFR-2" (Single-family residential - two acre minimum net parcel size). This district is intended for the development of single-family detached units in suburban and rural settings with a minimum lot size of two net acres, and a maximum density of 0.50 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~10.~~ **3.12** "MFR" (Multi-family residential). This district is intended for the development of higher-density residential areas with a variety of housing options, including small lot subdivisions when part of a planned development or attached or detached multi-family units, condominiums, townhouses or apartments. This district has a minimum net parcel size of 9,000 square feet, and a maximum density of 16 units per acre.

~~11.~~ **3.06** "RA-5" (Rural agriculture - five acre minimum net parcel size). This district is intended to promote the development of single-family detached units at a density and character compatible with agricultural uses with a minimum lot size of five net acres, and a maximum density of 0.20 units per gross acre. The director may approve a minimum parcel size of 1% less than five net acres in connection with a land division of not more than four parcels contiguous with existing, similarly sized parcels. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~12.~~ **3.05** "RA-10" (Rural agriculture - ten acre minimum parcel size). This district is intended to promote the development of single-family detached units at a density and character compatible with agricultural uses with a minimum lot size of ten net acres, and a maximum density of 0.10 units per gross acre. Unless otherwise specified in this code, no more than one home per parcel is permitted in this land use district.

~~C. "Non-residential" (commercial and industrial).~~

~~1.~~ **3.13** "PR" (Private recreation). The purpose of this district is to provide for commercially oriented recreational uses on land under private ownership.

~~2.~~ **3.14** "NC" (Neighborhood commercial). The purpose of this district is to provide areas for the development of restricted retail and business uses which have minimal impact on surrounding properties. The uses are oriented to provide services to the immediate neighborhood and in doing so reduce the amount of vehicle trips by providing local retail services.

~~3.~~ **3.15** "OC" (Office commercial). The purpose of this district is to provide areas limited to professional office uses which have a minimal exterior impact on surrounding properties. The district may also serve as a transition or buffer area between medium density residential and more intense commercial zoning districts.

~~4.~~ **3.16** "GC" (General commercial). The purpose of this district is to provide areas of development for a broad range of commercial, business, wholesale, retail and service uses of a local and regional nature.

~~5.~~ **3.17** "MUC" (Mixed-use commercial). The purpose of this district is to provide areas which integrate compatible commercial uses with medium density multi-family residential uses through proper design. Situated within a commercial land use designation in the master plan, the goal of the district is to provide for a better jobs-housing balance, conserve land resources, reduce commuter trips, and provide opportunities for more affordable housing. The MUC district can be used for in-fill projects and as a rehabilitation tool for selective properties in distressed areas. The MUC district can also be located as a transition zone between multi-family development and other commercial districts. The residential density must not exceed 16 units per gross acre.

~~6.~~ **3.18** "TC" (Tourist commercial). The purpose of this district is to provide suitable areas for tourist related commercial and retail services, including hotels and casinos.

~~7.~~ **3.19** "LI" (Light industrial). The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers.

~~8.~~ **3.20** "GI" (General industrial). The purpose of this district is to provide suitable areas for the development of general manufacturing and heavy industrial uses.

~~9.~~ **3.21** "SI" (Service industrial). The purpose of this district is to provide areas for light industrial uses with a mix of supporting commercial and retail uses.

~~10.~~ **3.22** "PF" (Public facilities). The purpose of this district is to provide areas for needed present and future public facilities. The public facilities zoning district is consistent with all master plan land use designations.

~~11.~~ **3.23** "AP" (Airport). The purpose of this district is to maintain, preserve and enhance the viability of the county's airport operations while being responsibly sensitive to surrounding land uses.

~~D.~~ **Article 4 - "**Overlay districts".

A. Purpose: The purpose of the overlay district is to superimpose special standards over the base zoning district, which serve to complement and enhance the character of the community and to provide compatibility with surrounding uses consistent with the master plan. The individual purpose statement for each overlay district is found within the respective district chapter of this development code. ~~(Ord. 1490, 2017; Ord. 1308, 2010; Ord. 1293, 2009; Ord. 1253, 2008; Ord. 1173, 2006;~~

~~Ord. 1004, 2002; Ord. 801, 1998; Ord. 767, 1997; Ord. 763, 1996; Ord. 674, 1994; Ord. 662, 1994; Ord. 654, 1994; Ord. 622, 1994; Ord. 621, 1994; Ord. 529, 1991; Ord. 519, 1990; Ord. 493, 1989; Ord. 435, 1985; Ord. 414, 1983; Ord. 349, 1980; Ord. 347, 1980; Ord. 346, 1980; Ord. 344, 1980; Ord. 284, 1978; Ord. 253, 1976; Ord. 203, 1973; Ord. 167, 1968)~~

~~20.650.020~~ 3.02 General Provisions ~~Adoption of Districts.~~

B. Adoption of Districts: The use of districts and their boundaries are established by this title and are illustrated on the official map entitled "zoning map of Douglas

County" on file in the community development department. This map is incorporated in this title by reference. The "zoning map of Douglas County" shall be stored, maintained and kept current by the director. ~~(Ord. 1490, 2017)~~

~~20.650.030 Determination of Districts.~~

C. When uncertainty exists as to the boundaries of any use districts shown on the official map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the centerline of streets, alleys, or highways, the actual centerline shall be construed to be the boundary.

2. Where district boundaries are indicated to run approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.

3. Where district boundaries are indicated on such maps as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such districts.

4. In a case of uncertainty which cannot be determined by application of the foregoing rules, the director shall determine the location of such use district boundaries. The director's determination may be appealed to the planning commission for recommendation or conclusion before going to the board.

5. Where a public street, alley or parcel of land is officially vacated or abandoned, the regulations applicable to the abutting property shall apply to such vacated or abandoned street or alley.

6. Where a parcel of land is divided by a zoning boundary, the following shall apply.

a. The permitted uses for the property shall be determined by the zoning district of the portion of the property on which the use is to be developed or conducted;

b. Building setbacks shall be determined by the zoning district of the portion of the property on which the building, or any portion thereof, is located;

c. Where additional building setbacks are required by this title between the adjacent zoning districts, the setback shall be measured from the zoning district boundary on the parcel;

d. To utilize the entire parcel with a use that is only allowed in 1 of 2 zoning districts, a zoning map amendment or special use permit is required for that portion of the property not zoned for the use. ~~(Ord. 1490, 2017)~~

Chapter ~~20.~~654

Agriculture and Forestry and Range Districts

~~20.654.010~~3.03 A-19 (Agriculture), 3.04 FR-19/FR-40 (Forest and Range) ~~Agriculture and forest and range minimum development standards (Table).~~

MINIMUM DEVELOPMENT STANDARDS	A-19	FR19/40[3]
Maximum Density	1DU/19 gross ac[4]	1DU/19 gross ac[4] 1DU/40 gross ac
Minimum Lot Area (net acre)	19[4]	19[4] (private) 40 (public)
Average Lot Width (feet) Average Corner Lot Width (feet)	500 500	500 500
Front Yard Setback (feet)	30	30
Rear Yard Setback[1](feet)	30	30
Side Yard Setback Minimum (feet)[1] Dwelling Unit Separation[2] (feet)	20 20	20 20
Side Yard Setback, Street Side (feet)[1]	30	30
Distance Between Buildings (feet)	10	10
Maximum Structure Height (feet)	35	35

DU = Dwelling Unit
ac = Acre

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[1] *See* ~~chapter 20.664~~ Article 7.01 (*Land Use Regulations and Design Standards*) for accessory dwelling and accessory structure requirements.

[2] Accessory Dwellings may be attached. *See* Accessory dwellings.

[3] The distinguishing feature between the 19 acre and 40 acre minimum parcel sizes in the Forest and Range district is public or private ownership.

[4] Parcels created pursuant to ~~chapter 20.714~~ Article 9.31 (*Division of Land for Agricultural Purposes*) may be less than 19 acres in size, and may be of greater density than IDU/19 gross acres.

~~(Ord. 1482, 2017; Ord. 1224, 2008; Ord. 1167, 2006; Ord. 763, 1996; Ord. 641, 1994;~~

~~Ord. 568, 1992; Ord. 535, 1991; Ord. 497, 1989; Ord. 377, 1981; Ord. 167, 1968)~~

~~20.654.020~~ 3.24 Consolidated Land Use Table. ~~Permitted, development permitted, and special use permit uses (Table).~~

The following list represents those uses (subject to the provisions of this title) in the agricultural and forestry and range districts which are permitted by right (P), subject to design review (D), requires special use permit and design review approval (S), requires approval of a temporary use permit (T), or are prohibited (X). Uses not listed in this table are prohibited.

Note: *Italics* denote that Specific Standards apply ~~(*see* chapter 20.664).~~

~~20.654.020~~ Uses (*See* section in chapter ~~20.660~~ for use description)	**A-19**	**FR19/40**
~~.010~~ Agricultural and related limited commercial uses		
(A) Agricultural products processing and storage	P	P
(B) Agricultural products retail outlet	S	X
(C) Aquaculture	S	S
(D) Animal keeping	P	P
(E) Commercial stock yard	S	S
(F) Commercial meat and poultry processing facility	S	S
(G) Commercial nursery	D	D
(H) Keeping of non-domestic animals	S	S
(I) Limited agricultural uses	P	P
(J) Limited commercial uses	P	P
(K) Open agricultural uses	P	P
~~.020~~ Commercial and business service uses		
(G) Kennel	D	D
(H) Dog fancier or breeder kennel	P	P
(I) Dog rescue kennel	P	P
(J) Pet service	P	P

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664).

~~20.654.020~~ **Uses (*See* section in chapter ~~20.~~660 for use descriptions)**	**A-19**	**FR 19/40**
~~.030~~ Forestry uses		
(A) Forestry	P	P
~~.040~~ Industrial uses		
(F) Saw mill	X	S
~~.050~~ Institutional and uses of community significance		
(A) Cemetery	S	S
(B) Church	D	D
(C) Community center and related facilities	S	S
(D) Day care center (large)	S	S
(E) Day care center (small)	P	P
(F) Emergency care facility	X	X
(G) Educational facility	S	S
(H) Small group care or group home	D	D
(I) Large group care or group home	X	X
(J) Hospital	X	X
(K) Judicial center	X	X
(L) Nursing, convalescent and residential care facility	X	X
(M) Post office	X	X
(N) Uses of community significance	S	S

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664).

~~20.654.020~~ **Uses (See section in chapter ~~20.~~660 for use descriptions)**	**A-19**	**FR 19/40**
~~.060~~ Lodging uses		
(A) Bed and breakfast	S	S
(B) Campground	X	X
(C) Overnight lodging	X	X
(D) Resort lodge, conference center, or guest ranch	S	S
.070 Mining uses		
(None permitted)	X	X
.080 Office uses		
(None permitted)	X	X
.090 Recreational uses		
(A) Equestrian facility[1]	D/S	D/S
(B) Golf course	S	S
(C) Health clubs	X	X
(D) Indoor recreation	X	X
(E) Membership club	X	X
(F) Motorized racing	X	X
(G) Non-motorized racing	S	S
(H) Outdoor recreation, day use	S	S

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)

~~20.654.020~~ **Uses (*See* section in chapter ~~20.~~660 for use descriptions)**	**A-19**	**FR 19/40**
.090 Recreational uses (cont.)		
(I) Outdoor recreation, night use	S	S
(J) Park or playfield, day use	D	D
(K) Park or playfield, night use	S	S
(L) Public recreation center	X	X
(M) Ski area	X	S
.100 Residential uses		
(A) Boarding house	P	P
(B) Clustered development	P	P
(C) Manufactured home park	X	X
(D) Multi-family dwelling	X	X
(E) Single family dwelling	P	P
.110 Retail and personal services		
(C) Building material store	X	X
(N) Veterinary clinic, with outdoor holding facilities	D	S
(O) Veterinary clinic, without outdoor holding facilities	D	S
.120 Transportation uses		
(A) Private airports	S	S
(B) Public airports	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)

~~20.654.020~~ **Uses (*See* section in chapter ~~20.~~660 for use descriptions)**	**A-19**	**FR 19/40**
.120 Transportation uses (cont.)		
(D) Heliport	S	S
(E) Helistop	S	S
(F) Park and ride facility	S	S
.130 Utility and public service uses		
(A) Central office of telecommunication company	X	X
(B) Fire station	S	S
(C) Major facility of a public or private utility	X	X
(D) Public or quasi-public facility other than listed	X	X
(E) Public safety telecommunications site	D	D
(F) Sewer or water transmission lines	P	P
(G) Sewage treatment facility	X	X
(H) Telecommunications site	D	D
(I) Telecommunication facility[2]	D/S	D/S
(J) Utility service facility	P	P
(K) Water reservoir	S	S
(L) Water tank, water treatment facility or sewer lift station	D	D
(M) Wind energy conversion system, commercial	X	S
(N) Treated effluent irrigation	D	D
(O) Solar Photovoltaic Facility[6]	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter ~~20.~~664)

~~20.654.020~~ **Uses (*See* section in chapter ~~20.~~660 for use description**	**A-19**	**FR19/40**
.140 Warehouse uses		
(None permitted)	X	X
.150 Accessory uses		
(A) Accessory agriculture retail sales	P	P
(B) *Accessory dwelling*	P/D[3]	P/D[3]
(C) *Accessory outside storage*	P	P
(D) *Accessory structure*	P	P
(E) Grading for more than 500 cubic yards	S	S
(F) *Home occupation*	*P*	*P*
(G) Household pets	P	P
(H) Non-commercial telecommunications site, one structure meeting district regulations	P	P
(I) Non-commercial telecommunication site, all others	D	D
(J) Solar energy systems	P	p
(K) *Stationary tank storage (above ground)*	P	P
(L) Wind energy conversion system, micro other	P	P
(M) *Wind energy conversion system, micro*	D[5]	D[5]

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter ~~20.~~664)

~~20.654.020~~ **Uses (*See* section in chapter ~~20.~~660 for use description**	**A-19**	**FR19/40**
.150 Accessory uses (cont.)		
(N) *Wind energy conversion system, small*	S[5]	S[5]
(O) Metal Storage containers, sea cargo, cargo, or similar containers	P/D[4]	P/D[4]
(P) Special Occasion Home	S	S
.160 Temporary uses		
(A) Emergency non-commercial telecommunication facility	T	T
(B) Temporary batch plant	T	T
(C) Temporary construction or sales office	T	T
(D) Temporary dwelling unit	T	T
(E) Seasonal sales lots	T	T
(F) Wind energy conversion system, commercial use test site	X	T

Key: **D** - Requires design review **S** - Requires special use permit and design review
X - Prohibited **P** - Permitted by right (may require building permit)
T - Requires temporary use permit

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[1] *See* Use regulations of Article 7 *(Land Use Regulations and Design Standards)* ~~chapter 20.660.~~

[2] Special use permit required for facilities that exceed the maximum height of the applicable zoning district.

[3] Permitted by right for agricultural purposes; design review for non-agricultural purposes. See section ~~20.664.010~~ for specific standards.

[4] Parcels less than 19 acres require a design review.

[5] *See* Chapter ~~20.~~664 for specific standards and required zoning permits as dictated by height of structure.

[6] Solar Photovoltaic Facility is not allowed in FR-19, and is allowed in the FR-40 subject to supplemental standards and a Special Use Permit. The FR-40 zoning must have a minimum of 40 acres in area.

~~(Ord. 1492, 2017; Ord. 1457, 2016; Ord. 1436, 2015; Ord. 1416, 2014; Ord. 1381, 2013; Ord. 1374, 2012; Ord. 1318, 2010; Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1215, 2007; Ord. 1170, 2006; Ord. 1007, 2002; Ord. 908, 2000; Ord. 871, 1999; Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 619, 1993; Ord. 612, 1993; Ord. 569, 1992; Ord. 529, 1991; Ord. 167, 1968)~~

~~Chapter 20.656~~

Article 3

~~Residential Districts~~

~~20.656.010 Residential district development standards (Table).~~

Minimum Development Standards	SFR-T 3,000[6, 7]	SFR-T 4,000[6, 7]	SFR-T 6,000[7]	SFR-T 8,000[7]	SFR-8,000	SFR-12,000	SFR-1/2	SFR-1	SFR-2	MFR	RA-5	RA-10
Lot Area Maximum Density/Gross Acre	14.52	10.89	7.26	5.51	5.51	3.61	2	1	0.5	16[1]	0.2	0.1
Minimum Net Lot Acre (square feet)	3000	4000	6000	8000	8000	12000	21780	1 ac	2 ac	9000[4]	5 ac	10 ac
Average Lot Width (feet) Average Corner Lot Width (feet)	30	40	60	70	70 77	100 100	100 120	120 120	150 150	60 66	200 200	300 300
Minimum Lot Depth (feet)	30	40	60	70	100	100	100	100	150	100	250	300
Front Yard Setback (feet)	8	10	10	12	20	20	30	30	30	10	30	30
Rear Yard Setback (feet)[2, 3, 5]	10	10	10	10	15	20	30	30	30	10	30	30
Side Yard Setback (feet)[3, 4]	0	5	5	5	5	10	10	20	20	10	20	20
Side Yard Setback, Street Side (feet)	5	5	10	10	15	15	20	30	30	10	30	30
Distance Between Buildings (feet)[3, 4]	10	10	10	10	10	10	10	10	10	10	10	10
Maximum Structure Height (Feet)	35	35	35	35	35	35	35	35	35	35	35	35

[1] Projects that are ten units or greater in size in this zoning district are subject to the affordable housing provisions of this code. Density bonus units may be available ~~(*See* chapter 20.440).~~See Article 8.11 (*Density Bonus and Affordable Housing Agreements*)

[2] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.

[3] *See* Article 7 *(Land Use Regulations and Design Standards)* for accessory dwelling and accessory structure requirements.

[4] For multi-family residential projects, the minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purpose of creating building envelopes or condominium units.

[5] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district

[6] ~~No project proposing attached housing or establishment of single-family residential – traditional3,000 or 4,000 zoning districts is allowed in the Towns of Minden and Gardnerville unless the project is a planned development.~~

[7] ~~See chapter 20.664 for single-family residential – traditional requirements.~~

~~(Ord. 1308, 2010; Ord. 1293, 2009; Ord. 1253, 2008; Ord. 1167, 2006; Ord. 1053, 2003; Ord. 862, 1998; Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 524, 1990; Ord. 203, 1973; Ord. 167, 1968)~~

~~20.~~656.~~020~~ 3.24 Consolidated Land Use Table ~~Permitted, development permitted, and special use permit uses (Table).~~

~~The following list represents those uses (subject to the provisions of this title) in the Residential districts which are permitted by right (**P**), subject to design review (**D**), requires special use permit and design review approval (**S**), requires approval of a temporary use permit (**T**), or are prohibited (**X**). Uses not listed in this table are prohibited.~~

Note: ~~*Italics* denote that Specific Standards apply (*see* chapter 20.664)~~

~~20.~~656.~~020~~ Uses (*See* section in chapter ~~20.~~660 for use descriptions)	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**SFR-8,000**	**SFR-12,000**	**SFR-½**	**SFR-1**	**SFR-2**	**MFR**	**RA-5**	**RA-10**
~~.010~~ Agricultural and related limited commercial												
(A) Agricultural products processing and storage	X	X	X	X	X	X	X	X	X	X	X	P
(D) Animal keeping	X	X	X	X	X	X	X	P	P	X	P	P
(I) Limited agricultural uses	X	X	X	X	P	P	P	P	P	P	P	P
(K) Open agricultural uses	X	X	X	X	X	X	X	X	X	X	X	P
~~.020~~ Commercial and business service uses												
(G) Kennel	X	X	X	X	X	X	X	X	X	X	S	S
(H) Dog fancier or breeder kennel	X	X	X	X	X	X	X	P	P	X	P	P
(I) Dog rescue kennel	X	X	X	X	X	X	X	P	P	X	P	P
(J) Pet service	X	X	X	X	X	X	X	P	P	X	P	P
~~.030~~ Forestry uses												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)

~~20.656.020~~ **Uses (See section in chapter ~~20.660~~ for use descriptions**)	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**SFR-8,000**	**SFR-12,000**	**SFR-½**	**SFR-1**	**SFR-2**	**MFR**	**RA-5**	**RA-10**
~~.040~~ Industrial uses												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X
~~.050~~ Institutional and uses of community significance												
(A) Cemetery	X	X	S	S	S	S	S	S	S	S	S	S
(B) Church	X	X	S	S	S	S	S	S	S	S	S	S
(D) Day care center (large)	X	X	X	X	X	S	S	S	S	S	S	S
(E) Day care center (small)	X	P	P	P	P	P	P	P	P	P	P	P
(F) Emergency care facility	X	X	X	X	X	X	X	X	X	X	X	X
(H) Small group care or group home	X	D	D	D	D	D	D	D	D	D	D	D
(I) Large group care or group home	X	X	X	X	X	X	X	X	X	S	X	X
(L) Nursing, convalescent and residential care facility	X	X	X	X	X	X	X	X	X	S	X	X
(N) Uses of community significance	S	S	S	S	S	S	S	S	S	S	S	S
(O) Independent congregate senior living community	X	X	X	X	X	X	X	X	X	S	X	X
~~.060~~ Lodging uses												
(A) Bed and breakfast	X	X	X	X	X	X	S	S	S	S	S	S

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)

~~20.656.020~~ **Uses (*See* section in chapter ~~20.~~660 for use descriptions)**	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**SFR-8,000**	**SFR-12,000**	**SFR-½**	**SFR-1**	**SFR-2**	**MFR**	**RA-5**	**RA-10**
.070 Mining uses												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X
.080 Office uses												
(Permitted in Residential Office district only)	X	X	X	X	X	X	X	X	X	X	X	X
.090 Recreational uses												
(A) Equestrian facility	X	X	X	X	X	X	X	X	S	X	S	S
(B) *Golf course*	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]	P[1]
(C) Health club	X	X	X	X	X	X	X	X	X	X	X	X
(D) Indoor recreation	X	X	X	X	X	X	X	X	X	X	X	X
(E) Membership club	X	X	X	X	X	X	X	S	S	X	S	S
(F) Motorized racing	X	X	X	X	X	X	X	X	X	X	X	X
(G) Non-motorized racing	X	X	X	X	X	X	X	D	D	X	D	D
(H) Outdoor recreation, day use	X	X	X	X	X	X	X	X	X	X	X	X
(I) Outdoor recreation, right use	X	X	X	X	X	X	X	X	X	X	X	X
(J) Park or play field, day use	X	X	S	S	S	S	S	S	S	S	S	S

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)

~~20.656.020~~ **Uses (*See* section in chapter ~~20.~~660 for use descriptions)**	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**SFR-8,000**	**SFR-12,000**	**SFR-½**	**SFR-1**	**SFR-2**	**MFR**	**RA-5**	**RA-10**
.090 Recreational uses (cont.)												
(K) Park or play field, night use	X	X	S	S	S	S	S	S	S	S	S	S
(L) Public recreation center	X	X	S	S	S	S	S	S	S	S	S	S
(M) Ski area	X	X	X	X	X	X	X	X	X	X	X	X
.100 Residential uses												
(A) Boarding house	X	X	X	X	X	X	X	X	X	D	X	X
(C) Manufactured home park	X	X	X	X	X	X	X	X	X	S[2]	X	X
(D) Multi-family dwelling	X	X	X	X	X	X	X	X	X	D	X	X
(E) Single-family dwelling	D	D	D	D	P	P	P	P	P	P	P	P
.110 Retail and personal services												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X
.120 Transportation uses												
(A) Private airports	X	X	X	X	X	X	X	X	S	X	S	S
(B) Public airports	X	X	X	X	X	X	X	X	X	X	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)

~~20.656.020~~ **Uses (*See* section in chapter ~~20.~~660 for use descriptions)**	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**SFR-8,000**	**SFR-12,000**	**SFR-½**	**SFR-1**	**SFR-2**	**MFR**	**RA-5**	**RA-10**
.120 Transportation uses (cont.)												
(C) Airport related uses	X	X	X	X	X	X	X	X	X	X	X	X
(D) Heliport	X	X	X	X	X	X	X	X	X	X	X	S
(E) Helistop	X	X	X	X	X	X	X	X	X	X	X	S
(F) Park and ride facility	X	X	S	S	S	S	S	S	S	S	S	S
.130 Utility and public service												
(A) Central office of telecommunication company	X	X	X	X	X	X	X	X	X	X	X	X
(B) Fire station	X	X	S	S	S	S	S	S	S	S	S	S
(C) Major facility of a public or private utility	X	X	X	X	X	X	X	X	X	X	X	X
(D) Public or quasi-public facility other than listed	X	X	S	S	S	S	S	S	S	S	S	S
(E) Public safety telecommunications site	X	X	S	D	S	S	S	D	D	X	D	D
(F) Sewer or water transmission lines	P	P	P	P	P	P	P	P	P	P	P	P
(G) Sewage treatment facility	X	X	X	X	X	X	X	X	X	X	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)

~~20.656.020~~ **Uses (See section in chapter ~~20.~~660 for use descriptions)**	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**SFR-8,000**	**SFR-12,000**	**SFR-½**	**SFR-1**	**SFR-2**	**MFR**	**RA-5**	**RA-10**
.130 Utility and public service (cont.)												
(H) Telecommunications site	D	D	D	D	D	D	D	D	D	D	D	D
(I) Telecommunications facility	X	X	X	X	X	X	X	X	X	X	S	S
(J) Utility service facility	P	P	P	P	P	P	P	P	P	P	P	P
(K) Water reservoir	X	X	S	S	S	S	S	S	S	S	S	S
(L) Water tank, water treatment facility or sewer lift station	X	X	D	D	D	D	D	D	D	D	D	D
(M) Wind energy conversion systems, commercial	X	X	X	X	X	X	X	X	X	X	X	X
(N) Treated effluent irrigation	X	X	S	S	S	S	S	S	S	S	S	S
(O) Solar Photovoltaic Facility	X	X	X	X	X	X	X	X	X	X	X	X
.140 Warehouse uses												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X
.150 Accessory uses												
(A) Accessory agriculture retail sales	X	X	X	X	X	X	X	P	P	X	P	P
(B) Accessory dwelling	X	X	X	X	X	X	D	D	D	X	D	D

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter ~~20.~~664)

~~20.656.020~~ **Uses (*See* section in chapter ~~20.~~660 for use descriptions)**	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**SFR-8,000**	**SFR-12,000**	**SFR-½**	**SFR-1**	**SFR-2**	**MFR**	**RA-5**	**RA-10**
.150 Accessory uses (cont.)												
(C) Accessory outside storage	P	P	P	P	P	P	P	P	P	P	P	P
(D) *Accessory structure*	P	P	P	P	P	P	P	P	P	P	P	P
(E) Grading of more than 500 cubic yards	S	S	S	S	S	S	S	S	S	S	S	S
(F) Home occupation	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
(G) Household pets	P	P	P	P	P	P	P	P	P	P	P	P
(H) Non-commercial telecommunication site, one structure meeting district regulations	P	P	P	P	P	P	P	P	P	P	P	P
(I) Non-commercial telecommunications site, all others	D	D	D	D	D	D	D	D	D	D	D	D
(J) Solar energy systems	P	P	P	P	P	P	P	P	P	P	P	P
(K) Stationary tank storage (above ground)	P	P	P	P	P	P	P	P	P	P	P	P
(L) Wind energy conversion system, micro other	X	X	X	X	X	X	X	P	P	P	P	P

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter ~~20.~~664)

~~20.656.020~~ **Uses (*See* section in chapter ~~20.~~660 for use descriptions)**	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**SFR-8,000**	**SFR-12,000**	**SFR-½**	**SFR-1**	**SFR-2**	**MFR**	**RA-5**	**RA-10**
.150 Accessory uses cont.												
(M) *Wind energy conversion system, micro*	X	X	X	X	X	X	X	X	D[3]	X	D[3]	D[3]
(N) *Wind energy conversion system, small*	X	X	X	X	X	X	X	X	X	X	S[3]	S[3]
(O) Metal Storage containers, sea cargo, cargo or similar containers.	X	X	X	X	X	X	X	D	D	X	D	D
(P) Special Occasion Home	X	X	X	X	S	S	S	S	S	X	S	S
.160 Temporary uses												
(A) Emergency non-commercial telecommunication facility	T	T	T	T	T	T	T	T	T	T	T	T
(B) Temporary batch plant	X	X	X	X	X	X	X	X	X	X	X	X
(C) Temporary construction or sales office	T	T	T	T	T	T	T	T	T	T	T	T
(D) Temporary dwelling unit	T	T	T	T	T	T	T	T	T	T	T	T
(E) Seasonal sales lot	T	T	T	T	T	T	T	T	T	T	T	T

Key: **D** - Requires design review **S** - Requires special use permit and design review
X - Prohibited **P** - Permitted by right (may require building permit)
T - Requires temporary use permit

[1] Permitted only as part of a planned development.

[2]Permitted only if located within an MH overlay zoning district. *See Article 4.03 (Manufactured Housing Overlay)* ~~chapter 20.674 and 20.664.100.~~

[3] See ~~Chapter 20.664~~ Article 7 *(Land Use Regulations and Design Standards)* for specific standards and required zoning permits as dictated by height of structure.

~~(Ord. 1457, 2016; Ord. 1436, 2015; Ord. 1416, 2014; Ord. 1381, 2013; Ord. 1374, 2012; Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1279, 2009; Ord. 1253, 2008; Ord. 1215, 2007; Ord. 1007, 2002; Ord. 908, 2000; Ord. 871, 1999; Ord. 801, 1997; Ord. 763, 1996; Ord. 623, 1994; Ord. 622, 1994; Ord. 621, 1994; Ord. 519, 1990; Ord. 414, 1983; Ord. 347, 1980; Ord. 346, 1980; Ord. 344; 1980; Ord. 253, 1976; Ord. 203, 1973; Ord. 167, 1968)~~

~~Chapter 20.658~~

Article 3

~~Non-Residential Districts~~

~~20.658.010 Non-residential district development standards (Table).~~

Minimum Development Standards	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
Minimum Net Lot Area (Square feet except as noted)[6,8]	20000	10000	7500	10000	0	1 ac	1 ac	1 ac	10000	0	0
Average Lot Width (feet) Average Coroner Lot Width (feet)	90 100	80 88	80 88	N/A N/A	N/A N/A	100 110	100 110	100 110	80 88	0 0	0 0
Front Setback (feet)[1, 1a]	20	20	10	20	15	10	20	20	20	0	0[2]
Rear Setback (feet)[1a,2, 3, 5]	20	10	5	0[2]	10	0[2]	10	10	0[2]	10	0[2]
Side Setback Minimum (feet)[1a,3]	20	0[2]	0[2]	0[2]	0[2]	0[2]	10	10	0[2]	10	0[2]
Side Setback, Street Side (feet)[1a, 3]	15	15	10	15	15	10	20	15	15	15	0[2]
Floor Area Ratio (Maximum Percentage)	35/ 50[4]	35/ 50[4]	35/ 50[4]	35/ 50[4]	35/ 50[4]	35/ 50[4]	35/ 50[4]	35/ 50[4]	35/ 50[4]	N/A	N/A
Maximum Structure Height (feet)	35	35	35	45	35[7]	45	45	45	45	N/A	45

DU = Dwelling Unit ac. = Acre N/A = Not Applicable

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[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero(0) feet within non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjacent or existing structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a single-family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75 percent when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] The height of structures within the MUC zoning district may be increased as provided in Article 7 *(Land Use Regulations and Design Standards)* ~~chapter 20.664.~~

[8] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

~~(Ord. 1228, 2008; Ord. 1173, 2006; Ord. 922; 2000; Ord. 863, 1998; Ord. 839, 1993; Ord.801, 1997; Ord. 763, 1996; Ord. 713, 1995; Ord. 691, 1995; Ord. 668, 1994; Ord. 641, 1994; Ord. 525, 1990; Ord. 488, 1989; Ord. 487, 1988; Ord. 424, 1984: Ord. 409, 1983; Ord. 407, 1982; Ord. 315, 1979; Ord. 167, 1968)~~

~~20.~~658~~.020~~ Permitted, development permitted, and special use permit uses (Table).

The following list represents those uses, subject to the provisions of this title, in the non-residential districts which are permitted by right (P), subject to design review (D), requires special use permit and design review approval (S), requires approval of a temporary use permit (T), or are prohibited (X). Uses not listed in this table are prohibited.

Note: *Italics* denote that Specific Standards apply (*see* chapter ~~20.~~668)

~~20.~~658~~.020~~ Use (see sections in chapter ~~20.~~660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
~~.010~~ Agricultural and related limited commercial uses											
(A) Agricultural products processing and storage	X	X	X	X	X	X	D	D	D	X	X
(B) Agricultural products retail outlet	X	D	X	D	D	X	X	D	D	X	X
(D) Animal keeping	P	P	P	P	P	P	P	P	P	P	P
(E) Commercial stock yard	X	X	X	X	X	X	X	X	X	X	X
(F) Commercial meat and poultry processing facility	X	X	X	X	X	X	X	S	X	X	X
(G) Commercial nursery	X	S	X	D	X	X	D	D	D	X	X
(H) Keeping of non-domestic animals	X	X	X	X	X	X	X	X	X	X	X
(I) Limited agricultural uses	P	P	P	P	P	P	P	P	P	P	P
(J) Limited commercial uses	X	X	X	X	X	X	X	X	X	X	X
(K) Open agricultural uses	P	P	P	P	P	P	P	P	P	P	P

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.668)

~~20.658.020~~ Use (see section in chapter ~~20.~~660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
~~.020~~ Commercial and business uses											
(A) Building contracting shop	X	X	X	D	X	X	D	D	D	X	X
(B) Carpentry, woodworking, or furniture making facility	X	X	X	X	X	X	D	D	D	X	X
(C) Car wash	X	S	X	D	X	X	D	X	D	X	X
(D) Commercial bakery	X	X	X	X	X	X	D	D	D	X	X
(E) Commercial laundry and dry cleaning	X	X	X	X	X	X	D	D	D	X	X
(F) Gaming	X	X	X	X	X	S[1]	X	X	X	X	X
(G) Kennel	X	X	X	X	X	X	X	X	X	X	X
(H) Dog fancier or breeder kennel	X	X	X	X	X	X	X	X	X	X	X
(I) Dog rescue kennel	X	X	X	X	X	X	X	X	X	X	X
(J) Pet service	X	D	X	D	D	D	D	X	D	X	X
(K) Pawn shop	X	X	X	D	X	X	X	X	X	X	X
(L) Printing and publishing establishments	X	D	D	D	D	X	D	D	D	X	X
(M) Thrift or secondhand stores, used appliance shops	X	X	X	D	X	X	X	X	D	X	X
(N) Adult characterized businesses	X	X	X	X	X	X	X	X	D	X	X
(O) Craft foods or alcoholic beverages (large & small)	X	X/S[8]	X	D	X/S[8]	D	D	X	D	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.668)

~~20.658.020~~ **Use (see section in chapter ~~20.~~660 for use descriptions)**	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
~~.030~~ Forestry uses											
(None permitted)	X	X	X	X	X	X	X	X	X	X	X
~~.040~~ Industrial uses											
(A) Equipment rental	X	X	X	X	X	X	D	X	D	X	X
(B) General industrial	X	X	X	X	X	X	X	S	X	X	X
(C) Light industrial	X	X	X	X	X	X	D	D	D	X	X
(D) Machine shop	X	X	X	X	X	X	D	D	D	X	X
(E) Outside storage	X	X	X	X	X	X	D	D	D	X	X
(F) Saw mill	X	X	X	X	X	X	S	S	X	X	X
(G) Solid waste disposal site and facility	X	X	X	X	X	X	X	S	X	S	X
(H) Solid waste transfer facility	X	X	X	X	X	X	S	S	S	S	X
~~.050~~ Institutional and uses of community significance											
(A) Cemetery	S	S	S	S	S	X	S	S	S	S	X
(B) Church	S	D	D	D	D	D	X	X	S	D	X
(C) Community center and related facilities	S	D	D	D	D	D	X	X	X	D	X[2]
(D) *Day care center (Large)*	D	D	D	D	D	D	S	S	S	D	X
(E) Day care center (Small)	D	D	D	D	D	D	D	X	D	P	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.668)

~~20.658.020~~ Use (see section in chapter ~~20.~~660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
~~.050~~ Institutional and uses of community significance (cont.)											
(F) Emergency care facility	X	D	D	D	D	D	D	D	D	D	X
(G) Educational facility	D	D	D	D	D	X	D	S	D	D	X
(H) Small group care or group home	X	X	D	X	D	X	X	X	X	D	X
(I) *Large group care or group home*	X	X	S[3]	X	S[3]	X	X	X	X	S[3]	X
(J) Hospital	X	X	X	D	X	X	X	X	X	S	X
(K) Judicial center	X	X	X	X	X	X	X	X	X	S	X
(L) Nursing, convalescent and residential care facility	X	S	S	X	S	X	X	X	X	S	X
(M) Post office	X	D	D	D	D	D	X	X	X	D	X
(N) Uses of community significance	S	S	S	S	S	S	S	S	S	S	X
(O) *Independent congregate senior living community*	X	S	S	S	X	X	X	X	X	X	X
~~.060~~ Lodging uses											
(A) *Bed and breakfast*	S	S	S	D	D	D	X	X	X	X	X
(B) *Campground*	S	X	X	X	X	S	X	X	X	S	X
(C) Overnight lodging	D	D	X	D	D	D	X	X	X	X	X
(D) Resort lodge, conference center or guest ranch	D	X	X	D	D	D	X	X	X	D	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.668)

~~20.658.020~~ Use (see section in chapter ~~20.~~660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.070 Mining uses											
(A) *Open and subsurface mining*	X	X	X	X	X	X	X	S	X	X	X
.080 Office uses											
(A) Professional office	X	D	D	D	D	D	D	X	D	D	X
**See Residential Office purpose section of this code.*											
.090 Recreational uses											
(A) Equestrian facility	D	X	X	X	X	S	X	X	X	S	X
(B) Golf course	S	S	S	S	S	S	S	S	S	S	S
(C) Health clubs	D	D	D	D	D	D	D	X	D	D	X
(D) Indoor recreation	D	D	X	D	D	D	D	X	D	D	X
(E) Membership club	D	D	D	D	D	D	D	X	D	D	X
(F) Motorized racing	S	X	X	X	X	D	X	X	X	D	X
(G) Non-motorized racing	D	X	X	X	X	D	D	X	X	D	X
(H) Outdoor recreation, day use	S	S	X	S	S	S	D	X	D	S	S
(I) Outdoor recreation, night use	S	S	X	S	X	S	D	X	D	S	S
(J) Park or play field, day use	D	D	D	D	D	D	D	D	D	D	X
(K) Park or play field, night use	S	S	S	S	S	S	S	S	S	S	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.668)

~~20.658.020~~ Use (see section in chapter ~~20.~~660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.090 Recreational uses (cont.)											
(L) Public recreation center	D	D	D	D	D	D	D	X	D	D	X
(M) Ski area	S	S	X	X	S	S	X	X	X	S	X
(N) Indoor Gun Range	*S*	*S*	*X*	*S*	*X*	*S*	*S*	*X*	*S*	*S*	*X*
.100 Residential uses											
(A) Boarding house	D	D	D	D	D	D	X	X	X	X	X
(C) *Manufactured home park*	X	X	X	X	X	X	X	X	X	X	X
(D) *Multi-family dwelling*	X	X	X	X	D[4]	X	X	X	X	X	X
(E) Single-family dwelling	X	X	X	X	X	X	X	X	X	X	X
.110 Retail and personal services											
(A) Bank	X	D	D	D	D	D	X	X	X	X	X
(B) Bar	X	X	X	D	S	S	D	X	D	X	X
(C) Building material or garden store	X	X	X	D	X	X	D	D	D	X	X
(D) convenience store (*with gasoline sales*)	X	D	X	D	D	D	X	X	X	X	X
(E) Indoor theater	D	D	X	D	D	D	X	X	X	S	X
(F) Mortuary	X	D	D	D	D	X	X	X	X	X	X
(G) Outdoor theater	X	X	X	S	X	X	X	X	X	S	X
(H) Restaurant	X	D	X	D	D	D	D	D	D	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.668)

~~**20.658.020**~~ **Use (see section in chapter ~~20.~~660 for use descriptions)**	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.110 Retail and personal services (cont.)											
(I) Retail or personal service facility	X	D	X	D	D	D	X	X	X	X	X
(J) Vehicle rental	X	X	X	D	X	X	D	X	D	X	X
(K) Vehicle sales	X	D	X	D	D	D	D	X	D	X	X
(L) *Vehicle service center, minor*	X	S	X	D	S	X	D	D	D	D	X
(M) Vehicle service center, major	X	X	X	D	X	X	D	D	D	D	X
(N) Veterinary clinic with outdoor holding facilities	X	X	X	X	X	X	X	X	X	X	X
(O) Veterinary clinic without holding facilities	X	D	D	D	X	X	D	X	D	X	X
.120 Transportation uses											
(A) Private airports	S	X	X	X	X	X	X	X	X	X	X
(B) Public airports	X	X	X	X	X	X	X	X	X	X	S
(C) *Airport related uses*	X	X	X	X	X	X	X	X	X	X	S[5]
(D) *Heliport*	S	X	X	X	X	X	S	X	X	X	S
(E) Helistop	X	X	X	X	X	X	X	X	X	X	X
(F) Park and ride facility	S	S	S	S	S	S	S	S	S	S	S
(G) Parking structure or parking lot (primary use)	S	S	S	S	S	S	S	S	S	S	S
(H) Terminal and passenger service facility	X	X	X	D	X	X	D	X	D	D	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.668)

~~20.658.020~~ Use (see section in chapter ~~20.~~660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.130 Utility and public service											
(A) Central office of telecommunication company	X	D	D	D	D	X	D	D	D	D	X
(B) Fire station	X	X	X	X	X	X	X	X	X	D	X
(C) Major facility of a public or private utility[9]	X	X	X	X	X	X	X	X	X	S	X
(D) Public or quasi-public facility other than listed	X	X	X	X	X	X	X	X	X	S	X
(E) Public safety telecommunications site	D	D	D	D	D	D	D	D	D	D	D
(F) Sewer or water transmission lines	P	P	P	P	P	P	P	P	P	P	P
(G) Sewage treatment facility	X	X	X	X	X	X	X	X	X	S	X
(H) *Telecommunications site*	D	D	D	D	D	D	D	D	D	D	D
(I) *Telecommunication facility*[6]	S	S	S	S	S	S	S	S	S	S	S
(J) Utility service facility	P	P	P	P	P	P	P	P	P	P	P
(K) Water reservoir	D	X	X	X	X	X	X	X	X	D	X
(L) Water tank, water treatment facility or sewer lift station	D	D	D	D	D	D	D	D	D	D	D
(M) Wind energy conversion system, commercial	X	X	X	X	X	X	X	X	X	S	X
(N) Treated effluent irrigation	S	S	S	S	S	S	S	S	S	S	S
(O) *Solar Photovoltaic Facility*	X	X	X	X	X	X	X	X	X	X	X
(P) *Renewable Energy Generation*	X	X	X	X	X	X	X	X	X	S	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.668)

~~20.658.020~~ Use (see section in chapter ~~20.~~660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.140 Warehouse uses											
(A) *Personal storage facility*	X	X	X	X	X	X	D	D	D	X	X
(B) Warehouse and distribution center	X	X	X	X	X	X	D	D	X	D	X
.150 Accessory uses											
(A) Accessory agriculture retail sales	D	D	D	D	D	D	D	D	D	X	X
(B) Accessory dwelling	D	D	D	D	D	D	D	D	D	D	D
(C) Accessory outside storage	X	X	X	D	D	D	D	D	D	D	D
(D) Accessory structure	D	D	D	D	D	D	D	D	D	D	X
(E) Grading of more than 500 cubic yards	S	S	S	S	S	S	S	S	S	S	X
(F) *Home occupation*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*X*	*X*
(G) Household pets	P	P	P	P	P	P	P	P	P	P	X
(H) Non-commercial telecommunication site, one structure meeting district regulations	P	P	P	P	P	P	P	P	P	P	X
(I) Non-commercial telecommunications site, all others	D	D	D	D	D	D	D	D	D	D	X
(J) Solar energy systems	P	P	P	P	P	P	P	P	P	P	P
(K) *Stationary tank storage (above ground)*	P	P	P	P	P	P	P	P	P	P	P
(M) *Wind energy conversion system, micro*	D[7]	D[7]	D[7]	D[7]	D[7]	D[7]	D[7]	D[7]	D[7]	D[7]	D[7]

(continued on next page)

~~20.658.020~~ **Use (see section in chapter ~~20.660~~ for use descriptions)**	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.150 Accessory uses (cont.)											
(N) *Wind energy conversion system, small*	S[7]	X	X	S[7]	S[7]	S[7]	S[7]	S[7]	S[7]	S[7]	S[7]
(O) Metal storage containers, sea cargo, cargo or similar containers	X	X	X	D	D	D	D	D	D	D	D
(P) Special Occasion Home	X	S	S	S	S	S	X	X	X	X	X
.160 Temporary uses											
(A) Emergency non-commercial telecommunication facility	T	T	T	T	T	T	T	T	T	T	T
(B) Temporary batch plant	T	T	T	T	T	T	T	T	T	T	T
(C) Temporary construction or sale office	T	T	T	T	T	T	T	T	T	T	T
(D) Temporary dwelling unit	T	T	T	T	T	T	T	T	T	T	X
(E) Seasonal sales lots	T	T	T	T	T	T	T	T	T	T	X
(F) Wind energy conversion system, commercial use test site	X	X	X	X	X	X	X	X	X	T	X

Key: **D** - Requires design review **S** - Requires special use permit and design review
X - Prohibited **P** - Permitted by right (may require building permit)
T - Request a temporary use permit

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[1] Permitted only if located within a GD overlay district. See Article 4.09 *(Gaming District Overlay)* ~~*Chapter 20.685.*~~

[2] Sheriff's substations are permitted within the AP zoning district by design review (D).

[3] *See* ~~section 20.664.090~~ Article 4.09 *(Gaming District Overlay)* for specific standards.

[4]Subject to the provisions of section ~~20.650.010.C.~~

[5] *See* ~~chapter 20.668~~ Article 7 *(Land Use Regulations and Design Standards)* regarding specific standards for airport uses.

[6] Special use permit required for facilities that exceed the maximum height requirement of the applicable zoning district.

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[7] See ~~Chapter 20.664~~ Article 7 *(Land Use Regulations and Design Standards)* for specific standards and required zoning permits as dictated by height of structure.

[8] Craft foods or alcoholic beverages (large) are prohibited in the Neighborhood Commercial and the Mixed-Use Commercial zoning district.

[9] Only a design review is required for Aboveground Utility Projects located within a County adopted Utility Corridor.

~~(Ord. 1569, 2020; Ord. 1492, 2017; Ord. 1457, 2016; Ord. 1436, 2015; Ord. 1433, 2015; Ord. 1424, 2014; Ord. 1419, 2014; Ord. 1416, 2014; Ord. 1402, 2014; Ord. 1382, 2013; Ord. 1381, 2013; Ord. 1374, 2012; Ord. 1318, 2010; Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1279, 2009; Ord. 1267, 2008; Ord. 1215, 2007; Ord. 1182, 2006; Ord. 1170, 2006; Ord. 1007, 2002; Ord. 908, 2000; Ord. 871, 1999; Ord. 801, 1997; Ord. 763, 1996; Ord. 691, 1995; Ord. 668, 1994; Ord. 662, 1994; Ord. 658, 1994; Ord. 654, 1994; Ord. 529, 1991; Ord. 487, 1988; Ord. 452, 1986; Ord. 435, 1985; Ord. 424, 1984; Ord. 412, 1983; Ord. 349, 1980; Ord. 315, 1979; Ord. 284, 1978; Ord. 167, 1968)~~

~~Chapter 20.660~~

~~Use Regulations~~

~~**Sections:**~~

~~**20.660.010 Agricultural and related limited commercial uses.**~~
~~**20.660.020 Commercial and business service uses.**~~
~~**20.660.030 Forestry uses.**~~
~~**20.660.040 Industrial uses.**~~
~~**20.660.050 Institutional and uses of community significance.**~~
~~**20.660.060 Lodging uses.**~~
~~**20.660.070 Mining uses.**~~
~~**20.660.080 Office uses.**~~
~~**20.660.090 Recreation uses.**~~
~~**20.660.100 Residential uses.**~~
~~**20.660.110 Retail and personal service uses.**~~
~~**20.660.120 Transportation uses.**~~
~~**20.660.130 Utility and public service uses.**~~
~~**20.660.140 Warehouse uses.**~~
~~**20.660.150 Accessory uses.**~~
~~**20.660.160 Temporary uses.**~~
~~**20.660.170 Marijuana establishment uses.**~~

~~**20.660.010 Agricultural and related limited commercial uses.**~~

~~A.~~ 1.12 "**Agricultural products processing and storage**" means the processing and storage of agricultural products brought to the site including but not limited to cleaning, sorting, grading, packaging, milling, or storing of products which are intended for direct human or animal consumption or use. This includes small lumber milling operations utilizing portable equipment and occupying less than one acre. Small lumber operations must be located no closer than 600 feet from any adjacent residence located on the same parcel.

~~B.~~ 1.12 "**Agricultural products retail outlet**" means a location for the retail sale of agricultural equipment or products, a majority of which are not grown on site and are intended for direct human or animal consumption or use. One single-family dwelling, occupied by the owner, operator, or manager of the business will be considered customary and incidental as a part of this use.

~~C.~~ 1.12 "**Aquaculture**" ~~means~~ the cultivation of aquatic organisms such as fish, shellfish, crustaceans, seaweed, and other marine and freshwater species for food production, habitat restoration, ornamental purposes, or scientific research. ~~the natural produce of water (as fish or shellfish). This use is only permitted in the A-19 and FR zoning districts with the issuance of a special use permit.~~

~~D.~~ 1.12 "**Animal keeping**" means the grazing, keeping, limited boarding of horses, use and sale of domestic animals including but not limited to poultry, rabbits, livestock, llamas, ostriches, and horses, and including coops, stables and

other accessory structures used for keeping such animals. This definition does not include equestrian facilities.

~~1.~~ 7.01 (F)(a)This use is permitted only on parcels that are a minimum of one gross acre in size and designated as such by the land use district.

~~2.~~ (b)Outside of the A-19, FR and RA-10 districts, no accessory structures greater than 200 square feet will be permitted without a principal dwelling unit. Accessory stables, barns and other related structures in excess of 200 square feet may be permitted in the RA-5 zoning district without a principal dwelling unit subject to the following:

~~a.~~ (1)The parcel upon which the structure is to be located contains a minimum of five net acres.

~~b.~~ (2) The structure must be for animal-keeping purposes.

~~3.~~ (c) Boarding of horses not exceeding one horse per acre, based on the parcel on which the stables or corral is located, is permitted.

~~4.~~ (d) Lessons may be provided on-site, by appointment only, subject to the issuance of a home-occupation permit.

~~E.~~ 1.12 "**Commercial stock yard**" means place of confinement, whether by structures, fences, pens, corrals, or other enclosures, where transient cattle, swine, sheep, poultry, fur bearing animals, or other livestock are kept temporarily for slaughter, marketing or shipping. Educational agricultural projects are excepted from this use. One single-family dwelling, occupied by the owner, operator, or manager of the feed yard will be considered customary and incidental as a part of this use.

~~F.~~ 1.12 "**Commercial meat or poultry processing facility**" means a facility for the processing of meat and poultry, not intended for resale on the premises, including but not limited to the butchering, cutting, dressing, and packaging of meat and poultry products.

~~1.~~ (701)(S)(1)(a)This use is allowed by special use permit in A-19 and FR districts if the facility:

~~a.~~ (1) Has five or fewer employees on site at one time;

~~b.~~(2) Processes no more than 200 poultry or rabbits per day or 60 larger meatanimals per week; and

~~c.~~ (3) Does not include retail sales.

~~G.~~ 1.12 "**Commercial nursery**" means a use which can include one or more greenhouses, where trees, shrubs, flowers, or vegetable plants are grown and sold either wholesale or retail. This may also include landscape materials and lawn and garden supplies. One single-family dwelling, occupied by the owner, operator, or manager of the nursery will be considered customary and incidental as a part of this use.

~~H.~~ 1.12 "**Keeping of non-domestic (wildlife) animals**" means the location for commercial dealers, breeders, exhibitors, transporters, or researchers of any and all wildlife listed by the Nevada Division of Wildlife.

~~1.~~ This use shall also be granted and maintain all applicable local, state and federal permits;

~~2.~~ One single-family dwelling occupied by the owner operator, or manager of the business considered customary and incidental as a part of this use.

~~I.~~ 1.12 "**Limited agricultural uses**" mean the growing of fields, trees, bushes, berries, and row crops, including nursery stock. 7.03 (F) (1) (a) This use does not allow the grazing, keeping and use of livestock or other animals as referenced under subsection C, animal keeping.

~~1.~~ (b) Except as provide in paragraph 3, below, no accessory structures greater than 200 square feet will be permitted without a principle dwelling unit;

~~2.~~ (c) Sales of agricultural and horticultural products grown on parcels under the same ownership or lease are permitted in all districts.

~~3.~~ (d) Accessory agricultural structures in excess of 200 square feet may be permitted in the RA-5 zoning district without a principal dwelling unit subject to the following:

~~a.~~ (1)The parcel upon which the structure is to be located contains a minimum of five net acres.

b .(2)The structure must be for agriculture-related purposes and evidence must be provided that limited agricultural uses are being conducted on the parcel.

~~J.~~ 1.12 "**Limited commercial use**" means a use that is accessory to an open agricultural use consisting of a vocational activity principally conducted inside a dwelling unit or accessory structures, including outdoor recreational vehicle and equipment storage, and which can employ up to five additional employees.

~~1.~~ 7.03 (G)(1)(a) The use shall not result in noise or vibration, light, odor, dust, smoke, or other air pollution noticeable at or beyond the property line;

~~2.~~ (b)The use shall not change the character of the lot or the surrounding neighborhood or conflict with the purpose of the zoning district;

~~3.~~ (c)The outside storage of goods, materials, or equipment related to the limited commercial use must be screened from view;

~~4.~~ (d)Signs shall be limited to one non-illuminated identification sign six square feet or less in size;

~~5.~~ (e)The parcel must have a principle dwelling unit and the use must be located on the same parcel as the principle dwelling unit;

~~6.~~ (f)The use may not generate chemical waste, heavy metals, or other potential surface or ground water contamination;

~~7.~~ (g)The use shall not include restaurants or retail uses with the exception of antique shops;

~~8.~~ (h)A preliminary inspection will be required for uses proposed within existing buildings to establish appropriate occupancy type and uniform code requirements.

~~K.~~ 1.12 "**Open agricultural uses**" means an agricultural use which may or may not have structures, other than accessory structures, associated with their operation, including but not limited to the grazing, keeping and use of livestock, the production of agricultural or horticultural products, and accessory storage such as corrals, coops, pens, stables or other buildings used in conjunction with farming or ranching operations.

~~1.~~ 7.04 (F)(1)(a) Sales of agricultural and horticultural products grown on parcels under the same ownership or lease is permitted in all districts;

~~2.~~ (b)One single-family dwelling, occupied by the owner of the farm or ranch, is considered customary and incidental as a part of the use in the commercial

and industrial zoning districts;

~~3.~~ (c)Outside of the A-19, FR, RA-10 and RA-5 districts, no accessory structures greater than 200 square feet will be permitted without a principal dwelling unit. ~~(Ord. 1563, 2020; Ord. 1238, 2008; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord.~~
~~619, 1993; Ord. 618, 1993; Ord. 408, 1982; Ord. 167, 1968)~~

~~20.660.020 Commercial and business service uses.~~

~~A.~~ 1.12 "**Building contracting shop**" means a facility providing for general building construction, repair, service, and maintenance including installation of plumbing, roofing, signs, electrical, air conditioning, and heating, and including related equipment and materials storage. Any equipment or materials being stored must be screened from the view of adjacent roadways and properties.

~~B.~~ 1.12 "**Carpentry, woodworking, or furniture making facility**" means a facility for the making, repairing, or refinishing of furniture or wood products for direct retail sale.

~~C.~~ 1.12 "**Car wash**" means a parcel or a structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of one or more motor vehicles.

~~D.~~ 1.12 "**Commercial bakery**" means a commercial establishment for the production of baked goods, primarily for sale to other commercial establishments.

~~E.~~ 1.12 "**Commercial laundry" and "dry cleaning**" means a facility for the cleaning or laundering of garments, fabrics, rugs, draperies, or other similar items on a commercial or bulk basis.

~~F.~~ 1.12 "**Gaming**" means any legally constituted gambling enterprise authorized under state law, other than slot machines when the machines are operated under a restricted license and incidental to the conduct of the licensed retail business.

~~G.~~ 1.12 "**Kennel**" means any place of business where dogs, cats and other domestic (non-farm) animals for boarding, breeding, training, grooming, treating, sale or other commercial purpose with the exception of veterinary clinics or pet shops.

~~1.~~ 7.03 (D)(1)(d)(1) Setback requirements for kennels with outdoor holding facilities is a minimum of 100 feet from adjacent lot lines not under the same ownership;

~~2.~~ (2) Minimum parcel size is ten net acres.

~~3.~~ (3) A kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

~~H.~~ 1.12 "**Dog fancier or breeder kennel**": Any owner or person keeping purebred dogs of a specific breed or pedigree for breeding, sale, or other dog fancier or commercial purpose at any residence or other location in Douglas County. A veterinary clinic or hospital is excluded from this provision.

~~1.~~ 7.03 (D)(1)(a)(2) Setback requirements for kennels with outdoor holding facilities on lots of one to five net acres is a minimum of 50 feet from adjacent lot lines not under the same ownership. The setback on lots of more than five net acres is a minimum of 100 feet from adjacent lot lines not under the same ownership.

~~2.~~ (3)Minimum parcel size is one net acre.

~~3.~~ (4) A dog fancier or breeder kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

~~I.~~ 1.12 "**Dog rescue kennel":** Any nonprofit single person, entity or group engaged in providing temporary shelter, care or placement of dogs for up to six months, or as approved by animal control, for the purpose of placing them with new owners. A veterinary clinic or hospital is excluded for this provision.

~~1.~~ 7.03 (D)(1)(c)(1)Setback requirements for kennels with outdoor holding facilities on lots of one to five net acres in a minimum of 50 feet from adjacent lot lines not under the same ownership. The setback on lots of more than five net acres is a minimum of 100 feet from adjacent lot lines not under the same ownership.

~~2.~~ (2)Minimum parcel size is one net acre.

~~3.~~ (3) A rescue kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

~~J.~~ 1.12 "**Pet service**": Any single person, entity or group engaged in grooming or training pets, primarily dogs and cats, for commercial purpose at any residence or other location in Douglas County. A veterinary clinic or hospital is excluded from this provision.

~~1.~~ Setback requirements for pet shop kennels with outdoor holding facilities are a minimum of 50 feet from adjacent lot lines not under the same ownership.

~~2.~~ Pet services in commercial and industrial zoning districts may include indoor overnight boarding.

~~3.~~ A pet service is subject to compliance with the provisions of title 6 of the Douglas County Code.

~~K.~~ 1.12 "**Pawn shop**" means a place of business where personal property is pledged as collateral for loans and the personal property is kept at the place of business until the loan is redeemed or the pledged collateral sold.

~~L.~~ 1.12 "**Printing or publishing establishments**" means a facility for the reproduction, cutting, printing, or binding of materials on a bulk basis using lithography, offset printing, blueprinting, silk screening, or similar methods.

~~M.~~ 1.12 "**Thrift or second hand stores, used appliance stores**" means a business which sells used or recycled merchandise, or accepts donations of used or recycled goods for later retail sales.

~~N.~~ 1.12 "**Adult characterized businesses**" ~~see section 5.36.010 for a complete description of adult characterized businesses.~~

~~1. See section 20.668.140 for specific standards regarding this use.~~

~~O.~~ 1.12 "**Craft foods or alcoholic beverages (large & small)**": A commercial establishment for the production of craft foods or alcoholic beverages, including a facility in which foods or alcoholic beverages for human consumption are processed to a final form, and is distributed to customers on-site or to retailers and wholesalers. Examples include bakeries, brew pubs, creameries, or craft distilleries.

~~1. See section 20.668.250 for specific standards regarding craft foods or alcoholic beverages, which distinguishes between large and small facilities.~~

~~(Ord. 1571, 2020; Ord. 1402, 2014; Ord. 1238, 2008;Ord. 1170, 2006; Ord. 990, 2001; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 662, 1994; Ord. 378, 1981; Ord. 167, 1968)~~

~~20.660.030 Forestry uses.~~

~~A.~~ 1.12 "**Forestry**" means cultivating and maintaining forests and managing forest land, including the selling of firewood produced on the parcel. ~~(Ord. 984. 2001; Ord.763, 1996; Ord. 167, 1968)~~

20.660.040 Industrial uses.

~~A.~~ 1.12 "**Equipment rental**" means a place of business established for the rental and leasing of equipment such as construction machinery and landscape and farm implements. Rental equipment must be architecturally screened from public view.

~~B.~~ 1.12 "**General industrial**" means any intense manufacturing operation or industrial use, including but not limited to batch plants, foundries, tank farms, refineries, junk yards or auto dismantling, which is not specifically listed elsewhere in this code. (7.02)(E)(1)(a) This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~C.~~ 1.12 "**Light industrial**" means any light industrial activity, including but not limited to assembling, compounding, food or beverage processing, inside storage, processing or treatment of products, construction equipment repair and sale, scientific research, manufacturing, wholesale trade, warehousing, and corporate offices, which is not specifically listed elsewhere in this code. Furthermore, uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, service stations, copy centers, showrooms, product testing areas, and product sampling areas.

~~1~~ (7.03)(E)(1)(b)This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

~~2~~ (c) Accessory sales of products or material produced, stored, or modified on site, may occupy a maximum of 25% of the area designated for the main use.

~~i.~~ (1) Outside sales must be located in the rear or side of the building and be screened.

~~ii.~~ (2) Accessory sales may include the consumption of products.

~~D.~~ 1.12 "**Machine shop**" means a facility where material is processed or treated by machining, cutting, grinding, welding, or similar processes.

~~E.~~ 1.12 "**Outside storage**" means the outside placement of items for a period of more than 48 hours.The items being stored must be screened from the view of adjacent roadways and properties.

~~F.~~ 1.12 "**Saw mill**" means a facility for the storage, sales, and milling of forest products, not including the cutting of firewood. This use is allowed in the FR district through a temporary use permit during forest harvesting operations.

~~G.~~ 1.12 **Solid waste disposal site and facility** means the location and facility at which the collection, storage, treatment, utilization, processing, or final disposal of wastes occur. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~H.~~ 1.12 **Solid waste transfer facility** means a facility at which wastes, awaiting transportation to a disposal site and facility, are transferred from one collection vehicle to another. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits. ~~(Ord. 1382, 2013; Ord. 1238, 2008; Ord. 984, 2001; Ord. 763, 1996; Ord. 671, 1994; Ord. 641, 1994; Ord. 497, 1989; Ord. 487, 1988; Ord. 452, 1986; Ord. 167, 1968)~~

~~20.660.050 Institutional and uses of community significance~~.

~~A.~~ 1.12 "**Cemetery**" means a place designated for the burial or keeping of the remains of the dead whether human or animals, including crematories, mausoleums, and columbiums operated within the boundaries of the cemetery. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~B.~~ 1.12 "**Church**" means a facility principally used for people to gather together for public worship, religious training, or other religious activities. This includes wedding chapels.

~~1.~~ 7.01 Q (1)(a) The structure height limitations of this code shall not apply to church spires, belfries, or cupolas;

~~2.~~ (c) One single-family dwelling for the housing of a church official and family is considered customary and incidental as a part of this use.

~~C.~~ 1.12 "**Community center and related facilities**" means a facility for a use of community significance, public or quasi-public, where public services or information are provided on a non-profit basis, including but not limited to government offices, senior centers, public libraries, family council or family help centers, and sheriff sub-stations.

~~D.~~ 1.12 "**Day care center (large)"** means a facility which provides less than 24-hour care or supervision for seven or more persons who are not related by blood, marriage, or adoption to the owner, operator, or manager, whether such facility operates at day or night, with or without compensation for such care, and with or without stated educational purpose.

~~1.~~ This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

~~2. See section 20.664.050 for specific standards.~~

~~E.~~ 1.12 "**Day care center (small)**" means a facility which provides less than 24-hour care or supervision for six or less persons who are not related by blood, marriage, or adoption to the owner, operator, or manager, whether such facility operates at day or night, with or without compensation for such care, and with or without stated educational purpose. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~F.~~ 1.12 "**Emergency care facility**" means a health care facility, providing primarily outpatient emergency care for the diagnosis and treatment of individuals. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable state and federal permits regarding medical

waste disposal.

~~G.~~ 1.12 "**Educational facility**" means buildings and uses for public or private educational or research activities associated with an academic institution which has curriculum for technical or vocational training, kindergarten, elementary, secondary, or higher education, including residential facilities for faculty, staff, and students. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~H.~~ 1.12 "**Small group care or group home**" means a facility which provides 24-hour care or supervision of up to 10 persons who are not related by blood, marriage, or adoption, to the owner, operator, or manager, and who do not meet the definition of a family. A group care or foster home may be operated by a public, nonprofit, or private agency. This definition does not include halfway houses or drug or alcohol rehabilitation facilities.

~~1.~~ 7.02 (G)(1)(a)This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

~~2.~~ (b)No individual cooking facilities are permitted within individual units. Central cooking facilities must be provided.

~~3.~~ (c)The main pedestrian entrance to the development, common areas, and the parking facility shall be handicap accessible.

~~I.~~ 1.12 "**Large group care or group home**" means a facility which provides 24-hour care or supervision of more than 10 persons who are not related by blood, marriage, or adoption, to the owner, operator, or manager, and who do not meet the definition of a family. A group care or foster home may be operated by a public, nonprofit, or private agency. This definition includes halfway houses and drug or alcohol rehabilitation facilities for any number of persons, with or without 24-hour care or supervision, excluding those that fall under the definition of "family" ~~in Appendix A of Title 20.~~

~~1.~~ 7.02 (G)(1)(b)(1)This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

~~2. See section 20.664.090 for specific standards.~~

~~J.~~ 1.12 "**Hospital**" means an institution where people are given medical attention and treatment, including but not limited to related facilities such as laboratories, outpatient clinics, staff offices, and on an in-patient basis. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~K.~~ 1.12 "**Judicial center**" means buildings used for courtrooms, police station, jails, and accessory offices.

~~L.~~ 1.12 "**Nursing, convalescent, or residential care facility**" means a facility which provides 24-hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility, and who do not meet the definition of family ~~under Appendix A of this title~~. A nursing, convalescent, or residential care facility provides some level of skilled nursing or medical service to the residents. This use shall provide proof of having obtained and of having maintained, as may be

periodically requested by the county, all applicable local, state, and federal permits.

~~M.~~ 1.12 "**Post office**" means a facility operated by the United States Postal Service where public mailing services, including distribution and delivery of mail, are provided.

~~N.~~ 1.12 "**Use of community significance**" means a use which the commission determines to have significant historic cultural, economic, social, or environmental value to the county, which does not conform to the use regulations of the district in which the use is located as a result of either the adoption or amendment of this code, and which cannot be made conforming through any other discretionary review process under this code.

~~1.~~ The use of murals falls within this definition.

~~O.~~ 1.12 "**Independent congregate senior living community**" means an independent living community that entails private dwelling units/apartments designed for an adult population aged 55 years and older that may include some supportive services including, but not limited to, meals, housekeeping, home health, and other supportive services. A number of common facilities, including kitchen facilities, club houses, pools, health facilities, and other personal services, may be provided on the site.

~~1. See section 20.664.157 for specific standards.~~

(Ord. 1279, 2009; Ord. 1238, 2008; Ord. 984, 2001; Ord. 843, 1998; Ord. 801, 1997; Ord. 763, 1996; Ord. 689, 1995; Ord. 688, 1995; Ord. 614, 1993; Ord. 519, 1990; Ord. 347, 1980; Ord. 253, 1976; Ord. 167, 1968)

~~20.660.060 Lodging uses.~~

~~A.~~ 1.12 "**Bed and breakfast**" means an owner-occupied dwelling unit offering transient lodging accommodations where meals may be provided.

~~1.~~ A bed and breakfast may have no more than six guest rooms;

~~2. This use may be subject to the operational requirements found in section 20.664.030.~~

~~B.~~ 1.12 "**Campground**" means an area of land on which accommodations for occupation on a transient basis are located or may be placed. This includes, but is not limited to, tents and recreational vehicles.

~~1.~~ 7.01(M)(1)(a)(3)Actual density will be established in the special use permit; in no case shall a campground contain more than eight camp sites per acre;

~~2.~~ (4) A minimum 50 foot landscaped buffer is required adjacent to private lands;

~~3. This use is subject to the special standards found in section 20.668.030.~~

~~C.~~ 1.12 "**Overnight lodging**" means a facility offering transient lodging accommodations on a daily basis to the general public, and in which no provision is made for cooking in any individual room or suite. The overnight lodging facility may also include incidental business uses commonly associated with the main lodging use.

~~D.~~ 1.12 "**Resort lodge, conference center, or guest ranch**" means a facility, including either a single building or resort with or without individual kitchens, which serves as a destination point for visitors, and generally has accessory recreational facilities for the use of guests. This includes hunting, fishing and skiing lodges.

~~1.~~ 7.05(E)(1)(a)All buildings must be connected to a public water and sewer

system. This provision excludes guest ranches with six or fewer guest rooms, which may be on well and individual sewage disposal systems if proof is provided of having obtained state approvals;

~~2.~~ (b) Guest residency is limited to a transient basis;

~~3.~~ (c) This use does not include gaming uses;

~~4.~~ (d) Facilities with individual kitchens must provide development rights for those units, unless located in an existing commercial district outside of a receiving area where no development rights are required. ~~(Ord. 1238, 2008; Ord. 1008, 2002; Ord. 984,~~
~~2001; Ord. 801, 1997; Ord.763, 1996; Ord. 618, 1994; Ord. 414; 1983; Ord. 378, 1981; Ord. 167, 1968)~~

~~20.660.070 Mining uses.~~

~~A.~~ 1.12 "**Open or subsurface mining**" means the extraction of earth materials by mining directly from the exposed deposits or other materials or by underground methods (including, but not limited to, in situ recovery), and including the milling and processing of the ore produced and the reprocessing of tailings. Exceptions to this use include excavations below finished grade for basements and footings of a building, retaining wall or other structures authorized by a valid building permit, and extraction of a maximum of 1,000 cubic yards per parcel per year within agricultural or forest and range zoned districts. The term open mining includes but is not limited to such processes as open cut mining, open pit mining, strip mining, borrow pits, quarrying and dredging. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~1.~~ Accessory uses include processing plants or batch plants that mill, process or reprocess minerals, ore, tailings or deposits extracted solely from the subject property. ~~(Ord. 1492, 2017; Ord. 1238, 2008; Ord. 984, 2001; Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.660.080 Office uses.~~

~~A.~~ 1.12 "**Professional office**" means an office for professions including but not limited to government, physicians, dentists, lawyers, real estate sales, architects, engineers, artists, musicians, designers, teachers, accountants, and others, who, through training are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists. This use includes medical and dental clinics. ~~(Ord. 1238, 2008; Ord. 984, 2001; Ord. 763, 1996; Ord. 479, 1988; Ord. 452, 1986; Ord. 349, 1980; Ord. 167, 1968)~~

~~20.660.090 Recreation uses.~~

~~A.~~ 1.12 "**Equestrian facilities**" means a commercial facility for horse training, boarding in excess of that permitted under animal keeping ~~section 20.660.010.D~~, competitive equestrian events, rentals, sales and lessons.

~~1.~~ 7.02 (C)(1)(a)In an SFR-2, RA-5, forest and range, or agricultural zoning district, structures must be located a minimum of 100 feet from all lot lines;

~~2.~~ (b)Outdoor lighting of facility requires special use permit approval.

~~B.~~ 1.12 "**Golf course**" means recreational facility primarily used for the purpose of playing

golf, but which may include accessory eating and drinking areas, retail sales areas, locker rooms and staff offices.

~~C.~~ 1.12 "**Health club**" means a facility containing space and equipment for indoor sports activities, including but not limited to spectator seating, locker and shower rooms, classrooms, swimming pool, weight training and aerobic exercise.

~~D.~~ 1.12 "**Indoor recreation**" means an entirely enclosed facility which offers entertainment or games of skill for a fee, including but not limited to a bowling alley, billiard parlor, or a video game arcade. This use may include accessory eating and drinking areas, retail sales areas, and staff offices.

~~E.~~ 1.12 "**Membership club**" means a facility, including associated eating, drinking, and recreational facilities, owned or operated by a group of people organized for a common social, educational, service, or recreational purpose. These clubs are usually characterized by certain membership qualifications, payment of fees or dues, regular meetings, a constitution, and by-laws.

~~F.~~ 1.12 "**Motorized racing facility**" means a facility where racing events are held in which the sport uses vehicles propelled by a mechanical engine. Agricultural related events including but not limited to steam engine events and antique tractor races are not included within this definition. Setback requirements: In an agricultural or forest and range zoning district, no portion of the facility, with the exception of the gate house, may be located within 600 feet of any lot line.

~~G.~~ 1.12 "**Non-motorized racing facility**" means a facility where racing events are held in which the sport does not involve the use of mechanical engines for propulsion. Outdoor lighting of facility requires specified approval in the special use permit.

~~H.~~ 1.12 "**Outdoor recreation, for day use**" means an area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside only during daylight hours. This includes but is not limited to a golf driving range, rifle range, boating facility, tennis facility, or a miniature golf course.

~~I.~~ 1.12 "**Outdoor recreation, for night use**" means an area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside and includes lighted areas for use after dusk. This includes but is not limited to a golf driving range, rifle range, boating facility, tennis facility, or a miniature golf course.

~~J.~~ 1.12 "**Park or play field, for day use**" means a recreational area providing parks and playfields for use during daylight hours. This includes publicly owned and commonly owned recreational facilities.

~~K.~~ 1.12 "**Park or play field, for night use**" means a recreational area providing parks and playfields which may include lighted areas for use after dusk. This includes publicly owned and commonly owned recreational facilities. 7.04 (H)(1)(a)(1) Lighting must comply with standards set forth in the design criteria and improvement standards manual.

~~L.~~ 1.12 "**Public recreation center**" means a publicly owned area providing recreational facilities such as playgrounds, parks, game courts, swimming pools, and

playing fields.

~~M.~~ 1.12 "**Ski area**" means a recreational facility for Alpine and Nordic skiing, including associated lodge buildings, ski school, eating and drinking areas, and retail sales.

~~N.~~ 1.12 "**Indoor Gun Range**" means an enclosed facility or area used for archery or the

shooting of firearms, whether for practice or sport. ~~(Ord. 1419, 2014; Ord. 1238, 2008; Ord. 984, 2001; Ord.801, 1997; Ord. 763, 1996; Ord. 479, 1988; Ord. 412, 1983; Ord. 167, 1968)~~

~~20.660.100 Residential uses.~~

~~A.~~ 1.12 "**Boarding house**" means a building or portion of a building which is used to accommodate for compensation no more than six boarders or roomers, not including members of the occupant's immediate family who might be occupying such a building.

~~B.~~ 1.12 "**Clustered development**" ~~means a development in which parcels are created pursuant to section 20.714.020.~~ A residential development pattern in which lots are concentrated on a portion of a parcel or on multiple contiguous or non-contiguous parcels under common ownership, in order to preserve agricultural land, open space, and natural resources on the remainder of the property through permanent legal protections.

~~C.~~ 1.12 "**Manufactured home park**" means a parcel of land upon which two or more mobile or manufactured homes, or tiny houses, occupied or intended to be occupied for dwelling purposes, are located.

~~1. This section does not apply to employee housing in the agricultural zoning district;~~

~~2. See section 20.664.110 for specific standards;~~

~~3. Manufactured home parks are permitted only if located within an MH overlay zoning district.~~

~~D.~~ 1.12 "**Multi-family dwelling**" means a building or buildings on a single parcel which are occupied or which are arranged, designed, and intended to contain more than one dwelling unit, but not including hotels, motels, and boarding houses. ~~or as otherwise provided in section 20.660.150.B, accessory dwellings. See section 20.664.120 for specific standards.~~

~~E.~~ 1.12 "**Single-family dwelling**" means a single detached building which is occupied or which is arranged, designed, and intended to be occupied by not more than one family, and which contains not more than one dwelling unit. ~~See section 20.714.020 for specific standards regarding cluster development.~~ ~~(Ord. 1645, 2025; Ord. 1238, 2008;~~
~~Ord. 984, 2001; Ord. 902, 1999; Ord. 801, 1997; Ord.763, 1996; Ord. 633, 1994; Ord. 621, 1994; Ord. 620, 1994; Ord. 619, 1994; Ord. D618, 1994: Ord. 569, 1992; Ord. 472, 1987; Ord. 347, 1980; Ord. 302, 1973; Ord. 167, 1968)~~

~~20.660.110 Retail and personal service uses.~~

~~A.~~ 1.12 "**Bank**" means a financial institution for the extension of credit, and the custody, loan, or exchange of money which may have drive-through service.

~~B.~~ 1.12 "**Bar**" means an establishment where the primary use is the sale and consumption of alcoholic beverages on the premises. The bar may include a counter and associated service and preparation areas upon and over which alcoholic liquor is the principle commodity served for consumption by persons at such counter.

~~1.~~ 7.01 (H) (1)(a)(1)This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~2.~~ (2) No new bar shall be permitted within 500 feet of the following uses: public or private schools, public places of worship, child care centers, parks and libraries. (3) For purposes of this chapter, measurement shall be made in a straight line, without regard to intervening objects or structures, from the nearest portion of the building or suite wall where the accessory use is proposed, to the nearest building or suite wall of the sensitive use or nearest property line if there is no structure. For school uses, the distance shall be measured from the nearest portion of the building or suite wall where the bar accessory use is proposed to the nearest property line of an existing or future school site.

~~3.~~ (4) Outside Live Entertainment will not be permitted as part of the business except where a Special Event Entertainment Endorsement has been obtained from the Douglas County Sheriff. Outside Live Entertainment may not continue past 6:00 p.m. in a Neighborhood Commercial or Mixed Use Commercial Zoning District. Outside Live Entertainment may not continue past 10:00 p.m. in all other non-residential zoning districts.

~~C.~~ 1.12 "**Building material or garden store**" means a facility for the sale of home, lawn, and garden supplies, landscaping materials, brick, lumber; and other similar materials. This use may include the outside storage of materials. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~D.~~ 1.12 "**Convenience store (with gasoline services)**" means any retail establishment selling consumer products including primarily pre-packaged food and household items, having a gross floor area of less than 5,000 square feet. A convenience store may also have associated retail sale of gasoline and other petroleum products. ~~Where gas sales are an accessory use, the use must also comply with section 20.668.130.~~

~~E.~~ 1.12 "**Indoor theater**" means a facility for showing motion pictures, videos, or for staging theatrical performances to an audience, inside an enclosed structure.

~~F.~~ 1.12 "**Mortuary**" means a facility where bodies are prepared for burial or cremation, which may include areas for embalming, performing of autopsies, and the storage of funeral supplies and vehicles.

~~G.~~ 1.12 "**Outdoor theater**" means a facility for outdoor performances where the audience views the production from automobiles or while seated outside.

~~H.~~ 1.12 "**Restaurant**" means an establishment for the sale and consumption of food and beverages on the premises, which may include drive-through service.

~~1.~~ 7.05 (F)(1)(a)Bars are allowed as an accessory use to a restaurant if the bar and associated service and preparation area does not exceed 30 percent of the gross floor area of the entire unit of operation (unit of operation defined as the bar and restaurant combined), ~~and subject to the following:~~

~~a.~~ (1)There must be no separate outside entrance for the bar, except for any required emergency exit which shall be alarmed;

~~b.~~ (2)The bar shall be separated from the dining area by a wall or other permanently affixed partition. Floor area within this partitioned area shall be considered part of the accessory bar use for the purpose of calculating gross floor area limitations;

~~c.~~ (3)The business premises may include restricted gaming devices;

~~d.~~ (4)The hours of operation of the bar shall coincide with the hours of operation for the restaurant;

~~e.~~ (5)The bar and restaurant shall be operated as a single business unit. No separate exterior signs for the accessory bar use are permitted;

~~f.~~ (6)Prior to design review approval, the applicant shall apply for and receive a liquor license;

~~2.~~ 7.05 (F)(1)(b)The business premises may contain pool tables (two pool tables maximum), video games, or other fee or non-fee amusement devices (gaming devices as defined in NRS 463.0155, are not included as part of this provision). The hours of operation of the amusement devices shall coincide with the hours of operation for the restaurant. The area designated for these uses and their participants shall not exceed 5 percent of the gross floor area of the entire unit of operation (unit of operation defined as the bar and restaurant). The provided for use by minors, the following special conditions apply:

~~a.~~ (1) Amusement devices shall be separated from the designated dining or bar areas by a wall or permanently affixed partition;

~~b.~~ (2) Access to these uses shall not be through a bar area.

~~3.~~ 7.05 (F)(2)(a)Outside Live Entertainment will not be permitted as part of the business except where a Special Event Entertainment Endorsement has been obtained from the Douglas County Sheriff. Outside Live Entertainment may not continue past 6:00 p.m. in a Neighborhood Commercial or Mixed Use Commercial Zoning District. Outside Live Entertainment may not continue past 10:00 p.m. in all other non-residential zoning districts.

~~I.~~ 1.12 **"Retail or personal service facility**" means an establishment for the retail sale of merchandise or the provision of personal services, including drive through service. A retail facility includes but is not limited to antique or art shops, clothing, copy services, department, drug, dry good, florist, furniture, gift, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, or toy stores. A personal service facility includes but is not limited to barber or beauty shop, dry cleaners, optometrist shop, photographic studio, travel bureau, or vehicle sales. ~~See section 20.668.060 regarding specific standards for drive-through uses.~~

~~J.~~ 1.12 "**Vehicle rental**" means establishments primarily engaged in daily or extended term rental of trucks, vans, passenger vehicles, utility trailers and recreational vehicles.

~~K.~~ 1.12 "**Vehicle sales**" means establishment primarily engaged in the sale of new or
used trucks, vans, passenger vehicles, utility trailers and recreational vehicles.

~~L.~~ 1.12 "**Vehicle service center, minor**" means a facility for the retail sale of gasoline and other petroleum products or where light maintenance activities such as

engine tune-ups, tires, brakes, mufflers, lubrication, minor repairs, and carburetor cleaning are conducted. A one-bay car wash may be accessory to the vehicle service center.

~~M.~~ 1.12 "**Vehicle service center, major**" means a facility for the purpose of conducting major vehicle repairs including but not limited to transmission, radiator, auto body repair or painting, and other major engine repair. Vehicle towing and storage is permitted as an accessory use.

~~N.~~ 1.12 "**Veterinary clinic, with outdoor holding facilities**" means a facility for the diagnosis, treatment, hospitalization, and harboring of animals which includes outdoor holding facilities.

~~1.~~ 7.06 (D)(1)(a)This use must have a minimum parcel size of ten acres.

~~2.~~ (b) Outdoor holding facilities must be a minimum of 100 feet from adjacent parcels not under the same ownership.

~~O.~~ 1.12 "**Veterinary clinic, without outdoor holding facilities**" means a facility for the diagnosis, treatment, hospitalizations and harboring of animals which does not include outdoor holding facilities. (~~Ord. 1397, 2013; Ord. 1318, 2010; Ord. 1238, 2008; Ord. 1059, 2004; Ord. 984, 2001; Ord. 952, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 659, 1994; Ord. 658, 1994; Ord. 654, 1994; Ord. 412, 1983; Ord. 378, 1981; Ord. 349, 1980; Ord. 333, 1980; Ord. 167, 1968)~~

~~20.660.120 Transportation uses.~~

~~A.~~ 1.12 "**Private airport**" means areas for the private use of aircraft, including the landing and taking off of aircraft, and any appurtenant areas which are intended for use such as terminal, tie down and hanger areas.

~~B.~~ 1.12 "**Public airpor**t" means public areas used for the landing and taking off of aircraft, and any appurtenant areas which are intended for use such as terminal, tie down and hanger areas.

~~C.~~ 1.12 "**Airport related uses**" means an accessory facility for airport operations. ~~See section 20.668.010 for a complete detail of uses along with specific standards and type of permits required.~~

~~D.~~ 1.12 "**Heliport**" means any designated area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~E.~~ 1.12 "**Helistop**" means any designated area used for the landing and taking off of helicopters for the purpose of picking up or discharging passengers or cargo. This use does not include fueling, refueling, or service facilities. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~F.~~ 1.12 "**Park and ride facility**" means a parking area and transit facility the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.

~~G.~~ 1.12 "**Parking structure and parking lot (primary use)**" means a structure or area the purpose of which is to allow the parking of motor vehicles, for a fee or not,

as the primary use on a parcel. Additional provisions will be determined through special use permit.

~~H.~~ 1.12 "**Terminal and passenger service facilit**y" means an establishment engaged in the operation of motor vehicle passenger service terminals including maintenance and service facilities, including bus and taxicab fleet operations. ~~(Ord. 1238, 2008; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.660.130 Utility and public service uses.~~

~~A.~~ 1.12 "**Central office building of a telecommunication company**" means an above ground structure which is in excess of eight feet in height which shelters telecommunications facilities required as an operating unit, including but not limited to the switch or other facilities used to establish connections between customer lines or between lines and trunk or toll lines to other central offices.

~~B.~~ 1.12 "**Fire station**" means a facility operated by a municipality, fire district, or department which houses fire and paramedic equipment and may be used for the housing of personnel and for associated meetings.

~~C.~~ 1.12 "**Major facility of a public or private utility**" means any electric transmission lines, power plants, or substations of electric utilities, major gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas, propane or petroleum derivatives, and their appurtenant facilities.

~~D.~~ 1.12 "**Public or quasi-public facility other than listed**" means a public or quasi-public facility other than those specified in this chapter. ~~Electric transmission lines are not required to comply with the height requirement for the district in which they are located.~~

~~E.~~ 1.12 "**Public safety telecommunication facility**" means a facility owned or operated by a governmental agency or a volunteer public safety agency officially sanctioned by a government agency for that purpose, utilized for the transmission and reception of electromagnetic or electro-optic information for public safety communication uses.

~~F.~~ 1.12 "**Sewage or water transmission lines**" means pipelines used for the transport of water or sewage.

~~G.~~ 1.12 "**Sewage treatment facility**" means a facility for the collection, treatment, and disposal of sewage, which has a designed capacity to receive more than 2000 gallons of sewage per day.

~~1.~~ 7.05 (I) (1)(a) This use is not required to be located on a building lot, or comply with the minimum lot size requirement for the district in which it is located.

~~2.~~ (b)This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~H.~~ 1.12 "**Telecommunications site**" means a wireless communications facility used for the transmission or reception of electromagnetic or electro-optic information, which is placed on an existing structure and does not exceed the existing roof height by more than 15 feet, is co-located on an existing telecommunications facility or is placed on an alternative tower structure as defined in Appendix A of this title. This use may also include accessory equipment and equipment shelters. This use does not include any other use listed in this code, devices not used for communication, or radio

frequency machines which have an effective radiated power of l00 watts or less.

~~1. Telecommunications sites, as defined above, are subject to minor design review.~~

~~2. See section 20.664.170 for specific standards.~~

~~I.~~ 1.12 "**Telecommunications facility**" means a wireless communications facility used for the transmission or reception of electromagnetic or electro-optic information that does not meet the definition of a telecommunications site and which may include accessory equipment and equipment shelters. This use does not include any other use listed in this code, devices not used for communication, or radio frequency machines which have an effective radiated power of 100 watts or less.

~~1.~~ 7.05 (P) Design review is required for facilities that do not exceed the height requirement of the zoning district in which it is located; a special use permit is required for facilities exceeding the height requirement of the zoning district in which it is located.

~~2. See section 20.664.180 for specific standards~~

~~J.~~ 1.12 "**Utility service facility**" means any electrical distribution lines, natural gas distribution lines, minor gas regulator stations, cable television lines, telegraph and telephone lines, and gathering lines, or other minor service facilities.

~~1.~~ 7.06 (A)(1)(a)There may be no buildings associated with this use.

~~2.~~ (b) This use is limited to the following sizes:

~~a.~~ (1) Gas lines less than l2 inches; and

~~b.~~ (2) Electric lines of less than 65.00 Kv.

~~K.~~ 1.12 "**Water reservoir**" means an area of land where water is retained or an area intended for water retention. 7.06 (E)(1)(a)This use does not include stock watering ponds which are allowed as a use by right in the A and FR districts or agricultural water storage approved by the state engineer. (b)This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~L.~~ 1.12 "**Water tank, water treatment facility or sewer lift station**" means a water facility with a capacity of 5,000 gallons or more for purifying, supplying, and holding water, or a sewer lift station facility, each including appurtenant wells, pumps, and control buildings. 7.06 (F)(1)(a)This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

~~M.~~ 1.12 "**Wind energy conversion system, commercial**" means one or more machines by which mechanical energy supplied by the wind is changed to electric energy for the purpose of consumer sales.

~~1.~~ 7.06 (G)(5) Permitted in the Pinenut Planning Area within the PF, FR-19 and FR-40 zoning districts.

~~2.~~ Commercial (WECS) must be connected to the grid.

~~N.~~ 1.12 "**Treated effluent irrigation**" means the use of treated wastewater effluent for irrigation purposes.

~~1.~~ 7.05 (R)(1)(a) This use shall provide proof of having obtained and of having maintained, as may be requested by the county, all applicable local, state and federal permits.

~~2.~~ (b) This use shall comply with the required effluent management plan as approved by the Nevada Division of Environmental Protection or other applicable agency. A copy of the proposed effluent management plan shall be provided to the county with the submittal of an application, and a copy of the approved effluent management plan shall be provided to the county prior to commencement of treated effluent irrigation operations.

~~O.~~ 1.12 "**Solar Photovoltaic Facility**" means a system or systems composed of solar energy collectors, an energy storage facility, and components for the distribution of transformed energy. ~~This use is subject to specific standards contained within Sections 20.664.260.~~

~~P.~~ 1.12 "**Renewable Energy Generation**" means a source of energy that occurs naturally or is regenerated natural with a nameplate capacity of 10 megawatts or more, including without limitation: biomass, fuel cells, geothermal energy, or water power facilities. Specifically excluded from this definition is wind and solar energy ~~as those terms are separately defined in Chapter 20.660~~. The term does not include coal, natural gas, oil, propane or any other fossil fuel or nuclear energy facilities. The term does not include a project involving an electric generating facility or system that uses nuclear energy, in whole or in part, to generate electricity. ~~(Ord. 1457, 2016; Ord. 1433, 2015; Ord. 1416, 2014; Ord. 1238, 2008; Ord. 1215, 2007; Ord. 984, 2001; Ord. 908, 2000; Ord. 871, 1997; Ord. 801, 1997; Ord. 763, 1996; Ord. 317, 1979; Ord. 167, 1968)~~

~~20.660.140 Warehouse uses.~~

~~A.~~ 1.12 "**Personal storage**" facility means a facility for storage of personal items in individual units, bins, rooms, or containers.

1. Any unit, bin, room, or container must be a permanent structure.

~~B.~~ 1.12 "**Warehouse and distribution center**" means a building of 100,000 square feet or greater of gross floor area used primarily for the inside storage and distribution of goods and materials, which includes land and buildings used as a relay station for the transfer of goods from one vehicle or party to another, and the parking and storage of tractor or other trailer units (~~see 20.660.040.C, light industrial, for warehousing centers of less than 100,000 square feet of gross floor area). (Ord. 1238, 2008; Ord. 984, 2001; Ord. 801, 1997; Ord.763, 1996; Ord. 452, 1986; Ord. 424, 1984)~~

20.660.150 Accessory uses.

1.13 An accessory use must be a use customarily incidental to and on the same parcel as the main use. A use listed in chapter 20.660 may be an accessory use if the planning director determines that the use is customarily incidental to a main use. Except as provided in this section, an accessory use must comply with all regulations applicable to the main use.

~~A.~~ 1.12 "**Accessory agricultural retail sales**" mean a location for the retail sale or wholesale of agricultural or horticultural products which are grown on site. Products must be grown on site, not have been purchased for the purpose of resale, and can only be sold on a seasonal basis with no permanent structure.

~~B.~~ 1.12 "**Accessory dwelling**": An attached or detached dwelling unit determined

by minor design review to be accessory to the permitted principal use; which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; which is intended for occupation by paying or non-paying guests, members of the family, or person employed on the premises; which is located on the same parcel as the permitted principal use.

~~1.~~ 701(A)(1)(e)Accessory dwellings do not include dwellings which are designated as part of an allowed principal use and which are allowed by right.

~~2.~~ (f)The use of tiny houses as accessory dwellings is allowed, provided they meet the requirements of the 2018 International Residential Code, Appendix Q, ant the standards set forth below.

~~3.~~ (g)The use of trailers and manufactured homes as accessory dwellings is not allowed, unless:

~~a.~~ (1)The primary residence is also a trailer or manufactured home and the zoning district is RA5, RA10 or Manufactured Home Overlay (MH) and is secured to a foundation; or

~~b.~~ (2)The use is located within an A-19, FR-19, or FR-40 zoning district subject to the provisions of subparagraph 1 below.

~~4.~~ (h)Accessory dwellings must meet the following standards:

~~a.~~ (1)The accessory dwelling may be detached from the structure housing the principal use provided it is on the same parcel as the main structure, except in the agricultural zoning district where the accessory dwellings may be located where appropriate for the agricultural operation with which it is associated;

~~b.~~ (2)Accessory dwellings within the residential or rural agricultural zoning districts are limited to 800 square feet in the SFR ½, SFR 1, SFR-2, RA-5 and RA10 zoning districts with a one-half (.50) net acres parcel size; and 1000 square feet for parcels two net acres or greater in size and within the following residential zoning districts: SFR-2, RA-5,and RA-10;

~~c.~~ (3)Accessory dwellings in the agricultural or forest and range zoning district which are used to house persons, and their families, significantly employed for agricultural work on the property may be up to 2,500 square feet of livable area;

~~d.~~ (4)Accessory dwellings within non-residential zoning districts are limited to 1,000 square feet in livable area, and must be accessory to a primary permitted use on the same parcel. A person may utilize an existing residential structure, regardless of size, as an accessory dwelling in a non-residential zoning district provided that at least 25 percent of the total floor area is utilized for a permitted use within that zoning district.

~~e.~~ (5)Where the unit is attached, a separate entrance to the accessory dwelling is allowed, but only one entrance may be visible from the front property line;

~~f.~~ (6)The property owner must live on the property and maintain one of the units as the primary residence;

~~g.~~ (7)The accessory dwelling may be used only as approved through design review and any change in how it is used will terminate the use of the accessory dwelling;

~~h.~~ (8)Only one accessory dwelling per parcel is allowed, unless located within

the agricultural or forest and range zoning districts, which has no limitations on the number of accessory dwellings except as provided in subparagraph c above;

~~i.~~ (9)Existing, previously approved invalid care units which were constructed under the uniform building code may be converted to an accessory dwelling, regardless of size, with a minor design review;

~~j. See section 20.664.010 for specific standards.~~

~~C.~~ 1.12 "**Accessory outside storage**" means the outside placement, for a period of more than 48 hours, of items which are customary and incidental to the main use of the property.

~~1.~~ 7.01 (B)(1)(a)The area of placement may not exceed five percent of the lot area;

~~2.~~ (b) Items must be screened from the view of adjacent roadways and properties with a six foot sight obstructing, solid fence or wall;

~~3.~~ (c) Accessory outdoor storage of agricultural products and operable agricultural equipment is exempt from these additional provisions;

~~4.~~ (d) For purposes of these regulations, recreational equipment includes motor homes, boats, and boat trailers, travel trailers, personal watercraft, snowmobiles and their trailers, pick-up campers, tent trailers, utility trailers and similar equipment, and cases or boxes used for transporting recreation equipment, whether occupied by equipment or not. Recreation equipment must be parked or stored in a carport or in an enclosed building, or up to two units may be parked behind the nearest portion of a building to the street, screened by a six-foot solid fence or wall if located on a parcel of less than one-half (0.50) net acre. On parcels zoned SFR ½ with one-half (0.50) net acre or larger parcel size, recreational equipment may be parked on the property. Equipment may be parked anywhere for a time period not to exceed 48 hours during loading or unloading. Recreational equipment must not be used for living, sleeping or housekeeping purposes when parked or stored on any lot or in any location not approved for the use. Parcels located within the SFR-2, RA-5, RA-10, agricultural, and forest and range zoning districts are exempted from this subsection.

~~D.~~ 1.12 "**Accessory structure**" means a detached structure which is not a dwelling unit as defined in this chapter and which is accessory to and located on the same parcel as the permitted principal use.

~~1.~~ 7.01 (C)(2)(c) Any accessory structure is subject to the minimum requirements of the zoning district in which it is located; however, accessory structures less than 15 feet in height from adjacent predeveloped grade may be located 5 feet from the side or rear lot lines within the rear yard area;

~~2.~~ (d) Within the A-19, FR-19/40, RA-10 and RA-5 zoning districts, on parcels containing a minimum of 5 acres, one arch structure at driveway entrances or a maximum of two accessory structures used as gate support columns may be located 5 feet from the front property line provided they are not located within the traffic safety site area.

~~3. See section 20.664.020 for specific standards.~~

~~E.~~ 1.12 "**Grading or stockpiling of more than 500 cubic yards**" An excavation, fill, or combination thereof that results in the movement, placement, or removal of more that 500 cubic yards of soil, rock, or other earthen material on a site, whether occurring at one time or cumulatively as part of a single development project. ~~means movement of~~

~~more than 500 cubic yards of material, excluding normal grading activity associated with agriculture, allowed mining activity, or foundation construction which is permitted~~.

~~F.~~ 1.12 "**Home occupation**" means a business conducted as an accessory use to a principal residential dwelling which is occupied by the business owner.

~~G.~~ 1.12 "**Household pets**" An animal that is kept by a person primarily for companionship. Lifestock is excluded from this definition. Household pets shall not include any non-domestic animals permitted under "Animal Keeping." ~~mean domestic animals kept for pleasure exclusive of livestock. No more than three dogs are permitted. Small birds, small reptiles, fish and small mammals including gerbils, rabbits, mice and similar small animals are not limited in number provided they are for the personal enjoyment of the residents and not for commercial activities.~~

~~1. Household pets shall not include any non-domestic animals (see section 20.660.010, animal keeping).~~

~~2. The keeping of four or more weaned dogs requires the approval of a commercial kennel pursuant to section 20.660.020.G.~~

~~H.~~ 1.12 "**Non-commercial telecommunications site, one structure** which meets setback and height requirements" means a facility used for the transmission or reception of electromagnetic or elector-optic information, which is accessory to a residential use, is not commercial in nature, and meets the setback and height requirements of the district in which the facility is located.

~~I.~~ 1.12 "**Non-commercial telecommunications site, multiple structures**, or those not meeting setback or height requirements" means any facility or facilities used for the transmission or reception of electro-magnetic or electro-optic information, which is accessory to a residential use, is not commercial in nature, and does not meet either the setback or height requirements of the district in which the facility is located. It includes "station antenna structure" as defined in NRS (2001 Statutes of Nevada, 596, Chapter 103; AB61).

~~1.~~ 7.04 (D)(b)(4)(a) A 50 foot setback is required from all lot lines.

~~2.~~ (b) On parcels of less than one acre, the maximum height of a station antenna structure is 35 feet. On parcels of one acre or larger, a station antenna structure may be permitted up to a maximum of 75 feet in height. Station antenna structures in excess of the maximum height are subject to issuance of a major variance.

~~3.~~ (c) Development approval is subject to minor design review, with notice of the application to adjoining property owners, pursuant to section 20.20.040. If the director refers the application to the planning commission for public hearing, notice shall be given as provided in section 20.20.030.

~~J.~~ 1.12 "**Solar energy system**" means a system composed of a solar energy collector, an energy storage facility, and components for the distribution of transformed energy, which may be attached to a residence or other structure.

~~K.~~ 1.12 "**Stationary tank storage (above ground)**" means the above ground storage of class I, class II or class III liquids with a maximum of 1,050 gallons individual tank capacity and 3,150 aggregate tank capacity.

~~1. This accessory use is permitted in all zoning districts subject to the specific standards of section 20.664.160, except as otherwise exempted under the uniform fire code.~~

~~2.~~ 7.05 (N)(1)(b)(5) A building permit and a permit from the local fire department must be obtained prior to tank installation.

~~L.~~ 1.12 "**Wind energy conversion system, micro other**": A wind energy conversion system which rotates around a vertical axis with a rotor blade diameter not exceeding 14 inches and a blade length of 41 inches.

~~1.~~ 7.06 (G)(3)(a) A parcel is limited to a maximum of two wind energy conversion systems.

~~M.~~ 1.12 "**Wind energy conversion system, micro**": A wind energy conversion system which rotates around a vertical axis with a rotor blade diameter not exceeding 10 feet.

~~1. See section 20.664.220 for specific standards.~~

~~N.~~ 1.12 "**Wind energy conversion system, small**": A wind energy conversion system which rotates around a horizontal or vertical axis with a rotor blade diameter greater than 10 feet, but not exceeding 25 feet.

~~1. See section 20.664.230 for specific standards.~~

~~O.~~ 1.12 "**Metal** ~~Storage, Sea~~ **Cargo** ~~or other similar~~ **Storage containers**": The use of Meta; Storage Containers, Sea Cargo, Cargo, or similar containers that house storage items. The use of semi-truck trailers as storage containers is prohibited in all zoning districts. 7.04 (BB) (1)(a) Metal Storage Containers, Sea Cargo, Cargo, or similar containers that house storage items, may be used with the approval through a minor design review ~~pursuant to 20.614.010,~~ subject to the following conditions:

~~1.~~ (b)One (1) metal storage container per acre, with a maximum of two (2) metal storage containers per parcel, shall be allowed in SFR 1, SFR 2, RA 5 and RA 10 zoning districts.

~~1.~~ (c)One (1) metal storage container for every 25,000 square feet of commercial space on a parcel shall be allowed in GC, MUC, TC, LI, GI, Si, PF and AP zoning districts. Metal storage containers shall not be allowed on parcels with commercial space less than 25,000 square feet in GC, MUC, TC, LI, GI, PF and AP zoning districts.

~~2.~~ (d)Metal storage containers shall be permitted in A-19 and FR-19/40 zoning districts only when the underlying parcel is 19 acres or greater. In parcels less than 19 acres, a minor design review is required pursuant to 20.614.010.

~~3.~~ (e)A maximum of two (2) metal storage containers per parcel, shall be allowed in A-19 and FR-19 zoning districts where the parcel size is less than 19 acres.

~~4.~~ (f)Metal storage containers shall be permitted on County, public agency or emergency service sites with a minor design review.

~~5.~~ (g)Metal storage containers shall be used for storage purposes only and no human or animal occupation shall occur. No alterations shall be made or allowed to the metal storage container including, but not limited to, doors, windows, electrical, plumbing, or connection of multiple containers unless factory built with those improvements. No storage shall be placed upon or above the metal storage container. Storage containers shall not be stacked upon each other.

~~6.~~ (h)No hazardous materials shall be stored in metal storage containers. Metal storage containers shall not be sited in a manner to be determined to the public's health and safety.

~~7.~~ (i) Metal storage containers shall be at building grade and located at the side or rear of the primary structure. Metal storage containers shall not occupy any

required parking spaces, landscape areas, drive-aisles, fire lanes, drainage courses, drainage easements, detention basin, or vehicular or pedestrian access ways. Metal storage containers shall not be permitted on vacant property.

~~8.~~ (j)All metal storage containers shall be painted either to blend with the primary or adjacent structures or painted earth-tone colors to minimize visual impacts. Graffiti shall be removed in accordance with the County's graffiti ordinance. All metal storage containers in use shall be in a condition free from rust, peeling paint, or other visible forms of deterioration. Metal storage containers shall be screened with chain link fencing with slats, concrete masonry unit (CMU) block walls and/or landscaping, as approved by community development that has a minimum height of six feet. Metal storage containers and their screening and landscaping shall be maintained in good repair. Any metal storage containers that are not maintained in good repair or that are dilapidated or dangerous, shall be repaired or removed, following an order to comply from the director.

~~9.~~ (k)Advertising is prohibited on the exterior of all metal storage containers.

~~10.~~ (l)The use of semi-truck trailers as storage containers is prohibited in all zoning districts.

~~P.~~ 1.12 "**Special Occasion Home**": A single-family dwelling which is owner-occupied and contains historic features and which is made available to the general public on a for-profit basis for special events. ~~(Ord. 1645, 2025; Ord. 1610, 2023; Ord. 1407, 2014;~~
~~Ord. 1405, 2014; Ord. 1381, 2013; Ord. 1374, 2012; Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1238, 2008; Ord. 1215, 2007; Ord. 1182, 2006; Ord. 1069, 2004; Ord. 1036, 2003; Ord. 1007, 2002; Ord. 984, 2001; Ord. 974, 2001; Ord. 957, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 659, 1994; Ord. 641, 1994; Ord. 529, 1991; Ord. 424, 1984; Ord. 343, 1980; Ord. 167, 1968)~~

~~20.660.160 Temporary uses.~~

~~A.~~ 1.12 "**Emergency** ~~non-commercial~~ **telecom**~~munications~~ **facility**" means a facility owned or operated by a governmental agency or a volunteer public safety agency officially sanctioned by a government agency for that purpose used for the transmission and reception of electromagnetic or electro-optic information for public safety communication uses. This facility may operate for a maximum of six months.

~~B.~~ 1.12 "**Temporary batch plant**" means a temporary facility for mixing concrete, asphalt or similar paving materials. 7.04 (Q)(1)(a) The director may limit the hours of operation where the use is to be located within 600 feet of residentially zoned property.

~~C.~~ 1.12 "**Temporary construction or sales office**" means a facility temporarily used as a construction or sales office.

~~D.~~ 1.12 "**Temporary dwelling unit**" means a dwelling unit temporarily used, by the property owner, during construction or remodeling of the principal dwelling unit. This use may be approved only in conjunction with the issuance of a building permit for a residence.

~~E.~~ 1.12 "**Seasonal sales lots**" means a parcel temporarily used for the sale of seasonal or holiday items, including but not limited to Christmas trees and pumpkins. Seasonal sales shall be limited to a time period not exceed 60 days in a calendar year,

per event.This use is subject to the development standards and sign standards contained within this code.

~~F.~~ 1.12 **"Wind energy conversion system, commercial use test site**" means electrical equipment, wind sensors, communication devices, towers, guy wires and anchors, and other associated controls used to measure, monitor and report wind speed, wind direction and other wind related data.
~~(Ord. 1238, 2008; Ord. 1215, 2007; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.660.170 Marijuana establishment uses.~~

~~A.~~ 1.12 **Cannabis Establishment** - A facility engaged in the cultivation, production, testing, distribution, retail sale, or retail consumption of cannabis or cannabis products, whether for medical or adult recreational use. This includes, but is not limited to: cultivation facilities, testing laboratories, production facilities, dispensaries, and distributors, whether for medical or adult recreational use. Cannabis Establishments are defined in and regulated under NRS Chapters 678A through 678D, and such definitions are hereby incorporated by reference.

~~B.~~ Cannabis Establishments, as defined above, are prohibited in all zoning districts and shall not be permitted as a primary, accessory, special, or temporary use. This prohibition does not apply to the lawful, non-commercial personal cultivation or use of cannabis as authorized under NRS Chapters 678C or 678D.Medical marijuana establishment, as defined by Nevada Revised Statute (NRS) Chapter 453A Medical Use of Marijuana, is a prohibited use within all zoning districts. Medical marijuana establishment uses are unlawful and are prohibited as a permitted, use, special use, accessory use or temporary use within all zoning districts.

~~C. Marijuana establishment, as defined by NRS Chapter 453D Regulation and Taxation of Marijuana, including any subsequent amendments or regulations, is a prohibited use within all zoning districts. Marijuana establishment uses are unlawful and are prohibited as a permitted use, special use, accessory use or temporary use within all zoning districts.~~

~~D. The prohibition on medical marijuana establishment uses and marijuana establishment uses is not intended to interfere with the individual rights of a person to lawfully use or grow marijuana non-commercially for medicinal use as regulated and permitted by NRS Chapter 453A; or lawfully use or grow marijuana non-commercially for personal use as regulated and permitted by NRS Chapter 453D. (Ord. 1481, 2017; Ord. 1418, 2014)~~

~~Chapter 20.662~~

~~Agricultural, Forest and Range, and Residential Land Use District Specific Standards (Table)~~

~~20.662.010 Table.~~

~~In addition to the general development requirements contained in chapter 20.690 (Property Development Standards), the following uses have specific standards that apply within the residential, agricultural and forest and range zoning districts. The standards are specified in chapter 20.664.~~

Key: "+" applies in the land use district.

Specific Standards (*See* section in chapter 20.664)	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**A-19**	**FR 19/40**	**SFR 8,000**	**SFR 12,000**	**SFR 1/2**	**SFR 1**	**SFR 2**	**MFR**	**RA5**	**RA10**
010. Accessory dwelling unit						+			+	+	+		+	+
020. Accessory structures	+	+	+	+	+	+	+	+	+	+	+	+	+	+
030. Bed and breakfast	+	+	+	+	+	+	+	+	+	+	+		+	+
040. Cluster development					+	+								
050. Day care center		+	+	+	+	+	+	+	+	+	+	+	+	+
060. Density bonus	+	+	+	+			+	+				+		
070. Front and rear yard averaging	+	+	+	+			+	+				+		
080. Golf courses and related facilities					+	+								
085. Home Occupations	+	+	+	+	+	+	+	+	+	+	+	+	+	+

(continued on next page)

Key: "+" applies in the land use district.

Specific Standards (*See* section in chapter 20.664)	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**A-19**	**FR 19/40**	**SFR 8,000**	**SFR 12,000**	**SFR 1/2**	**SFR 1**	**SFR 2**	**MFR**	**RA5**	**RA10**
090. Large group care or group home												+		
95. Lot size averaging					+									
100. Manufactured homes, and manufactured housing, and tiny houses					+	+	+	+	+	+	+	+	+	+
110. Manufactured home parks												+		
120. Multiple family housing (multi-family residential zoning district)												+		
125. Multiple family housing (mixed-use com. zoning district)												+		
140. Recreational vehicles	+	+	+	+	+	+	+	+	+	+	+	+	+	+
150. Recreational vehicle storage facility	+	+	+	+			+	+				+		

(continued on next page)

Key: "+" applies in the land use district.

Specific Standards (*See* section in chapter 20.664)	**SFR-T 3,000**	**SFR-T 4,000**	**SFR-T 6,000**	**SFR-T 8,000**	**A-19**	**FR 19/40**	**SFR 8,000**	**SFR 12,000**	**SFR 1/2**	**SFR 1**	**SFR 2**	**MFR**	**RA5**	**RA10**
157. Independent congregate senior living community												+		
160. Stationary tank storage (above ground)	+	+	+	+	+	+	+	+	+	+	+	+	+	+
170. Telecom. site	+	+	+	+	+	+	+	+	+	+	+	+	+	+
180. Telecom. facility					+	+								
200. Wind energy conversion system, commercial						+								
210. Wind energy conversion system, commercial use test site						+								
220. Wind energy conversion system, Micro					+	+					+		+	+
230. Wind energy conversion system, small					+	+					+		+	+
240. Special Occasion Homes					+	+	+	+	+	+	+		+	+

260. Solar Photovoltaic Facility[1]						+								

[1] Solar Photovoltaic Facility is not allowed in FR-19, and is allowed in FR-40 subject to supplemental standards and a Special Use Permit. The FR-40 zoning must have a minimum of 40 acres in area.

~~(Ord. 1645, 2025; Ord. 1492, 2017; Ord. 1457, 2016; Ord. 1416, 2014; Ord. 1381, 2013; Ord. 1374, 2012; Ord. 1313, 2010; Ord. 1308, 2010; Ord. 1279, 2009; Ord. 1253, 2008; Ord. 1215, 2007; Ord. 1173, 2006; Ord. 1129, 2005; Ord. 871, 1999; Ord. 801, 1997; Ord. 763, 1996)~~

~~Chapter 20.664~~

~~Agricultural, Forest and Range, and Residential Land Use Specific Standards~~

~~**Sections:**~~

~~**20.664.010 Accessory dwellings.**~~
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~~**20.664.030 Bed and breakfast.**~~
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~~**20.664.240 Special Occasion Home.**~~
~~**20.664.260 Solar Photovoltaic Facility.**~~

~~20.664.010~~ 7.01 (A) Accessory dwellings.

A. In agricultural and forest and range zoning districts where an open agricultural use is conducted on the same parcel or on a contiguous parcel under the same ownership as the parcel on which the accessory dwelling is to be placed, the accessory

dwelling shall conform to the following standards:

1. Accessory dwellings which are used to house persons, and their families, significantly employed for open agricultural work on the property may contain up to 2,500 square feet of livable area;

2. The accessory dwelling shall be provided with one off-street parking space in addition to that required for the main dwelling. No variance or minor exception may be filed to allow parking within the required front or side yard setbacks.

3. If the accessory dwelling is a trailer or manufactured home, the accessory dwelling must be removed when the open agricultural use is terminated for a period of more than 180 days.

B. In the agricultural or forest and range zoning districts where an open agricultural use is not conducted on the same parcel or on a contiguous parcel under the same ownership as the parcel on which the accessory dwelling is to be placed, the accessory dwelling shall conform to the residential accessory dwelling standards of paragraph C, below.

C. Residential zoning districts. Accessory dwellings within residential zoning districts shall be constructed in compliance with the following standards:

1. No more than one accessory dwelling is permitted on any parcel or lot.

2. An accessory dwelling may only be permitted on a parcel on which there is an owner occupied single-family detached dwelling unit (main unit).

3. An accessory dwelling unit is not permitted on parcels containing two or more dwelling units.

4. The parcel upon which the accessory dwelling unit is to be established shall conform to all standards of the land use district in which it is located, except for parcel size and dimensions, and provided the parcel contains a minimum of one-half (0.50) net acres.

5. The accessory dwelling shall be limited to a maximum of 800 square feet in the SFR ½, SFR-1, SFR-2, RA-5, and RA-10 zoning district with a one-half (.50) net acres parcel; and 1000 square feet for parcels two net acres or greater in size and within the following residential zoning districts: SFR-2, RA-5, and RA-10;

6. The accessory dwelling shall be compatible with the architecture and materials of the main dwelling.

7. The accessory dwelling shall be provided with one off-street parking space in addition to that required for the main dwelling. No variance or minor exception may be filed to allow parking within the required front or side yard setbacks.

8. The accessory dwelling may be metered separately from the main dwelling for gas, electricity, water and sewer services.

9. Either the principle or the accessory dwelling must be occupied by the owner of the parcel.

10. Where the accessory dwelling is proposed on a parcel served by an individual well, the applicant shall submit a letter or other evidence that separate service is approved by the state engineer.

11. A detached accessory dwelling may be located in a rear or side yard. A detached accessory dwelling may be located in a front or street side yard of a parcel that is a minimum of one net acre in area and is located within a zoning district with a minimum parcel size of one net acre or larger, if the following requirements can be met.

a. The accessory dwelling is placed to the side of the primary residence such that it does not block the front of the primary residence as viewed from the street.

b. The accessory dwelling does not cover more than 20 percent of the front or street side-yard and meets the minimum setbacks required of the zoning district.

c. The separation between structures must meet the minimum Building Code requirements.

~~D.~~ This title shall not validate any existing illegal accessory dwelling. ~~(Ord. 1407, 2014; Ord. 1182, 2006; Ord. 1167, 2006; Ord. 801, 1997; Ord. 763, 1996; Ord. 659, 1994; Ord. 641, 1994; Ord. 529, 1991; Ord. 424, 1984; Ord. 167, 1968)~~

~~20.664.020~~ 7.01 (C) Accessory structures.

A. Accessory structures in residential zoning districts must be compatible with the color and architecture of the main dwelling of the property. Accessory structures may only be constructed on a lot containing a main dwelling unit.

B. Accessory structures are subject to the minimum requirements of the zoning district in which it is located. However, accessory structures less than 15 feet in height may be located no closer than five feet from the side and rear property lines within the rear yard, provided that the structures are not closer than ten feet to any other structure, or located closer than the Building Code allows, whichever is more restrictive. In areas zoned residential, no more than 50 percent of the rear yard area may be covered with accessory structures.

C. Arch structures must not exceed 20 feet in overall height.

D. Accessory structures used as gate support columns must not exceed 80 square feet of floor area and must not exceed 10 feet in overall height. Entry gates may exceed the maximum allowable height of the fencing on adjacent fence panels by a maximum of 18 inches.

E. A detached accessory structure may be located in a rear or side yard. A detached accessory structure may be located in a front or street side yard of a parcel that is a minimum of one net acre in area and is located within a zoning district with a minimum parcel size of one net acre or larger, if the following requirements can be met:

a. The accessory structure is placed to the side of the primary residence such that it does not block the front of the primary residence as viewed from the street.

b. Accessory structures do not cover more than 20 percent of the front or street side-yard and meet the minimum setbacks required of the zoning district.

c. The separation between structures must meet the minimum Building Code requirements.

F. An accessory structure may contain a wet bar. An accessory structure with a kitchen is considered an accessory dwelling. Please refer to Appendix A for the

definitions of "wet bar" and "kitchen." ~~(Ord. 1407, 2014; Ord. 1182, 2006; Ord. 1167, 2006; Ord. 957, 2001; Ord. 763, 1996; Ord 167, 1968)~~

~~20.664.030~~ 7.01 (I) Bed and breakfast.

A. Bed and breakfast inns are subject to the following operational requirements:

1. The facility shall be operated at all times by the resident owner of the home.

2. The facility must meet the requirements of all other applicable regulatory agencies, including the state division of health.

3. All lighting must be indirect with filaments shielded from surrounding properties and public streets.

4. No room may be rented for a period longer than 21 consecutive days at a time.

5. One sign is allowed with a size no larger than 24 inches by 36 inches.

B. The hearing body may approve the following accessory uses, however these accessory uses must be specifically included as part of the special use permit request submitted by the applicant. The hearing body's approval of these uses is subject to the findings as required with the special use permit:

1. Special events.

a. Weddings and receptions;

b. Civic, business, corporate and religious or other retreats;

c. Seminars;

d. Private catered dinners;

e. Small seasonal parties.

f. The number of guests permitted at the functions listed above may be limited as part of the special use permit approval.

2. Operational requirements.

~~a.~~ The hours of operation for events that may have music, such as weddings, must not be earlier than 8:00 am and must end no later than 8:00 pm. ~~(Ord. 1397, 2013; Ord. 801, 1997; Ord.763, 1996; Ord. 414, 1983)~~

~~20.664.040~~ 7.01 (R) Clustered development.

~~See section 20.714.020. (Ord. 1224, 2008)~~

~~20.664.050~~ 7.01 (X) Day care center.

Day care centers shall be constructed in the following manner:

A. The facility shall conform to all property development standards of the land use district in which it is located.

B. Day care facilities with more than 20 children must not be located within 300 feet of another large day care facility.

C. An outdoor play area of no less than 35 square feet per child, but in no case less than 450 square feet in area shall be provided. The outdoor play area must be located

in the rear area. Stationary play equipment must not be located in required side and front yards.

D. Landscaping shall be provided to reduce noise impacts on surrounding properties. Fencing and walls may also be required.

E. All on-site parking shall comply with the provisions of chapter 20.692 (Off-Street Parking). Large facilities shall provide on-site vehicle turnaround or separate entrance and exit points, and adequate passenger loading spaces.

F. All on-site lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity appropriate to the use it is serving.

G. All on-site signs shall comply with the provisions of chapter 20.696.

H. A facility within a residential land use district may operate up to 14 hours per day.

I. Outdoor activities may only be conducted between the hours of 8:30 a.m. to 8:00 p.m.

~~J.~~ Any facility must, when applicable, be state licensed and must be operated according to all applicable state and local health and safety regulations. ~~(Ord. 763, 1996; Ord. 519, 1990)~~

~~20.664.060~~ Article 3 Density bonus.

~~Refer to chapter 20.440 regarding the density bonus provisions of this development code. (Ord. 763, 1996)~~

~~20.664.070~~ Article 3 Front and rear yard averaging provisions.

~~A. Front or rear yard setbacks required by the base district in Tables 20.654.010 and 20.656.010 may be averaged on the interior lots within a single-family detached or duplex subdivision.~~

~~B. The front or rear yard setbacks of a group of five adjacent dwelling units may vary up to five feet from that required. The average setback of all five units shall equal the minimum required for the base district. (Ord. 763, 1996; Ord. 196, 1972; Ord. 167, 1968)~~

~~20.664.080~~ 7.02 (F) Golf courses and related facilities.

Golf course developments shall be constructed in the following manner:

A. State-of-the-art water conservation techniques must be incorporated into the design and irrigation of the golf course.

B. Treated effluent may be used for irrigation where available.

C. All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility with the golf course setting. ~~(Ord. 763, 1996)~~

~~20.664.085~~ 7.02 (I) Home Occupations.

Home occupations may be permitted as an accessory use to a principal residential use in all zoning districts based on the following standards:

A. The premises upon which the home occupation is conducted shall be the residence of the person conducting the home occupation.

B. Home occupations shall be conducted entirely within the dwelling unit or the accessory structure with the exception of incidental storage of vehicles or trailers. No vehicles or trailers shall be visible nor shall noise be audible, or otherwise noticeable, from adjoining properties.

C. The home occupation shall not exceed 25% of the gross floor area of the principal residence.

D. No dwelling shall be built or altered in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a non-residential use is conducted. There shall be no entrance or exit specifically provided or marked on the dwelling for the conduct of the home occupation.

E. No signs relating to the home occupation shall be allowed. Customers or clients may come to the residence, however, only on an appointment basis.

F. No one other than a resident of the dwelling shall be employed at the premises in the conducting of the home occupation, with the following exception:

1) For parcels located in the RA-5, RA-10, A-19, and FR-19/40 zoning districts, in addition to the resident employees, three additional employees may be employed at the residence. These provisions do not preclude a business owner, such as a general contractor, from having additional employees provided that those employees do not come to the residence for business purposes.

G. No equipment or process shall be used which creates visual or audible electrical or mechanical interference in any radio or television receiver or other device outside the dwelling unit structure, or causes fluctuations in the line voltage outside the dwelling unit structure.

H. The home occupation shall not include activities that are objectionable due to glare, dust, fumes, odor, vibration or noise noticeable beyond the property line.

I. The home occupation shall not include electrical or mechanical equipment which is not normally found in a residential structure, and no equipment found on the premises shall cause a change in the fire safety or occupancy classification of the dwelling unit.

J. The home occupation shall not interfere with the maintenance of any required parking spaces including those located within a garage or carport.

K. No vehicles, trailers or construction equipment, except those normally incidental to a residential use shall be parked so as to be visible from a public right-of-way. The home occupation shall not cause, involve or result in the outside storage of construction materials including, but not limited to electrical material, plumbing material or lumber.

L. The home occupation shall not involve the use or on-site storage of chemicals, flammable materials, or other hazardous materials except as may be permitted by the Uniform Fire Code.

M. The home occupation shall not generate vehicular traffic or vehicular parking which degrades or is otherwise detrimental to the residential nature of the neighborhood.

N. If the home occupation is to be conducted in a rental unit, the business owner must obtain permission from the property owner.

O. No home occupation shall involve automobile repair, body work, upholstering or similar automobile-related activity, nor shall it involve the handling, packaging or processing of food products except as allowed in cottage food operations as defined and regulated under Nevada Revised Statute Chapter 446.

P. Home occupations for mobile businesses may be permitted, provided that the mobile business is operated pursuant to the following conditions of operation:

1) The mobile business must comply with all applicable requirements of any agency with regulatory or permitting authority over the conduct of that business**.**

2) Any automotive-related services shall be limited to cleaning, detailing, and minor replacement or repair to glass or accessory parts; no mobile business operating under a home occupation shall be permitted to conduct auto repair, auto body or engine work, except on an emergency roadside repair basis.

3) No work shall be conducted on county-owned property, including parks, parking lots, or public rights-of-way. ~~(Ord. 1411, 2014; Ord. 1374, 2012)~~

~~20.664.090~~ 7.02 (G) Large group care or group home.

Group housing developments shall be constructed in the following manner:

A. The parcel upon which the group housing facility is to be established shall conform to all standards of the underlying land use district.

B. The group housing facility shall conform to and comply with all local, state, and federal requirements.

C. A group care development may or may not include individual dwelling units. Any development proposing individual dwelling units shall comply with the following:

1. Individual dwelling units are not permitted within single-family zoning districts.

2. Within the MFR zoning district, the number of dwelling units shall be based on Table 20.656.010. Where located within a designated receiving area, transfer of development rights are required.

3. Within the OC and MUC zoning districts, individual dwelling units may be permitted subject to the following:

a. Density shall not exceed three dwelling units per acre.

b. In no event shall more than 25% of the total units (rooms) be dwelling units.

c. Where located within a designated receiving area, transfer development rights are required for each dwelling unit.

D. The main pedestrian entrance to the development, common areas, and the parking facility shall be handicap accessible.

E. Indoor common areas and living units shall be handicap adaptable and be provided with all necessary safety equipment (e.g., safety bars, etc.), as well as emergency signal or intercom systems as determined by the director.

F. Adequate internal and external lighting including walkways shall be provided for security purposes. The lighting shall be stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with the residential neighborhood.

G. Common recreational and entertainment areas of a size and scale consistent with the number of living units shall be provided. The minimum size shall equal 100 square feet for each living unit.

H. Each residential unit shall be designed for a washing machine and dryer, or common laundry facilities of sufficient number and accessibility, consistent with the number of living units and the Uniform Building Code shall be provided. Such facilities shall have keyed access for tenants only.

I. The development may provide specific internal common facilities, including but not limited to one or more of the following for the exclusive use of the residents:

1. Central cooking and dining room(s).

2. Beauty and barber shop.

3. Small scale drug store not exceeding 1,000 square feet.

J. Off-street parking shall be provided in the following manner:

1. One and one-quarter (1.25) parking spaces for each living unit.

2. All off-street parking shall be located within 150 feet of a public entrance.

3. Adequate and suitably striped paved areas for shuttle parking. Shaded waiting areas shall be provided adjacent to the shuttle stops.

4. Design standards relating to and including but not limited to handicapped parking, access, surfacing, striping, lighting, landscaping, shading, and dimensional requirements shall be consistent with the standards outlined in chapter 20.692 (Off-Street Parking).

5. Group care parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including, but not limited to medical offices, shopping areas, and mass transit.

K. The project shall be designed to provide adequate security for residents, guests, and employees.

L. All parts of all structures shall be within 150 feet of paved access for single-story and 50 feet for multi-story.

M. Notwithstanding section 20.664.090.C, individual kitchen facilities, including "wet bars," are not permitted. ~~(Ord. 801, 1997 Ord. 763, 1996; Ord. 688, 1995)~~

~~20.664.095~~ Article 3 Lot size averaging in the A-19 zoning district.

Parcel maps in the A-19 zoning district are eligible for lot size averaging to preserve the integrity of the irrigation water conveyance system, subject to the following:

A. The net acreage divided by the number of lots must be equal to or greater than 19 acres per lot. The minimum resulting parcel size is 5 net acres.

B. Variation from minimum lot size is dependent on affirmative findings, on advice from the water conveyance advisory committee:

1. That the proposed configuration of the resulting parcels is necessary to preserve the integrity of the water conveyance system, from delivery and drainage of water on the resulting parcels.

2. That because of the unusual shape or topography of the parent parcel and the existing system for irrigating the parcels, division into parcels of a minimum of 19 acres would be detrimental to continued agricultural production or the delivery and drainage of irrigation water.

C. The location of the boundaries of the resulting parcels will be secured by deed restrictions or equivalent covenants, conditions and restrictions of record, containing the words: The boundaries of this parcel or parcels were established to preserve the integrity of the water conveyance system and may not be adjusted without the approval of the board of county commissioners.

~~D.~~ Parcel maps which propose lot size averaging under this section will be referred to the planning commission. ~~(Ord. 1129, 2005)~~

~~20.664.100~~ 7.04 (B) Manufactured homes, manufactured housing, and tiny houses.

A. Manufactured or mobile homes allowed under the provisions of this chapter shall be installed in the following manner:

1. Mobile or manufactured homes may be used as single-family dwellings in an MH overlay zoning district if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974.

B. Tiny houses allowed under the provisions of this chapter shall be installed in the following manner:

1. Tiny houses may be used for single-family dwellings in an MH overlay zoning district if the house meets the requirements of most current, adopted version of the International Residential Code, Appendix Q; and

~~2.~~ Tiny houses must be placed on permanent foundations, with the exception of tiny houses placed in manufactured home parks or manufactured home subdivisions constructed prior to January 1, 2025. ~~(Ord. 1645, 2025; Ord. 763, 1996; Ord. 167, 1968; Ord. 131, 1963)~~

~~20.664.110~~ 7.01 (B)(1)(b) Manufactured home park or manufactured home subdivision design standards.

Manufactured home parks or manufactured home subdivisions shall be designed and constructed in the following manner:

A. Individual manufactured home or tiny house space minimum setbacks shall be measured from the edge of internal streets and space lines as follows:

1. Front: Ten feet;
2. Side: Five feet on each side or zero lot line on one side with 10 feet on the opposite side;
3. Rear: Ten feet;
4. Structural separation: Ten foot minimum between dwelling units.

B. Maximum manufactured home space coverage (manufactured home and its accessory structure) shall be 75 percent.

C. Each manufactured home or tiny house shall be equipped with skirting, or provided with a support pad which is recessed to give the appearance of the manufactured home being located on-grade. In manufactured home parks or manufactured home subdivisions constructed on or after January 1, 2025, tiny houses shall be placed on permanent foundations.

D. All on-site utilities shall be installed underground.

E. The manufactured home park shall be provided with parking as required by chapter 20.692 (Off-street Parking).

F. A common recreation area which may contain a recreation building shall be provided in the park for use by all tenants and their invited guests. The area shall be provided in one common location with a minimum aggregate area of 200 square feet of recreational space for each manufactured home or tiny house space.

G. All exterior boundaries of the manufactured home park shall appear similar to conventional residential developments and shall be screened by a decorative wall, fence or other comparable device six feet in height, with a minimum six-foot-wide landscaped area provided along the outside of the perimeter screen.

H. Common open space shall be landscaped in accordance with a landscape plan approved by the director and in a manner consistent with chapter 20.694 (Landscaping Standards).

I. All manufactured home park or manufactured home subdivision developments shall provide recreational amenities within the site which may include but are not limited to swimming pools, spas, a clubhouse, a "tot lot" with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities shall be approved by the board and provided according to the following schedule:

Units	**Number of Amenities**
0-9	0
10-50	1
51-100	2

101-200	3
201-300	4

One amenity shall be added for each 100 additional units or fraction thereof. ~~(Ord. 1645, 2025; Ord. 763, 1996; Ord. 131, 1963)~~

~~20.664.120~~ 7.04 (C)(1)(a) Multi-family housing (multi-family residential zoning district).

Multi-family housing within a multi-family residential zoning district is subject to design review and shall be constructed in the following manner:

A. All multi-family developments with 12 or more dwelling units must provide 25 percent of the project site as useable open space for passive and active recreational uses. Useable open space areas must not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, setbacks, patios or private yards, or slope areas greater than 8 percent.

B. Each dwelling unit must have a private, walled patio or balcony in accordance with the following:

1. Ground floor units must have a patio or balcony not less than 150 square feet in area or 25 percent of the dwelling unit size, whichever is less.

2. All other units must have a patio or balcony not less than 75 square feet in area.

C. All multi-family developments must provide recreational amenities within the site which may include a swimming pool, spa, club house, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or, day care facilities. The type and number of amenities must be approved by the director and provided according to the following schedule:

Units	Number of Amenities
0-11	0
12-50	1
51-100	2

Units	**Number of Amenities**
101-200	3
201-300	4

One amenity must be added for each 100 additional units or fraction thereof.

D. Off-street parking spaces for multi-family residential developments must be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided.

E. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

F. Driveway approaches within multiple family developments of 12 or more units must be delineated with interlocking pavers, rough-textured concrete, or stamped concrete and landscaped medians.

G. All parts of all structures must be within 150 feet of paved access for single story and 50 feet for multi-story.

H. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County building code must be provided.

I. Where common laundry facilities are not provided, each dwelling unit must be designed for a washing machine and dryer. ~~(Ord. 1173, 2006; Ord. 801, 1997; Ord. 763, 1996; Ord. 347, 1980; Ord. 203, 1973; Ord. 167, 1968)~~

~~20.664.125~~ 7.04 (C)(1)(b) Multi-family housing (mixed-use commercial zoning district).

Multi-family housing within a mixed-use commercial zoning district is subject to design review and shall be constructed in the following manner:

A. Floor area ratios:

1. Between 25 percent and 50 percent of the total project floor area must be devoted to commercial uses, with 50 to 75 percent of the project floor area devoted to residential uses.

2. Maximum residential density is 16 dwelling units per gross acre.

3. Maximum building height is 35 feet for horizontal design. Horizontal design includes residential uses and commercial uses each within separate buildings. Maximum building height for vertical design (minimum first floor retail/office) is 50 feet, except as noted below. If the project site exceeds 5 percent average slopes, the maximum height may be increased to 60 feet, except as noted below. If the height exceeds 35 feet, design features to reduce roof mass must be provided.

a. Within the Town of Genoa, the maximum building height is 35 feet.

b. Within the Towns of Minden and Gardnerville, the maximum building height is 45 feet.

4. Design must be architecturally compatible with and enhance the surrounding neighborhood and must properly integrate the multi-family residential and commercial uses by creating a pedestrian-oriented mixed-use environment.

5. Projects with 12 or more dwelling units must provide 10 percent of the mixed-use commercial area as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, or slope areas greater than 8 percent. Exceptions to useable open space may be allowed when a

project includes regional open space amenities such as a neighborhood or regional park, or provides enhanced pedestrian-oriented connections which connect to existing or planned regional open space uses.

6. Projects with 50 or more units must provide transit loading/unloading areas that are convenient to the residents.

7. Design must minimize visual impacts to the surrounding neighborhood.

8. Integrated access, parking, pedestrian connections, and drainage must be provided.

9. For structures exceeding 45 feet in height, setbacks from adjacent properties with existing single-family residential uses must be a minimum of 30 feet for all yards.

10. Projects exceeding 45 feet in height may apply for density bonus units under an affordable housing agreement as provided under chapter 20.440.

11. All projects must provide recreational amenities within the site which may include a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities must be approved by the director and provided according to the following schedule:

Units	**Number of Amenities**
0-11	2
12-50	3
51-100	4
101-200	5
201-300	6

One amenity must be added for each 100 additional units or fraction thereof.

12. Off-street parking for mixed-use commercial development is as follows, except where noted below:

a. One parking space is required for each 250 square feet of commercial floor area.

b. 1.5 parking spaces is required for each residential unit.

c. Exceptions to both a and b above, is allowed when the project is within an established parking district.

13. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed
storage space within the garage, carport, or immediately adjacent to the dwelling unit.

14. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County Building Code must be provided.

15. Where common laundry facilities are not provided, each dwelling unit must

be designed for a washing machine and dryer. ~~(Ord. 1293, 2009; Ord. 1253, 2008; Ord. 1173, 2006)~~

~~20.664.140~~ 7.05 (B) Recreational vehicles.

No trailer or recreational vehicle shall be used for living or sleeping purposes in any area within the unincorporated area of the county except as follows:

A. A recreational vehicle or travel trailer may be occupied as a use pending construction of a permanent single-family residence in any agricultural, forest and range or residential district, provided that the owner of the lot or parcel obtains a temporary use permit and occupies the recreational vehicle or travel trailer only for the period of construction, not to exceed 12 months. The temporary use permit must be issued concurrently with the building permit for the permanent residence. On expiration of the permit, or within 30 days from the date of issuance of the certificate of occupancy for the residence, any recreational vehicle or travel trailer must be removed or located on the site in accordance with chapter 20.692;

B. Existing trailer parks and campgrounds conducted, maintained and licensed under the terms of this chapter;

C. The temporary use of non-paying guests or relatives of the person residing on the lot or parcel which has a main residence may occupy a travel trailer or recreational vehicle for sleeping purposes for a period not to exceed seven consecutive days. The use must not exceed a total of 14 days for a calendar year. A travel trailer or recreational vehicle used for such a purpose must not discharge any litter, sewage, effluent or other matter except into sanitary facilities designed to dispose of the material.

~~D.~~ Storage of travel trailers or recreational vehicles shall be in accordance with section 20.660.150(C) (4) (d). ~~(Ord. 801, 1997; Ord. 763, 1996; Ord. 633, 1994; Ord. 131, 1963)~~

~~20.664.150~~ 7.05 (C) Recreational vehicle storage facilities.

Developments within the multi-family land use districts and with 12 or more dwelling units, or single-family subdivisions in excess of 30 units containing parcels less than 8,000 square feet in size shall provide recreational vehicle storage facilities. The storage facilities shall be reviewed as part of the design review and shall be constructed in the following manner:

A. Centralized storage areas shall be provided for recreational vehicles, as defined in Appendix A and 20.660.150.C.4.d, at a minimum of one space for each eight dwelling units.

~~B.~~ Individual storage spaces shall measure not less than 12 feet by 30 feet, and shall have direct access to a driveway with a minimum paved width of 25 feet. ~~(Ord. 763, 1996)~~

~~20.664.155~~ 7.05 (J) Single family residential- traditional design standards.

Single family housing within a single family residential – traditional zoning district is subject to design review and shall be constructed in the following manner:

A. Prior to design review approval, any proposed single family residential – traditional design must be reviewed by the applicable Town or GID Board.

B. Garages must be located in the rear or side yard; no "front-loaded" houses are allowed.

C. Extensive use of traditional building materials (such as stone, wood, stucco, tile, etc.) is required.

D. Front yards must be landscaped.

E. If the design incorporates exterior lighting, traditional fixture designs must be used.

F. The front yard must include a park strip and a minimum 6-foot wide sidewalk.

1. In case the single family residential – traditional design is for an infill project, this requirement may be waived if it would result in a "hodge-podge" look on the street.

G. Front porches a minimum of 60 square feet in area are mandatory features.

H. Raised foundations are mandatory features; finished floor/front porch height must be 24 inches or more above natural grade.

I. If allowed by building code, bay windows may protrude up to three feet into setbacks.

~~J.~~ No project proposing attached housing or establishment of single family residential – traditional 3,000 or 4,000 zoning districts is allowed in the Towns of Minden and Gardnerville unless the project is a planned development. ~~(Ord. 1308, 2010; Ord. 1253, 2008)~~

~~20.664.157~~ 7.05 (I) Independent congregate senior living community.

Independent congregate senior living communities shall be constructed in the following manner:

A. The density of units shall be determined with a special use permit.

B. Independent congregate senior living communities must be constructed to conform to the standards of the underlying zoning district, including setbacks, height restrictions, floor area ratios, etc. The floor area of common indoor recreational amenities, such as covered pools, fitness centers, and common rooms, may be subtracted from the total floor area for the purpose of calculating floor area ratios.

C. Facilities shall provide 15 percent of the project site as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, or slope areas greater than 8 percent.

D. Common recreational and entertainment areas of a size and scale consistent with the number of living units shall be provided.

E. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the International Building Code shall be provided or, in cases where common laundry facilities are not provided, each dwelling unit shall be designed for a washing machine and dryer.

F. Common kitchen facilities of sufficient number and accessibility consistent with the number of living units and International Building Code shall be provided or, in cases where common kitchen facilities are not provided, each dwelling unit shall be designed with a kitchen.

G. The project shall be designed to provide adequate security for residents, guest, and employees.

H. Adequate internal and external lighting including walkways shall be provided. The lighting shall be stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with nearby development.

I. Off-street parking spaces for independent congregate senior living communities shall be located within 150 feet from the dwelling unit (front or rear door) for which the parking spaces is provided.

J. Adequate and suitably striped paved areas for shuttle parking shall be provided. Shaded waiting areas shall be provided adjacent to the shuttle stops.

K. Loading/unloading areas shall be provided at the entrance to the building and be striped and signed to indicate no parking allowed.

L. Independent congregate senior living community parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens, including, but not limited to, medical offices, shopping areas, and transit services.

M. For projects of 20 or more units, on site management shall be required.

N. Eighty percent of the units must be occupied by at least one person 55 years of age or older. The other 20 percent of units may be occupied by younger persons. ~~(Ord. 1279, 2009)~~

~~20.664.160~~ 7.05 (N) Stationary tank storage (above ground).

A. Definitions.

1. "Storage vault" means above ground flammable or combustible liquid storage vaults that are concrete enclosures located outside a building containing a tank and a pump assembly.

2. "Storage tanks" means above ground combustible liquid tanks are double wall steel tanks on supports or pads located outside a building. Storage tanks lack fire resistance ratings from exposure fires. Above ground storage tanks are limited to class II and III liquids only.

B. General requirements.

1. Storage vault and tank installations shall be limited to a maximum 1050 gallons individual tank capacity and 3150 aggregate at any one site.

2. Storage vaults and tanks shall be used only for private vehicle fleet, non retail installations, government fleet installations, private company equipment yards, waste oil storage, emergency generator pumps and other similar uses where the fire chief or fire marshal determines there is no increased threat to fire safety.

3. The fire chief or fire marshal may prohibit the use of a storage vault or tank installation when, in his opinion there is a hazard to fire of life safety from a given installation.

4. Storage vault and tanks shall not be manifolded together.

5. A building permit shall be obtained from the community development department and local fire department prior to the installation of tanks. Plans shall be submitted along with the request for a permit.

6. The location of tanks shall comply with the setback requirements of the applicable zoning district. Clearance to property lines, structures, unprotected openings and public ways shall be shown when applying for permits.

7. Grade shall slope from the tank and dispensing areas away from any structure.

8. Storage value and tank installations shall be fenced or secured to prohibit the public from having access to the installation.

9. Storage vaults and tanks shall be considered a group M, Division 2 occupancy under the Uniform Building Code.

10. Existing above ground single wall tanks containing flammable or combustible liquids shall meet all requirements outlined in the Uniform Fire Code, Article 79, Division V. All existing tanks shall be protected with two hour fire resistive construction.

11. All new installations shall be double wall tanks with two hour fire protection added or preferably a storage vault.

C. Tank design.

1. The storage vault and tank assembly shall be engineered in accordance with nationally recognized standards to insure that normal transportation, installation and operation of the tank will not result in damage to the tank or tank envelope which may lead to leakage of the tank contents.

2. Only tanks with UL or other nationally recognized testing laboratories listing shall be used and labeled accordingly. Each tank shall be compatible with the product being used.

3. All storage vault tanks shall be attached to the concrete vault by an approved engineered means.

4. Tank venting shall comply with section 79.509 of the Uniform Fire Code:

a. Minimum vent size shall be 1¼ inside diameter;

b. Vent piping shall terminate a minimum of twelve feet above the ground;

c. Vents shall discharge only in an upward or horizontal direction;

d. Vent lines shall not terminate within five feet of any building openings or within five feet of a property line that may be built upon;

e. Vent pipes shall be arranged so that flammable vapors will not enter any building openings, be trapped under eaves or other obstructions or discharge into hazardous locations.

The vent supplied with the storage vault may only be used if engineering data is shown to prove the vent is adequate for either the filing or withdrawal rate, whichever is greater, and that the vent pipe length is adequate and the vent location complies with the above.

5. The storage tanks and the tanks within the storage vault shall be grounded with a ground rod bonded to a metallic pipe coming from the tank with a flexible copper wire of adequate strength for the intended service and electrical resistance.

6. All piping shall be provided with swing joints where the pipe attaches to any building. Listed flexible connections may be used in lieu of the swing joints when

approved by the chief or fire marshal.

7. Tank openings for filling and gauging purposes must be covered by vapor tight caps or lids and must be secured against tampering at all times except during filling or gauging operations. Fill pipes must terminate within six inches of the bottom of the tank.

8. All vault interstitial spaces shall be monitored for leakage in accordance with N.D.E.P.

9. Vault enclosures shall be liquid and vapor tight without backfill. The sides and bottom of the enclosure shall be of reinforced concrete and listed for a two hour fire exposure with openings for inspection through the top only. Tank connections shall be so piped or closed that neither vapors or liquid can escape into the enclosed space. A means shall be provided whereby portable equipment may be employed to discharge to the outside any vapors which might accumulate should any leakage occur.

10. Storage vault and tank assemblies shall provide overfill containment protection which will contain a minimum of five gallons of spillage. Such containment shall be around the fill pipes. Provisions for preventing rain water or snow melt from entering the overfill containment area shall be made.

11. Each storage vault or tank shall rest on concrete supports meeting nationally recognized approved engineered standards to support the weight of the tank, vault or outer shall and its contents. When designing the supports, visual inspection of the underside of vault is required.

12. The storage vault and tank system shall rest on an engineered concrete pad. Restraining from flotation shall be provided in areas prone to flooding. Refer to Uniform Building code, Chapter 23 for requirements.

13. Storage vaults and tanks must be clearly marked with their produce name and the words "FLAMMABLE (OR COMBUSTIBLE) KEEP FIRE AWAY." The dispensing and filling area shall be posted as "NO SMOKING" area for at least 25 feet in all directions. Dispensing areas must be posted with "NO SMOKING OR OPEN FLAMES ALLOWED, STOP ENGINES WHILE REFUELING." Letters for signs must be a minimum of two inches in height and ½ inch stroke on a background of contrasting color.

14. Storage vaults, tanks and dispensing units shall be protected from physical damage by the installation of six-inch concrete filled bollards located at least 12 inches from the vault or tank and spaced a maximum of four feet apart on all sides of the vault or tank subject to such damage. A concrete "jersey barrier" may be used in lieu of the bollards.

15. A concrete pad shall be provided under vehicles being refueled where required by local jurisdiction.

16. The area around the storage vault or tank shall be maintained free from weeds and brush at all times for at least ten feet in all directions. No other storage is permitted in the area or under the storage vault or tank.

17. The storage vault or tank and the dispensing units shall be secured to prevent tampering when not in use.

D. Pumps and dispensing units.

1. All pumps and dispensing units used in conjunction with the installation shall be tested and listed by a nationally recognized testing laboratory for use with the product being stored in the vault or tank assembly.

2. All electrical wiring shall comply with the National Electrical Code.

3. The pump shall take its suction from the top of the vaulted tank or the storage tank.

4. Remote pumping stations are prohibited.

5. Emergency pump shut off switches shall be provided within 75 feet but not closer than 15 feet from all dispensers. The switches shall not be located inside any building. A sign shall be posted "EMERGENCY PUMP SHUTOFF" at the shutoff switch. The sign shall be legible for a distance of 75 feet.

6. A portable fire extinguisher with a minimum 2A-20BC classification shall be located in an accessible location not more than 30 feet from the dispensing unit.

7. For refueling operations conducted between 30 minutes after sunset and 30 minutes before sunrise, adequate lighting is required to be permanently mounted in the area of the refueling operations.

E. Waste oil tanks.

1. Where the product stored in the storage vault or tank assembly is pumped in or poured in, such as waste oil tanks, ball check valves at the fill and at the withdrawal lines shall be provided.

2. Waste oil lines shall not be under pressure inside any building.

3. Storage vault or tank assemblies containing waste oil shall be provided with a reliable level indicator.

F. Container filling.

1. Class I flammable liquids shall not be dispensed into containers unless the nozzle and the container are electrically bonded.

2. Product may be dispensed into approved containers only. Class I liquids shall not be dispensed into glass or plastic containers at any time.

G. Training.

1. Every facility with a storage vault shall provide training to employees to include but not be limited to:

a. Use and care of the vault;

b. Procedures in the event of a spill or leak;

c. Training in the use of portable fire extinguishers;

d. Initial training to all employees;

e. Annual training to all employees.

~~2.~~ Training records shall be retained for inspection by the fire department. ~~(Ord. 801, 1997; Ord. 763, 1996; Ord. 671, 1994; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.664.170~~ 7.05 (O) Telecommunications sites.

The following standards apply to all telecommunication sites as defined in this title:

A. The height of wireless communications facilities includes all antenna array structures.

B. Antenna support structures, where utilized, must be monopole type.

C. The wireless communications facility shall be located on the existing structure so as to minimize visual impacts from surrounding properties and rights-of-way.

D. All antennas and support structures must be painted to be architecturally compatible with the building on which it is located or painted to minimize visual impacts where the structures extend above the roof line.

E. Roof-mounted antenna support structures shall be located no closer to the nearest edge of the roof than the height of the structure with all antennas and other equipment attached.

F. Accessory equipment and equipment structures must be screened or designed according to the provisions of this title and the adopted Douglas County design manual.

G. Telecommunications sites are prohibited on residential structures and accessory residential structures.

H. The following additional standards apply within residential zoning districts:

1. Telecommunications antennas may only be located on alternative tower structures

2. Accessory equipment structures are limited in size to 200 square feet.

I. Telecommunication sites, as defined in section 20.660.130.H, are subject to minor design review.

J. Exemptions. The following facilities are exempt from county review:

1. Antennas not exceeding four feet high and 580 square inches in area as viewed from any one point, or tubular antennas not more than four inches in diameter and 15 feet in height when placed on an existing non-residential structure.

2. Antennas that are fully enclosed inside an existing structure.

3. Usual and incidental repair and maintenance of existing telecommunications sites. ~~(Ord. 1563, 2020; Ord. 871, 1999)~~

~~20.664.180~~ 7.05 (P) Telecommunications facilities.

The following standards apply to all telecommunications facilities as defined in this title:

A. Maximum heights. The height of telecommunications facilities includes all antenna array structures. The following are the maximum facility heights permitted within the applicable zoning districts:

1. NC, MUC, OC, GC, TC, PR and AP: 60 feet.
2. PF, LI, and SI: 80 feet.
3. GI and A-19: 100 feet.
4. FR-19 and FR-40: 120 feet.
5. Residential zoning districts: Prohibited.

B. Setbacks.

1. Telecommunications facilities and accessory structures that do not exceed the maximum required height of the applicable zoning district must meet the required building setbacks for the zoning district in which the facility is located.

2. Facilities exceeding the height requirement of the zoning district in which the facility is located shall have the following minimum setbacks:

a. A minimum of 20% of the structure height or the minimum required

setback of the applicable zoning district, whichever is greater, from all property lines.

b. A minimum of five-times the structure height from any residentially zoned property, master plan designated receiving area, and any existing residence on surrounding properties located within the A-19 or FR-19 zoning districts.

c. A minimum of 2,500 feet from major highway and road corridor rights-of-way, including US 395, SR 88, SR 208, SR 207, US 50, Foothill Road and Jacks Valley Road, excluding facilities to be located within the town boundaries of Minden or Gardnerville.

d. A minimum separation of one mile between all telecommunications facilities, measured from the nearest point of each structure, including facilities with a valid approval that have not yet been constructed.

3. Telecommunications facilities shall not be located within the front-yard area when there is an existing building on the parcel.

C. Design criteria.

1. Support structures for wireless communications antennas shall be monopole type. The use of lattice tower structures or guyed-wire towers is prohibited.

2. Monopole support structures may not exceed four feet in diameter unless technical evidence is provided showing that a larger diameter is necessary to attain the proposed tower height and that the proposed tower height is necessary.

3. Wireless communications facility support structures and antennas must be painted a non-glossy color so as to minimize visual impacts from surrounding properties. Specific color is subject to county review based on a visual analysis of the particular site.

4. Accessory structures must be designed and screened according the provisions of the adopted Douglas County design manual.

5. Support structures for wireless communications antennas shall be designed to allow at least one additional wireless service provider to co-locate antennas on the structure.

6. Towers shall not be artificially lighted unless required by the FAA or other applicable authority. Security lighting must be in conformance with this title and the adopted design manual.

D. Access.

1. Unmanned telecommunications facilities must have a minimum 12 foot access easement to the facility.

2. When access is from a paved public street or alley, a paved driveway approach shall be constructed a minimum ten feet in length and 12 feet in width at the point of access.

E. Signage. A permanent, weather-proof identification sign, approximately 16 inches by 32 inches in size, must be placed on the gate of the fence around the facility or, if there is no fence, on the facility itself. The sign must identify the facility operator(s), provide the operator's address, and specify a 24-hour telephone number at which the operator can be reached so as to facilitate emergency services.

F. Landscaping.

1. Landscaping is to be provided in accordance with section 20.694 (Landscaping) for the purposes of screening the facility from surrounding properties or rights-of-way.

2. Landscaping must include re-vegetation of any cut or fill slopes. Where native vegetation exists, re-vegetation should include native plant species that can exist without irrigation.

3. Where possible, existing plants and trees should be used to the full extent possible for screening the facility.

G. Noise and traffic.

1. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 7 a.m. and 7 p.m.

2. Traffic shall be limited to no more than one round-trip per day on an average annual basis once construction is complete, except for emergency maintenance purposes.

H. Submittal requirements. In addition to the submittal materials required by the special use permit application, the following must be submitted with an application for a telecommunications facility:

1. A vicinity map showing the proposed telecommunications facility's distances from existing residential areas, existing residences, major roads and highways, and other telecommunications facilities pursuant to paragraph B, above.

2. A visual simulation showing the proposed structure as it would be seen from surrounding properties that may be visually impacted by the structure, including but not limited to surrounding residential properties and rights-of-way. The visual simulation may include a photo montage, field mock-up or other techniques.

3. A written statement to Douglas County indicating the technical reasons why there is no alternative site for co-location of the facility or written proof of refusal of the owner of the tower(s) in the vicinity to provide space at a fair rate of compensation.

4. A written statement to Douglas County indicating that the proposed tower structure is designed to accommodate at least one additional service provider in the future, and that the facility owner will make a good-faith effort to work with other service providers to co-locate antennas on the proposed structure in the future.

5. A copy of the property lease agreement including provisions for removal of the facility within six months of its abandonment, and provisions for county access to the facility for removal where the provider fails to remove the facility within six months of its abandonment.

I. Conditions of approval. The following conditions must be met prior to the service provider obtaining a building permit for the telecommunications facility:

1. The applicant shall provide proof of notification of an offer of co-location opportunities on the new facility to other service providers.

2. The applicant shall sign and record with the Douglas County recorder a legally binding agreement limiting any co-location costs assessed to other service providers to a pro rata share of the ground lease, site acquisition cost, design, capital costs for construction of the tower including associated permitting costs, and

reasonable maintenance, repair and replacement costs.

J. Reduction in required facility separation. A reduction in the required separation between telecommunication facilities may be granted as part of the special use permit approval where technical evidence has been provided to substantiate the following findings:

1. The granting of the variance will not substantially impair the intent and purpose of this title or the goals, policies and objectives in the adopted master plan;

2. The variance is not requested exclusively on the basis of economic hardship to the applicant;

3. The variance is necessary and essential to providing the applicant's wireless service, based on the technical constraints of locating the facility in accordance with the required separation;

4. Evidence has been submitted to the satisfaction of the county showing that co-location on existing tower structures is not available or is not technically feasible. Evidence may include a written statement from the service provider with the existing facility that co-location is not feasible.

K. Variances. Notwithstanding paragraph J above, all variance requests relating to telecommunications facilities are to be considered under the variance provisions of section 20.606. In addition to the required findings pursuant to section 20.606, the following findings must be made:

1. The granting of the variance will not substantially impair the intent and purpose of this title or the goals, policies and objectives in the adopted master plan;

2. The variance is not requested exclusively on the basis of economic hardship to the applicant;

3. The variance is necessary and essential to providing the applicant's wireless service, based on the technical constraints of locating the facility in accordance with the required separation;

4. For highway or road corridor setbacks, the proposed facility is not visible from the subject right-of-way or the facility includes features that minimize the visual impacts from the subject rights-of-way.

L. Minor modifications. Modifications may be approved by the director under the provisions of a minor design review where the modifications meet the following criteria:

1. The height of the facility does not increase by more than 10 feet above the height of the original facility as approved by a special use permit and the facility meets the height provisions and required setbacks.

2. The existing facility complies with all other applicable standards in this section.

M. Abandoned towers.

1. Any telecommunications facility that is not operated for a continuous period of six months or falls into disrepair shall be considered abandoned.

2. The owner of any abandoned telecommunications facility shall remove the facility within six months of its abandonment.

3. If an abandoned facility is not removed within six months, the county may remove the facility at the property owner's expense.

4. Where two or more users share a single facility, the facility shall not be deemed abandoned until all users cease operation of the facility.

N. Inventory and tracking. The department shall compile and maintain a list of telecommunications facilities based on information provided by wireless service providers. The list shall include existing facility locations, structure heights, number of service providers using the facility, and availability of space for additional users based on prior approvals.

O. Existing, nonconforming facilities. Telecommunications facilities approved prior to the adoption of this ordinance that do not meet the required setbacks or height limitations shall be considered legal conforming structures provided that the height of the structure is not increased. ~~(Ord. 871, 1999)~~

~~20.664.200~~ 7.06 (G) Wind energy conversion system, commercial.

A commercial wind energy conversion system with a total system height more than 400 feet and that is intended to produce electricity to sell for consumption.

A. A special use permit is required for all commercial wind energy conversion systems.

B. Commercial wind energy conversion systems may be permitted in the FR-19 and FR-40 zoning districts.

C. Total system height must not exceed 400 feet.

D. The minimum setback for a property line which separates two distinct owners is equal to the total system height.

E. The minimum setback from any master plan designated receiving area and any existing residence is 2,500 feet and 1,000 feet from any public right-of-way.

F. The blade diameter must not exceed 200 feet.

G. The tower, or any of its parts, may not be located in or on a drainage, utility or other established easement.

H. The system must be in compliance with FAA regulations regarding structure height and lighting.

I. If a wind system is not used for one year to generate electricity or the permit has expired, the system must be removed and the property restored to its previous condition within 120 days.

J. Wind turbines must be approved by a wind certification program which is recognized by the American Wind Energy Association.

K. The system must be in compliance with Douglas County-adopted building codes.

L. Utility notification: A wind energy system may not be installed until evidence has been given that the utility company has been informed of the customer's intent and written permission granted to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

M. The noise levels generated by a WECS must comply with chapter five, noise section, of the 2006 Master Plan.

N. Climbing apparatus-- Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

O. The colors of materials used in the construction of the tower must be muted and visually compatible with the surroundings.

p. The applicant must have a Nevada Fish and Wildlife biologist professional conduct a species list study of the proposed site and extending one mile beyond the property lines of the subject parcels. ~~(Ord. 1215, 2007)~~

~~20.664.210~~ 7.06 (G)(1)(a) Wind energy conversion system, commercial use test site.

Electrical equipment, wind sensors, communication devices, towers, guy wires and anchors, and other associated controls to measure, monitor and report wind speed, wind direction and other wind related data.

A. A temporary use permit is required for commercial wind energy conversion system test sites.

B. Test sites may be permitted in FR-19 and FR-40 zoning districts.

C. Test towers height must not exceed 200 feet in height.

D. The minimum setback is 750 feet from any master plan designated receiving area and any existing residence and 500 feet from any public road right-of-way.

E. No rotor blade is permitted under a wind energy conversion system, commercial use test site temporary use permit.

F. Test site equipment, or any of its parts, may not be located in or on a drainage, utility or other established easement.

G. Compliance with FAA regulations regarding structure height and lighting.

H. Temporary use permits for test site shall expire in 24 months after construction, the test site equipment must be removed and the property restored to its previous condition prior to the expiration of the temporary use permit.

I. Compliance with Douglas County adopted International Building Code.

J. The noise levels generated by a WECS must comply with chapter five, noise section, of the 2006 Master Plan.

K. Climbing apparatus- Any climbing apparatus must be located at least 12 above the ground, and the tower must be designed to prevent climbing within the first 12 feet. ~~(Ord. 1215, 2007)~~

~~20.664.220~~ 7.06 (G)(2) Wind energy conversion system, micro.

A. Wind energy conversion systems must be accessory to the existing or proposed use.

B. Maximum total system height and required applications.

1. Agricultural, Forest and Range, and Residential zoning districts.

a. Wind energy conversion systems must not exceed 50 feet.

i. Total system heights of 35 feet or less are permitted by right.

ii. Total system heights greater than 35 feet require minor design review.

iii. Wind energy conversion systems which are setback 200 feet or greater are exempt from obtaining a minor design review or special use permit regardless of height.

2. Non-Residential zoning districts.

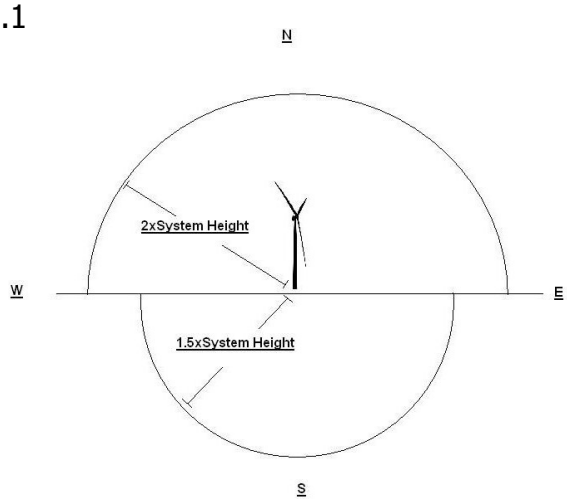
a. Wind energy conversion systems must not exceed 50 feet.

C. Required setback standards.

1. Agricultural, Forest and Range, and Residential zoning districts.

a. Wind energy conversion systems must be setback two times the total system height along the northern half of the setback circle and 1.5 times the total system height along the southern setback circle (See Figure 20.664.020.1)

Figure 20.664.020.1



2. Non-Residential zoning districts.

a. Wind energy conversion systems must meet zoning district setback standards.

i. When adjacent to a residential zoning district, wind energy conversion systems must be setback from all property lines which abut a residential zoning district in compliance with 20.664.220.C.1.a.

D. Maximum blade diameter dimension for all zoning districts.

1. Wind energy conversion systems with blades rotating around a vertical axis must not exceed 10 feet in diameter.

E. Minimum parcel size and maximum number of wind energy conversion systems per parcel.

1. Agricultural, Forest and Range, and Residential zoning districts.

a. Parcels are limited to four wind energy conversion systems, regardless of type; each micro wind energy conversion system requires two gross acres.

2. Non-Residential zoning districts.

a. Parcels are limited to eight wind energy conversion systems, regardless of type; each micro wind energy conversion system requires one half gross acres.

F. All wind energy conversion systems must comply with the noise requirements in this section. Noise regulations in this section and in County Code may be exceeded during short-term events such as utility outages and severe weather events.

1. Wind systems must comply with County Code, Section 20.690.030 (N) Noise.

2. A manufacturer's sound report must be submitted with each building permit.

3. No wind energy conversion system or combination of wind machines must be operated so that impulsive sound below 20 Hertz adversely affects the habitability or use of any off-site dwelling unit, hospital, school, library, or nursing home.

G. All wind energy conversion systems must comply with Douglas County adopted fire and building codes.

H. All rotating blades must be a minimum of 10 feet from the finish grade.

I. Evidence must be submitted with a building permit application that the wind energy conversion system has been constructed in accordance with an accepted industry standard and certified safe.

J. Wind energy conversion systems must be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limitations of the system.

1. Evidence of an external, manual shut-off switch is required prior to Certificate of Occupancy.

K. The tower, or any of its parts, must not be located in or on a drainage, utility or other established easement.

L. Utility notification: A wind energy conversion system may not be installed until evidence has been given that the utility company has been informed of the customer's intent and written permission granted to install an interconnected customer-owned generator. Off-grid systems must be exempt from this requirement.

M. Wind energy conversion systems must be a monochromatic, neutral, and non-reflective color that conforms to the architecture of other structures located on the same parcel and maintains uniformity throughout the site when there is more than one system on the same parcel. Advertisements are prohibited on all wind energy conversion systems.

N. Wind energy conversion systems must not be artificially lighted unless required, in writing, by the Federal Aviation Administration (FAA) or other applicable authority that regulates air safety. Where the FAA requires lighting, the lighting must be the lowest intensity allowable under FAA regulations.

O. Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

P. If a wind system is not used for one year to generate electricity or the permit has expired, the system and its components must be removed and the property restored to its previous condition within 120 days. ~~(Ord. 1313, 2010; Ord. 1215, 2007)~~

~~20.664.230~~ 7.06 (G)(4) Wind energy conversion system, small.

A. Wind energy conversion systems must be accessory to the existing or proposed use.

B. Maximum total system height and required applications.

1. Agricultural, Forest and Range, and Residential zoning districts.
   a. Wind energy conversion systems must not exceed 90 feet.

i. Total system heights of 35 feet or less are permitted by right.
ii. Total system heights greater than 35 feet and less than 50 feet require minor design review.
iii. Total system heights exceeding 50 feet require special use permit.
iv. Wind energy conversion systems which are setback 300 feed or greater are exempt from obtaining a minor design review or special use permit regardless of height.

2. Non-residential zoning districts.
   a. Wind energy conversion systems must not exceed 90 feet.
      i. Total system heights below 50 feet require minor design review.
      ii. Total system heights exceeding 50 feet require special use permit.

C. Required setback standards.
1. Agricultural, Forest and Range, and Residential zoning districts.
   a. Wind energy conversion systems must be setback two times the total system height.
2. Non-Residential zoning districts.
   a. Wind energy conversion systems must meet zoning district setback standards.
      i. When adjacent to a residential zoning district, wind energy conversion systems must be setback from all property lines which abut a residential zoning district in compliance with 20.664.230.C.1.a.

D. Maximum blade diameter dimension for all zoning districts.
1. Wind energy conversion systems with blades rotating around either a horizontal or vertical axis must not exceed 25 feet in diameter.

E. Minimum parcel size and maximum number of wind energy conversion systems per parcel.
1. Agricultural, Forest and Range, and Residential zoning districts.
   a. Parcels are limited to four wind energy conversion systems, regardless of type; each small wind energy conversion system requires five gross acres.
2. Non-Residential zoning districts.
   a. Parcels are limited to eight wind energy conversion systems, regardless of type; each small wind energy conversion system requires one gross acre.

F. All wind energy conversion systems must comply with the noise requirements in this section. Noise regulations in this section and in County Code may be exceeded during short-term events such as utility outages and server weather events.
1. Wind systems must comply with County Code, Section 20.690.030(N) Noise.
2. A manufacturer's sound report must be submitted with each building permit.
3. No wind energy conversion system or combination of wind machines must be operated so that impulsive sound below 20 Hertz adversely affects the habitability of use of any off-site dwelling unit, hospital, school, library, or

nursing home.

G. All wind energy conversion systems must comply with Douglas County adopted fire and building codes.

H. All rotating blades must be a minimum of 10 feet from the finish grade.

I. Evidence must be submitted with a building permit application that the wind energy conversion system has been constructed in accordance with an accepted industry standard and certified safe.

J. Wind energy conversion systems must be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limitations of the system.

K. The tower, or any of its parts, must not be located in or on a drainage, utility or other established easement.

L. Utility notification: A wind energy conversion system may not be installed until evidence has been given that the utility company has been informed of the customer's intent and written permission granted to install an interconnected customer-owned generator. Off-grid systems must be exempt from this requirement.

M. Wind energy conversion systems must be a monochromatic, neutral, and non-reflective color that conforms to the architecture of other structures located on the same parcel and maintains uniformity throughout the site when there is more than one system on the same parcel.

N. Wind energy conversion systems must not be artificially lighted unless required, in writing, by the Federal Aviation Administration (FAA) or other applicable authority that regulates air safety. Where the FAA requires lighting, the lighting must be the lowest intensity allowable under FAA regulations.

O. Any climbing apparatus must be located at least 12 above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

~~P.~~ If a wind system is not used for one year to generate electricity or the permit has expired, the system and its components must be removed and the property restored to its previous condition within 120 days. ~~(Ord. 1313, 2010; Ord. 1215, 2007)~~

~~20.664.240~~ 7.05 (M) Special Occasion Home.

A Special Occasion Home must meet the following standards:

A. Only owner-occupied single-family detached dwellings may apply for a Special Use Permit to operate a Special Occasion Home;

B. The owner must demonstrate that the primary residence and/or accessory structures on the property have historic character that reflect the cultural and architectural history of Douglas County;

C. The Special Occasion Home must comply with all building and fire codes, including ADA requirements;

D. Special occasions may include, but not be limited to, weddings and receptions; civic, business, corporate and religious or other retreats and seminars; and

E. Private homes used for events organized by non-profit or charitable organizations are exempt from these regulations.

F. For SFR-1 and SFR-2 zoned properties that are at least one-acre in area, a free-

standing sign not exceeding 10 square feet in area is allowed at the entrance of the property (on-site) or may be placed within the parcel's legal access easement to a public road. The maximum height of the sign shall not exceed 4 feet, except when placed within a legal access easement in a non-residential zoning district, the maximum height shall not exceed 5 feet. Lighting is limited to indirect only. Setback shall be a minimum of 5 feet from the property line and placed outside of the traffic safety site area. No more than two, on-premise directory or wall signs are allowed with sign area not to exceed 4 square feet. For all other residential zoning districts, a freestanding sign not exceeding 4 square feet is allowed at the entrance to the property (on-site) or may be placed within the parcel's legal access easement to a public road. The maximum height shall not exceed 2 feet. Lighting is limited to indirect only. No more than one, on-premise directory or wall sign is allowed with sign area not to exceed three square feet. Signs allowed under this section must be designed so that they compliment the architecture of the building and maintain the integrity of the established neighborhood. ~~(Ord. 1404, 2014; Ord. 1381, 2013)~~

~~20.664.260~~ 7.06 (K) Solar Photovoltaic Facility.

Solar Photovoltaic Facility as a principal use of land must meet the following standards

A. Applications for a Special Use Permit for Solar Photovoltaic Facilities as a principal use of land must include the following supplemental materials in addition to all materials required with an application for a Special Use Permit:

1. A specification sheet for the units to be utilized;
2. A detailed site plan including all ancillary structures, including inverters and battery storage units;
3. Detailed elevations of all structures on the site;
4. Detailed dust control plan;
5. Any new transmission lines or expansion of existing transmission lines must be shown on the plans. These lines will be considered part of the facility, and all noticing must reflect the land where these lines are located;
6. Photo-simulations depicting off-site visual impacts;
7. A detailed screening plan;
8. Water use projections and evidence of ability to obtain water rights;
9. Records regarding power purchase, interconnection agreements, and/or applications;
10. Information on finance and technical ability of the applicant to construct, operate, maintain, and decommission the facility; and Douglas County shall require the applicant to provide additional technical studies and assessments to determine the project's overall impact on the surrounding environment. Such studies may include, but not be limited to, noise impacts, impacts on water resources, biological impacts, visual impacts, and impacts to wildlife habitat.

B. Prior to a public hearing conducted by the Board of Commissioners on an application for a Special Use Permit, the Community Development Director shall invite

all property owners in the Community Plan Area to an informational meeting on the request.

C. The height of the solar photovoltaic unit may not exceed a height of 15 feet when measured from pre-development grade.

D. Solar photovoltaic units must be setback a minimum of 2 miles from any lots adjacent to the subject property that are zoned residential or from any residence.

E. Solar Photovoltaic Facilities are not allowed within the Special Flood Hazard Area (SFHA), or X-Shaded Flood Zone as recognized by the Federal Emergency Management Agency (FEMA).

F. Solar Photovoltaic Facilities cannot locate along ridgelines or hillsides with greater than 15 percent slopes as identified in the master plan.

G. The facility must comply with all Federal Aviation Administration requirements as applicable.

H. The site may not be illuminated at night with the exception of safety lighting required by Uniform Building Code in effect at the time of construction.

I. Any metal surfaces that are shiny must be painted with a non-glossy, earth tone color paint to blend with the desert landscape.

J. Solar photovoltaic units must utilize a film that is non reflective. Only non-glare material is allowed.

K. A fee to cover the cost of inspections associated with property maintenance must be paid at the time of building permit issuance.

L. If the facility ceases to generate electricity for its customers at any time during a 180 day period (except for system malfunctions/normal maintenance and repair), the system must be removed and the property restored to its original condition within 120 days. In accordance with the provision of Section 20.720 of this Chapter, a security to ensure compliance with the terms of this requirement shall be posted at the time of building permit along with photographs of the site. The security will be released upon completion of the site restoration.

M. The facility must be designed to produce a minimum of 10 megawatts and cannot exceed a maximum of 20 megawatts. Only contiguous parcels under the same ownership may be utilized.

N. All interior access roads must be either paved or gravel to avoid dust.

O. Screening may be required based on visibility to surrounding areas and if required by staff must consist of an earthen berm planted with native vegetation so as to be compatible with the surrounding areas, and sized to block the visibility of the units from off site. Fencing is required and fencing shall be located on the inside of the berm, if applicable. At the time of building permit, a security must be posted to ensure the vitality of the plants during the life of the use.

P. Solar Photovoltaic Facilities are not allowed in the view corridors identified in Map E of the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan or in View Preservation areas identified on the Vision Plan Diagram of the Valley Vision.

Q. Solar Photovoltaic Facilities are not allowed in areas where the depth to water table is 3.5 feet or less per the US Dept. of Agriculture Natural Resources Conservation Service (NRCS) Custom Soil Resource Report for the Douglas County area.

R. The site shall include a monitoring well. Samples from the monitoring well shall be taken annually, with test results submitted to the Environmental Health Department. The intent of the testing process is to ensure no contaminants from the panels are compromising the quality of the ground water. ~~(Ord. 1457, 2016; Ord. 1416, 2014)~~

~~Chapter 20.666~~

~~Non-Residential Specific Standards for Permitted, Development Permitted and Special Use permit Uses (Table).~~

~~20.666.010 Table.~~

~~In addition to the general development requirements contained in chapter 20.690 (Property Development Standards), the following uses have specific standards that apply within the non-residential zoning districts. The standards are specified in chapter 20.668:~~

Key: "+" applies in the land use district.

Specific Standards (*See* section in chapter 20.668)	**PR**	**NC**	**OC**	**GC**	**MUC**	**TC**	**LI**	**GI**	**SI**	**PF**	**AP**
010. Accessory dwelling units	+	+	+	+	+	+	+	+	+	+	+
020. Airport related uses											+
030. Bed and breakfast	+	+	+								
040. Campground	+					+				+	
050. Day care center		+									
060. Drive-through uses	+	+	+	+	+	+	+	+	+	+	
065. Home Occupations	+	+	+	+	+	+	+	+	+		
070. Large group care of group home			+		+					+	
080. Multi-family housing (MFR zone)					+						

(continued on next page)

Key: "+" applies in the land use district.

Specific Standards (*See* section in chapter 20.668)	**PR**	**NC**	**OC**	**GC**	**MUC**	**TC**	**LI**	**GI**	**SI**	**PF**	**AP**
.085 Multi-family housing (MCU zone)					+						
090. Open or subsurface mining								+			
100. Personal storage facility							+	+	+		
110. Recreational vehicles	+	+	+	+	+	+	+	+	+	+	+
120. Recycling facility							+	+	+		
130. Vehicle service center, convenience store with gasoline sales		+		+	+	+					
135. Independent congregate senior living community		+	+	+							
140. Service station conversion	+	+	+	+	+	+	+	+	+	+	
150. Sexually oriented businesses									+		
160. Vehicle sales		+		+	+	+					

(continued on next page)

Key: "+" applies in the land use district.

Specific Standards (*See* section in chapter 20.668)	**PR**	**NC**	**OC**	**GC**	**MUC**	**TC**	**LI**	**GI**	**SI**	**PF**	**AP**
170. Stationary tank storage	+	+	+	+	+	+	+	+	+	+	+
180. Telecom. site	+	+	+	+	+	+	+	+	+	+	+
190. Telecom. facility	+	+	+	+	+	+	+	+	+	+	+
200. Wind energy conversion system, commercial										+	
210. Wind energy conversion system, commercial use test site										+	
220. Wind energy conversion system, Micro	+	+	+	+	+	+	+	+	+	+	+
230. Wind energy conversion system, small	+			+	+	+	+	+	+	+	+
240. Special Occasion Home		+	+	+	+	+					
250. Craft foods or alcoholic beverages (large and small)		+		+		+	+		+		
270. Indoor Gun Range	+	+		+		+	+		+	+	

280. Heliport							+				

~~(Ord. 1492, 2017; Ord. 1457, 2016; Ord. 1424, 2014; Ord. 1419, 2014; Ord. 1416, 2014; Ord. 1402, 2014; Ord. 1381; 2013; Ord. 1374, 2012; Ord. 1313, 2010; Ord. 1279, 2009; Ord. 1215, 2007; Ord. 1173, 2006; Ord. 1036, 2003; Ord. 871, 1999; Ord. 801, 1997; Ord. 763, 1996)~~

~~Chapter 20.668~~
~~Non-Residential Uses Specific Standards.~~

Section:

~~**20.668.010 Accessory dwellings.**~~
~~**20.668.020 Airport related facilities.**~~
~~**20.668.030 Bed and breakfast.**~~
~~**20.668.040 Campgrounds.**~~
~~**20.668.050 Day care center.**~~
~~**20.668.060 Drive-through uses.**~~
~~**20.668.065 Home Occupations.**~~
~~**20.668.070 Large group care or group home.**~~
~~**20.668.080 Multi-family housing – MFR zone.**~~
~~**20.668.085 Multi-family housing – MUC zone.**~~
~~**20.668.090 Open or subsurface mining.**~~
~~**20.668.100 Personal storage facility (mini-storage).**~~
~~**20.668.110 Recreational vehicles.**~~
~~**20.668.120 Recycling facilities for reusable domestic containers.**~~
~~**20.668.130 Major or minor vehicle service center or convenience store with gasoline sales (service stations or gas stations).**~~
~~**20.668.135 Independent congregate senior living community.**~~
~~**20.668.140 Service station conversions.**~~
~~**20.668.150 Adult characterized businesses.**~~
~~**20.668.160 Vehicle sales.**~~
~~**20.668.170 Stationary tank storage (above ground).**~~
~~**20.668.180 Telecommunications sites.**~~
~~**20.668.190 Telecommunications facilities.**~~
~~**20.668.200 Wind energy conversion system, commercial.**~~
~~**20.668.210 Wind energy conversion system, commercial use test site.**~~
~~**20.668.220 Wind energy conversion system, micro.**~~
~~**20.668.230 Wind energy conversion system, small.**~~
~~**20.668.240 Special Occasion Home.**~~
~~**20.668.250 Craft Foods or Alcoholic Beverages.**~~
~~**20.668.270 Indoor Gun Range.**~~
~~**20.668.280 Heliport.**~~

~~In addition to the general development requirements contained in chapter 20.690 (Property development standards), the following standards apply to specific commercial land use districts (See table 20.666 on previous pages):~~

~~20.668.010~~ 7.01 (A) Accessory dwellings.

Accessory dwellings within non-residential zoning districts shall be constructed or utilized in compliance with the following standards:

A. Accessory dwellings within non-residential zoning districts must be accessory to a

primary permitted use on the same parcel.

B. Except as provided in paragraph C, below, an accessory dwelling shall be limited to no more than 1,000 square feet of livable area.

C. A person may utilize an existing residential structure, regardless of size, as an accessory dwelling in a non-residential zoning district provided that at least 25 percent of the total floor area is utilized for a permitted non-residential use within that zoning district.

D. No more than one accessory dwelling is permitted on any parcel or lot.

E. The accessory dwelling shall be provided with one off-street parking space in addition to that required for the primary on-site use. No variance or minor exception may be filed to allow parking within the required front-yard setbacks.

F. Where the accessory dwelling is proposed on a parcel served by an individual well, the applicant shall submit a letter or other evidence that service is approved by the state engineer. ~~(Ord. 1182, 2006; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.020~~ 7.01 (E)Airport related facilities.

A. "Airport and aviation uses permitted" in the airport district are:

1. Aeronautical facilities as shown on the approved airport layout plan;
2. Aircraft charter, including sight-seeing, and rental;
3. Aircraft maintenance, repair, salvage, painting, upholstering and sales;
4. Aircraft operations, including but not limited to takeoffs, landings, taxiing, preflight engine run-ups and related activities;
5. Aerial photography services;
6. Aircraft storage including tie-downs, shelters, and hangars;
7. Aviation clubs;
8. Avionics sales and repair;
9. Banner towing;
10. Buildings and facilities associated with management and operation of the airport;
11. Cargo transport (aircraft with gross takeoff weights of less than 30,000 pounds for single wheel, 50,000 pounds for multiple);
12. Drainage and utility systems and access roads supporting operation of the airport;
13. Flight training (powered, sailplane, and helicopter), except commercial airline or transport training centers;
14. Offices, facilities and storage yards for public and quasi-public agencies;
15. Manufacturing of aircraft or aircraft components;
16. Pipeline and power line patrol;
17. Retail aircraft fuel, lubricant, and part sales;
18. Retail pilot supply sales;
19. Re-manufacturing of aircraft components;
20. Temporary housing for emergency personnel;
21. Accessory uses when associated with a principal permitted use. "Permitted accessory uses" are:

a. Car rental agencies with up to ten rental vehicles;
b. Caretaker's quarters;
c. Classrooms;
d. Gift shop;
e. Kitchens and sleeping quarters associated with corporate flight centers up to 500 square feet which are designated for short-term occupancy (less than 24 hours);
f. Lounges and bars provided they are associated with a restaurant and represent no more than 25 percent of the gross floor area of the restaurant;
g. Newsstands;
h. Offices;
i. Flight simulators;
j. Parking lots;
k. Pilots lounges;
l. Rest rooms;
m. Snack bars and restaurants (up to 60 seats); and
n. Storage of materials necessary to the operation of the primary use, including but not limited to short-term storage of hazardous materials, provided that all storage is screened from public rights-of-way;

22. Other uses which are determined by the planning commission to be similar to and compatible with those listed above provided that the determination is made in writing and upon review and recommendation by staff through an ordinance amendment.

B. "Uses permitted subject to a special use permit" are:

1. Aviation uses which may produce unacceptable environmental or operational effects, or which may be of a scale requiring the attachment of special operational standards and conditions including the following:
a. Aerial applicator uses ("crop dusters");
b. Aeronautical research;
c. Aviation mechanics school;
d. Cargo transport using aircraft with gross takeoff weights of 30,000 up to 50,000 pounds;
e. Flight training, commercial airline and transport training facilities
f. Museums with an aeronautical theme;
g. Scheduled passenger service;
h. Other aeronautical uses not listed above which are determined to be similar to and compatible with those identified uses; and
i. Parachute and other similar schools including offices, classrooms and training facilities;

2. Aviation supporting uses including, but not limited to hotels, motels, conference facilities, campgrounds, RV parks, stand alone restaurants, gasoline sales or service stations (automotive), and car rental agencies with greater than ten rental vehicles;

3. Uses listed in subsection A.21, above, where not associated with any principal use;

4. Uses which derive more than 25 percent of their gross annual income from sales or services which are not aviation related. Uses may include, but are not limited to:

a. Manufacturing processing, assembly fabrication, warehousing, and research or experimental laboratories;

b. Administrative and executive offices when associated with a permitted use;

c. Offices and commercial establishments which provide services or consultation to other permitted uses, excluding retail uses intended to serve the general public;

5. Other uses which are compatible with aviation uses, and which would produce revenue to support operation of the airport.

C. "Prohibited uses" are:

1. Residential uses other than those specifically permitted;

2. Uses which might impair visibility through the creation of smoke, dust or steam;

3. Uses which produce light emissions which might interfere with pilot vision;

4. Uses which could produce electrical emissions which would interfere with aircraft communication systems or navigational equipment;

5. Uses which would penetrate Federal Aviation Regulations Part 77, Surfaces Defined for the Airport, unless an aeronautical study determines that the use would not be an obstruction; and

6. Uses which would penetrate critical areas of navigational aids.

D. "Standards for permitted uses".

1. Signs. The Douglas County sign ordinance shall apply to all uses within the airport zone except where a specific provision to the contrary is provided in this chapter. Each business facing a private or public street shall be permitted one wall sign and one freestanding sign, with a maximum height of seven feet, for each street frontage. Total surface area for each sign must not exceed 200 square feet and is calculated at 1.25 times the linear width of the structure facing the street (i.e. 100 feet X 1.25 = 120 square feet of signage). Freestanding signs shall be limited to a maximum area of 50 square feet.

a. For those businesses, except rental storage hangars, which provide aviation or aviation-support services, additional signage is permitted in accordance with the following provisions:

i. A maximum of two signs are permitted for each habitable structure accessing an airport taxiway.

ii. Each sign must be wall-mounted and may be illuminated, internally or externally.

iii. For each structure, the applicant must identify a principal frontage and a secondary frontage. Principal frontages are permitted a maximum 100 percent of the allowable area provided below, while secondary frontages are permitted a

maximum 50 percent of the allowable area. The following schedule shall apply to all such signs:

(a) The sign area shall not exceed a ratio of two times the linear frontage of the wall in which the sign is to be located.

(b) The sign may not exceed 75% of the width of the wall in which the sign is to be located.

(c) Individual letters on the sign may not exceed 40 inches in height.

(d) Self service fuel dispensing facilities are allowed one additional pole-mounted, illuminated sign not to exceed 50 square feet for each self service fuel facility with a maximum height of the lesser of 20 feet or 2 feet less than penetrating Federal Aviation Regulation Part 77.

b. Businesses providing rental storage hangars are permitted one sign for each bank or group of hangars in accordance with the following schedule:

i. The total sign area may not exceed 50 square feet.

ii. The sign may not exceed 75 percent of the width of the wall in which the sign is to be located.

iii. Individual letters on the sign may be no larger than 18 inches in height.

c. No signs are permitted beyond the building restriction line except for airfield signs meeting Federal Aviation Administration standards with county approval.

d. As part of an overall sign program, the county or its assignee may permit the construction of airport entrance identification signs subject to the following requirements:

i. The total sign area is not to exceed 50 square feet;

ii. Total height of the sign and structure is not to exceed ten feet in height;

iii. Signs may only be constructed at public entrances to the airport and must be located on county owned property outside of the public right-of-way.

iv. The sign must include reference to the Douglas County airport; however, the signs may also include a listing of those uses or businesses accessible from the street. Any business identification signage shall be of uniform size and may not exceed six square feet in sign area.

2. Landscaping. Non-aviation or aviation-supporting uses must provide landscaping as part of the development plan. The percentage required shall be consistent with that required under the landscape ordinance. Because of the unique characteristics of the airport and leaseholds, a portion of the required landscaping may be relocated to common areas and entrances of the Douglas County airport. Additionally, at the discretion of the operations manager, the developer may pay an in-lieu fee for that portion of the landscaping which would be transferred. Aviation uses must landscape those portions of their leasehold which face a street. No landscaping is required on those portions of the leasehold accessible by aircraft. The areas required to be landscaped shall meet the following:

a. Landscape planter areas located adjacent to streets must not be less than 15 feet in width.

b. Landscape planter areas located along side yards, outside of aircraft operations areas, must be a minimum five feet in width.

c. All other landscape planters must be a minimum four feet in width.

3. Outside storage. Outside storage must be minimized. All outside storage must be suitably screened from surrounding areas by walls, plantings or other barriers as specified under the design review approval.

4. Fencing and gates. Fencing and gates shall be constructed to the extent necessary to restrict access to the airfield to the satisfaction of the operations manager.

5. Lighting. Exterior lighting shall be installed in a manner to prevent any nuisance or hazard to adjoining uses, traffic on public streets or aircraft operations. All light fixtures shall be of a "shoe-box" variety which directs light to the ground and limits dispersion of light. No unshaded light source will be permitted.

6. Off-street parking. Parking shall be provided in accordance with chapter 20.692. Each use shall have sufficient parking available to serve the uses conducted on its leasehold. No on-street parking may be counted toward required off-street parking. Automobile parking is permitted within a hangar while the aircraft normally stored in the hangar is in use. Parking requirements for aviation-supporting uses shall be based upon the most similar use as contained in this title. Where adopted standards do not establish a specific standard, the parking requirement shall be established by the planning commission following consultation with the director and operations manager. The required number of loading spaces shall be determined as part of the design review process. To the extent feasible, loading activities are to be located at the rear of the building or screened from public view.

7. Aircraft parking. All aviation uses must provide sufficient space on the leasehold for parking and staging of aircraft using the facility.

8. Building height. No building or structure within the airport zone may exceed 45 feet in height. Additionally, no building or structure may penetrate the Federal Aviation Regulations Part 77, Imaginary Surfaces, defined for the Douglas County airport unless an aeronautical study has determined that the structure would not constitute an obstruction.

9. Leasehold area. The minimum leasehold size is one-half acre, with the exception of aircraft storage hangars which may be less than one-half acre provided the performance criteria which follow are met. All uses must have a lot of sufficient size to encompass all elements of their operation, including buildings, storage, auto parking, aircraft storage, staging of aircraft, and parking of service vehicles, such as fuel trucks.

10. Yards. No setbacks from leasehold lines are required, except to accommodate required landscaping or to meet setbacks designated on the approved airport layout plan. For the purposes of building regulations, that portion of a leasehold adjacent to a taxiway shall be treated as if the taxiway was a public street.

11. Taxiways. Lease holders shall be responsible for constructing, paving and maintaining any taxiways necessary to connect their leasehold to public taxiways. The location and design of these taxiways must be approved by the director and the

operations manager.

E. Compliance with chapter 20.614 (Design Review).

1. In order to insure consistency with the purpose of the district and compatibility of uses, the airport layout plan, development standards, conditions of any applicable special use permit approval, any new construction or substantial alteration of an existing use must comply with the provisions of chapter 20.614, design review. (Ord. 1002, 2002; Ord. 801, 1997; Ord. 763, 1996; Ord. 691, 1995)

~~20.668.030~~ 7.01 (I)Bed and breakfast.

~~See section 20.664.030. (Ord. 763, 1996)~~

~~20.668.040~~ 7.01 (M)Campgrounds.

A. Applicability.

1. All existing trailer parks duly licensed in the county on the effective date of the ordinance codified in this chapter shall be considered as conforming in all respects with the provisions of this chapter. An existing, conforming trailer park may request to replace or construct improvements or replace units for health and safety reasons that may not be otherwise allowed in the park's zoning district. The improvements or replacement units cannot change the type of use or the number of units in the park. The permit for the work may be issued on written approval of the director.

2. All individual trailers not in conformance with this chapter shall be removed within a period of one year.

B. Campground requirements. Each campground shall be constructed and operated under the provisions of this chapter and shall provide for the following:

1. A location on a well-drained, properly graded site, free from hazards, unusual noises, probability of flooding or erosion. Soil, ground water, drainage, rock formations and topography shall not create undue hazards to property or endanger the health and safety of the occupants;

2. A single area of not less than two acres;

3. Direct vehicular access to an improved public street or width and construction suitable to traffic requirements of the property served;

4. Landscaping or fencing designed to screen the street and adjoining properties, as approved through special use permit approval;

5. Every space shall be clearly defined and abut a driveway or other clear area with unobstructed access to an interior road. Recreational vehicles shall be parked in spaces so that there will be a minimum of 15 feet between units and so that none will be less than 20 feet from exterior boundary of the park;

6. Interior access roads providing for continuous forward movement, connecting with a street or highway, and having a minimum width of 20 feet for a one-way street system and 30 feet for a two way pattern. All driveways shall be hard surfaced with A/C paving, well marked in daylight and lighted at night with at least the equivalent of a 100 watt lamp for each 100 feet;

7. A centrally located common area for recreation, in the amount of at least 200 square feet per individual trailer space;

8. An accessible, adequate, safe and potable supply of water capable of furnishing a minimum of 150 gallons per day per trailer space. Furthermore, fire flows shall be provided as required by the county fire marshal. The development of an independent water supply to serve the campground shall be made only after express approval has been granted by the state health department. Where a public supply of water of such quality is available connection shall be made to it and its supply shall be used exclusively;

9. Each campground shall be provided with toilets, baths or showers and other sanitation facilities as follows:

a. Toilet facilities for men and women in either separate buildings at least 20 feet apart or in the same building separated by a soundproof wall, consisting of not less than one flush toilet, one shower or bathtub and one washbasin for each sex, for every ten dependent trailer spaces. Each toilet, wash basin or bathtub shall be in a private compartment with a door to insure privacy and one full set of sanitary facilities for each sex shall be the minimum requirement for each dependent park regardless of its size;

b. Service buildings housing toilet facilities shall be moisture-proof, permanent structures, complying with all the applicable laws regulating construction and equipment. They shall be well lighted at all times and the floors shall be of water-impervious materials sloping to a floor drain connecting with the sewage system;

10. Trash enclosures per the standards set forth in the design criteria and improvement standards manual;

11. Sufficient number of three-quarter inch faucets of non-freezing types shall be so located and installed to reach all trailer spaces with a 50-foot garden hose extension. Two 50-foot lengths of dry, unfrozen hose shall be located on the premises for immediate use;

12. All sites and site improvements shall be harmoniously and efficiently organized in relation to topography, shape and building location, with full regard to use and appearance and advantages of view, trees and other site features;

13. All service buildings and the grounds of the trailer park shall be maintained in a clean, sightly condition and kept free of any condition that will constitute a menace to the occupants or general public;

14. Sewage and waste from all sources shall be discharged into a public wastewater treatment facility.

15. Each space shall provide:

a. An electrical outlet supplying at least 110 volts to each space which is grounded and weatherproof and in compliance with all state and local codes;

b. A minimum space of 1,000 square feet which shall be at least 25 feet wide;

16. Each park constructed, operated and licensed, shall be limited solely and only to recreational vehicles, and shall not be converted or used as a manufactured home park without full compliance of all requirements governing manufactured home parks.

C. Permittee. Registration and sanitation duties.

Each campground permittee, under the terms of this chapter, shall perform faithfully the following:

1. Keep and maintain a register in duplicate of all trailers and occupants located within the park at all times. This register shall contain:

a. Name of each occupant;

b. License number, as well as the state issuing the license, make, model and year of each trailer, recreation vehicle and motor vehicle parked or stored;

c. Dates of arrival and departure of each trailer, recreation vehicle and motor vehicle;

d. A register shall be available at all times for inspection by law enforcement officers and others whose duties require such information. One copy shall accompany each quarterly payment, the other shall not be destroyed for a period of one year following date of departure;

2. Maintain the park in a clean, orderly and sanitary condition at all times, and see that the provisions of this chapter are adhered to and enforced;

~~3.~~ Occupancy limited to a transient basis. ~~(Ord. 1035, 2003; Ord. 801, 1997; Ord.763, 1996)~~

~~20.668.050~~ 7.01 (X)Day care center.

~~See section 20.664.050. (Ord. 763, 1996)~~

~~20.668.060~~ 7.01 (Y)Drive-through uses.

A. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving and striping.

B. Drive-through aisles shall have a minimum 14 foot width on curves and a minimum 11 foot width on straight sections.

C. Drive-through aisles shall provide sufficient stacking area behind menu board to accommodate a minimum of five cars.

D. All service areas, rest rooms and ground mounted and roof mounted mechanical equipment shall be screened from view.

E. Landscaping shall screen drive-through or drive-in aisles from the public right of way and shall be used to minimize the visual impact of the menu board sign and directional signs.

F. Drive-through aisles shall be constructed with (PCC) concrete.

G. Drive-through aisles shall be setback from the ultimate curb face a minimum of 20 feet.

H. One menu board per drive-through lane or customer order display (speaker post) may be permitted and shall be a maximum of 30 square feet in size, with a maximum height of seven feet, and shall face away from the street. A maximum of two menu boards shall be permitted for any drive-through use. A menu board is not calculated as part of the total sign area for the parcel.

I. Drive-through uses within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture

of any drive-through must provide compatibility with surrounding uses including but not limited to form, materials, colors, and scale. Structure plans shall have variation in depth and angle to create variety and interest in its basic form and silhouette. Articulation of structure surface shall be encouraged through the width of openings and recesses which create texture and shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural plane, pavement surface treatment, and landscape plaza.

~~J.~~ No drive-through aisles shall exit directly onto a public right-of-way. ~~(Ord. 953, 2001; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.065~~ 7.02 (I)Home Occupations.

Home occupations may be permitted as an accessory use to a principal residential use in all zoning districts based on the following standards:

A. The premises upon which the home occupation is conducted shall be the residence of the person conducting the home occupation.

B. Home occupations shall be conducted entirely within the dwelling unit or the accessory structure with the exception of incidental storage of vehicles or trailers. No vehicles or trailers shall be visible nor shall noise be audible, or otherwise noticeable, from adjoining properties.

C. The home occupation shall not exceed 25% of the gross floor area of the principal residence.

D. No dwelling shall be built or altered in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be recognized as a place where a non-residential use is conducted. There shall be no entrance or exit specifically provided or marked on the dwelling for the conduct of the home occupation.

E. No signs relating to the home occupation shall be allowed. Customers or clients may come to the residence, however, only on an appointment basis.

F. No one other than a resident of the dwelling shall be employed at the premises in the conducting of the home occupation, with the following exception:

1) For parcels located in the RA-5, RA-10, A-19, and FR-19/40 zoning districts, in addition to the resident employees, three additional employees may be employed at the residence. These provisions do not preclude a business owner, such as a general contractor, from having additional employees provided that those employees do not come to the residence for business purposes.

G. No equipment or process shall be used which creates visual or audible electrical or mechanical interference in any radio or television receiver or other device outside the dwelling unit structure, or causes fluctuations in the line voltage outside the dwelling unit structure.

H. The home occupation shall not include activities that are objectionable due to glare, dust, fumes, odor, vibration or noise noticeable beyond the property line.

I. The home occupation shall not include electrical or mechanical equipment which is not normally found in a residential structure, and no equipment found on the

premises shall cause a change in the fire safety or occupancy classification of the dwelling unit.

J. The home occupation shall not interfere with the maintenance of any required parking spaces including those located within a garage or carport.

K. No vehicles, trailers or construction equipment, except those normally incidental to a residential use shall be parked so as to be visible from a public right-of-way. The home occupation shall not cause, involve or result in the outside storage of construction materials including, but not limited to electrical material, plumbing material or lumber.

L. The home occupation shall not involve the use or on-site storage of chemicals, flammable materials, or other hazardous materials except as may be permitted by the Uniform Fire Code.

M. The home occupation shall not generate vehicular traffic or vehicular parking which degrades or is otherwise detrimental to the residential nature of the neighborhood.

N. If the home occupation is to be conducted in a rental unit, the business owner must obtain permission from the property owner.

O. No home occupation shall involve automobile repair, body work, upholstering or similar automobile-related activity, nor shall it involve the handling, packaging or processing of food products except as allowed in cottage food operations as defined and regulated under Nevada Revised Statute Chapter 446.

P. Home occupations for mobile businesses may be permitted, provided that the mobile business is operated pursuant to the following conditions of operation:

1) The mobile business must comply with all applicable requirements of any agency with regulatory or permitting authority over the conduct of that business.

2) Any automotive-related services shall be limited to cleaning, detailing, and minor replacement or repair to glass or accessory parts; no mobile business operating under a home occupation shall be permitted to conduct auto repair, auto body or engine work, except on an emergency roadside repair basis.

3) No work shall be conducted on county-owned property, including parks, parking lots, or public rights-of-way. ~~(Ord. 1411, 2014; Ord. 1374, 2012)~~

~~20.668.070~~ 7.02 (G)Large group care or group home.
~~See section 20.664.090. (Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.080~~ 7.04 (C)(1)(g) Multi-family housing – MFR zone.
~~See section 20.664.120. (Ord. 1137, 2006; Ord. 801, 1997; Ord. 763, 1996)~~

20.668.085 7.04 (C)(1)(b) Multi-family housing – MUC zone.
~~See section 20.664.125. (Ord 1137, 2006; Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.090~~ 7.04 (G) Open or subsurface mining.

A. Applicability requirements.

1. Requirements for special use permits. Unless exempted by provisions of this chapter, an approved special use permit as provided in chapter 20.604 shall be required for all surface mining operations in all zoning districts in which surface mining is allowed, and shall be required for the expansion or substantial change of operation of any surface mine for which such expansion or changes have not been thereby approved, including any operation which meets the definition of a "nonconforming use" pursuant to chapter 20.698.

2. Requirements for reclamation plans. A reclamation plan shall be required for all surface mining operations where permitted.

3. Exemptions. A reclamation plan shall not be required for any of the following activities:

a. Excavations or grading conducted for farming or on-site construction or for the purpose of restoring land following a flood or natural disaster;

b. Prospecting for, or the extraction of, minerals for non-commercial purposes in total amounts of less than 1,000 cubic yards per parcel per year;

c. Surface mining operations that are required by federal law in order to protect a mining claim, if such operations are conducted solely for that purpose;

d. Emergency excavations or grading by the county or its agent for flood control purposes;

e. Any other surface mining operations which the director determines to be of an infrequent nature and which involve only minor surface disturbances.

B. Applications for special use permits for surface mining operations and reclamation plans.

1. In addition to the special use permit application required in chapter 20.604; all applications for a special use permit for surface mining operations shall contain the surface mining and reclamation application supplement required by the planning division.

2. As many copies of a reclamation plan application as may be required shall be submitted in conjunction with all applications for special use permits for surface mining operations.

3. Applications shall include the necessary environmental review information prescribed by the planning division.

C. Performance standards for reclamation plans.

1. All new or revised reclamation plans shall address the environmental impacts of the project, including but not limited to wildlife habitat, backfilling, re-grading, slope stability, re-contouring, erosion control, re-vegetation, drainage, agricultural land reclamation, equipment removal, stream protection, topsoil salvage, tailing and mine waste management and maintenance.

2. Douglas County may impose additional performance standards developed either in review of individual projects, as warranted, or through the formulation and adoption of county-wide performance standards on any new reclamation plan or modification to a previously approved reclamation plan.

D. Phasing of reclamation.

1. Phasing of reclamation. Reclamation activities shall be phased with respect to the phasing of the mining operation and shall be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance.

2. Interim reclamation may also be required for mined lands that have been disturbed and will be disturbed again in future operations if it is determined to be necessary to ensure the success of final reclamation or for health and safety purposes. Reclamation may be done on an annual basis, or in stages compatible with continuing operations, or on completion of all excavation, removal, or fill as approved by the county. Each phase of reclamation shall be specifically described in the reclamation plan and shall include: the approximate length of time for completion of each phase; all reclamation activities required; criteria for measuring completion of specific reclamation activities; and estimated costs as provided in subsection 20.664.090.F (Financial assurances for reclamation plans). The county shall approve the reclamation schedule.

3. Annual reports. Surface mining operators shall submit annually a status report to the planning division on the anniversary date of the special use permit.

4. A copy of the final approved reclamation plan shall be kept on-site at all times.

E. Findings for approval.

In addition to the findings for approval special use permits contained in chapter 20.604, approval for surface mining operations shall include a finding that the project complies with the provisions of federal and state law.

1. For reclamation plans, the following findings shall be made by the board prior to approval:

a. That the reclamation plan and potential use of reclaimed land pursuant to the plan are consistent with this chapter and the county's master plan;

b. That through operations and implementation of the reclamation plan, all significant adverse impacts on lands to be reclaimed as a result of the surface mining operations are mitigated to the maximum extent feasible;

c. That the land or resources to be reclaimed will be restored to a condition that is compatible with the surrounding environment;

d. That the reclamation plan and potential use of reclaimed land pursuant to the plan are consistent with any applicable air quality or water quality resource plan or that suitable off-site development will compensate for related disturbances to resource values existing after reclamation is completed;

e. The reclamation plan will restore the mined lands to a usable condition which is adaptable for alternative land uses consistent with the master plan, the surface owner, and any other applicable plan or element.

F. Financial assurances for reclamation plans.

1. In order to ensure that reclamation will proceed in accordance with the approved reclamation plan, the county shall require as a condition of approval one or more forms of security which will be released upon satisfactory performance. The applicant shall post security in the form of a surety bond, irrevocable letter of credit from an accredited financial institution, a certificate of time deposit as part of an

approved trust fund, or other method acceptable to the county. Financial assurances shall be made payable to Douglas County.

2. Financial assurances shall be required to ensure compliance with elements of the reclamation plan including but not limited to re-vegetation and landscaping requirements; restoration of wildlife habitat; protection of archaeological sites; restoration of water bodies and water quality; slope stability and erosion and drainage control, disposal of hazardous materials; and other mitigation measures. Financial assurances for such elements of the reclamation plan shall be monitored by the planning division.

3. Financial assurances shall not be released until the reclamation has been completed in accordance with the approved reclamation plan to the satisfaction of the director.

4. The amount of financial assurances shall be based upon the estimated costs of reclamation for each year in the reclamation plan, including any irrigation and maintenance of reclaimed areas as may be required. Cost estimates shall be prepared by a licensed engineer or other qualified professionals retained by the operator; the estimates shall be approved by the county engineer. Financial assurances may be based upon estimates including but not necessarily limited to the volume of earth moved (cubic yards) for each year or phase of reclamation. Financial assurances to ensure compliance with re-vegetation, restoration of wildlife habitat, and any other applicable element of the reclamation plan shall be based upon cost estimates that include but may not be limited to labor, equipment, materials, mobilization of equipment, administration, and reasonable profit by a commercial operator other than the permittee.

5. In projecting the costs of financial assurances, it shall be assumed without prejudice or insinuation that the surface mining operation could be abandoned by an operator and, consequently, the county or state may need to contract with a third-party commercial company for mobilization and reclamation of the site.

6. Where reclamation is accomplished in annual increments, the amount of financial assurances required for any one year shall be adjusted annually and shall be adequate to cover the full estimated costs for reclamation of any land projected to be in a disturbed condition from mining operations by the end of the following year. The estimated costs shall be the amount required to complete the reclamation on all areas that will not be subject to further disturbance, and to provide interim reclamation, as necessary, for any partially excavated areas in accordance with the reclamation plan. Financial assurances for each year shall be released upon successful completion of reclamation (including any maintenance required) of all areas that will not be subject to further disturbance and upon the operator filing additional financial assurances for the succeeding year. Financial assurances for all subsequent years of the operation shall be handled in the same manner.

7. Financial assurances for reclamation that is accomplished in multiple-year phases shall be handled in the same manner as described for annual reclamation.

8. If a change of ownership occurs, the existing financial assurance remains in force until a replacement financial assurance is approved by the lead agency.

G. Inspections.

1. The department shall arrange for inspection of a surface mining operation within six months of receipt of the annual report required in subsection D.3, above, to determine whether the surface mining operation is in compliance with the reclamation plan.

2. In no event shall less than one inspection be conducted in any calendar year. The inspections may be made by a state-registered geologist, state-registered civil engineer, state-licensed landscape architect, state-registered forester, or other qualified specialist who has not been employed by the mining operation in any capacity during the previous 12 months, as selected by the director. The director shall, within 30 days of completion of the inspection, notify the mining operator that the inspection has been conducted and shall forward a copy of the inspection notice and any supporting documentation to the mining operator. The operator shall be solely responsible for the reasonable cost of such inspection.

H. Time limit for commencement of a special use permit for surface mining operations.

The conditions of approval of the special use permit shall include time limits for commencement of operations and continuance thereof, in the absence of which, the permit will lapse.

I. Modifications to reclamation plan.

Requests for modifications of approved reclamation plans shall be processed in the same manner as original applications for reclamation plan reviews unless they are determined to be minor modifications. Applications for minor modifications may be submitted in connection with the following, as long as it is not incompatible with existing conditions or plans:

1. To allow the minor re-contouring of final topography, providing slope stability is maintained and substantiated; effecting no more than 10 percent of the site;

2. To allow minor modification or addition of site access;

3. To allow a minor substitution in the reclamation plan, provided it does not substantially alter the intended end use described in the approved reclamation plan;

4. To allow minor technological or administrative changes in methods used to achieve reclamation;

5. To allow measures to be taken which will ensure or maintain public safety (e.g. fences, gates, signs, or hazard removal) provided it does not substantially alter the intended end use described in the approved reclamation plan;

6. To allow minor modifications to a previously approved phasing plan.

J. Violations and penalties.

If the director, based upon an annual inspection or otherwise confirmed by an inspection of the mining operation, determines that a surface mining operation is not in compliance with this section, the applicable permit or the reclamation plan, the county shall initiate revocation procedures of the special use permit.

K. Section fees.

The county shall establish fees as it deems necessary to cover the reasonable costs incurred in implementing this section, including but not limited to processing of

applications, annual reports, inspections, monitoring, enforcement and compliance.

L. Special development and performance standards.

1. Required signage. The outer boundaries of all property used for quarrying operations, involving the extraction and processing of rock, sand, gravel, decomposed granite, clay or similar materials shall be posted with signs carrying the message "QUARRY ZONE" in letters not less than four inches in height, and in letters not less than one inch in height, the message "This property may be used for the extraction and processing of rock, sand, gravel, decomposed granite, clay and similar materials, by Douglas County Code."

a. These signs shall be posted not more than 500 feet apart, with signs placed at each change in direction of the boundary lines of the property and displayed in such manner as to give reasonable notice to passers-by of the message contained thereon.

2. All mining and quarrying operations, rock crushing plants and aggregate dryers shall be established and operated in accordance with the following standards:

a. All equipment and premises employed in conjunction with any of the uses permitted shall, insofar as is practicable and feasible, be constructed, operated and maintained so as to suppress noise and vibration which are or may be injurious or annoying to persons living in the vicinity.

b. All private roads shall be kept wetted while being used or shall be treated with an approved dust palliative or hard-surfaced and maintained so as to prevent the emanation of dust.

c. All private access roads leading off any public street or highway onto property used for any purpose permitted in this zone shall be paved, with asphalt or concrete surfacing not less than three inches in thickness, for the first 50 feet of the access road.

d. No excavation or production from an open pit quarry shall be permitted which creates a slope steeper than one foot horizontally to one foot vertically.

e. No excavation or production shall be permitted nearer than 50 feet from the project boundary.

f. No production shall be permitted nearer than 50 feet to any lot line of adjoining property unless the written consent of the owner in fee of the property is first secured and recorded in the county recorder's office.

g. Prior to the start of any quarry operations, the outer boundaries of the entire property shall be continuously enclosed by a six-foot-high fence. Where adjacent to a public street or residentially zoned area, required fencing shall be a view obstructing fence, wall or landscaped berm. Elsewhere, the fence may be constructed of chain link, provided however that the reviewing authority may, without notice or hearing, grant a modification to the provisions of this subsection where:

i. The property is located in the bed or flood channel of a wash or water course and fencing would be impractical; or

ii. Topographic features; location factors or other conditions create an unnecessary hardship or unreasonable situation making it impractical to require compliance with the fencing requirements contained in this subsection.

h. All uses permitted which are not conducted within an enclosed building shall confine all operations on the property to the hours between 7:00 a.m. and 10:00 p.m., Monday through Saturday, except in cases of public emergency, or such reasonable or necessary equipment or building repairs as are required to be made.

~~i.~~ Before commencing operation in any quarry the owner or operator shall secure insurance, to the extent of two million dollars ($2,000,000), against liability in tort arising from the production, activities or operations incident thereto conducted or carried on under or by virtue of any law or ordinance, and such insurance shall be kept in full force and effect during the period of such operations. ~~(Ord. 1492, 2017; Ord. 801, 1997; Ord.763, 1996)~~

~~20.668.100~~ 7.04 (I)Personal storage facility (mini-storage).

Mini-storage facilities shall, at a minimum, be constructed in the following manner:

A. The minimum site area shall be 20,000 square feet.

B. On-site lighting is required and shall be stationary and directed away from adjoining properties and public rights-of-way.

C. The site shall be completely enclosed with either a six-foot-high solid decorative masonry wall or security fencing with a minimum of eight foot dense landscaping, except for points of ingress and egress (including emergency fire access) which shall be properly gated. Any gate shall be maintained in good working order and shall remain closed except during business hours.

D. No business activity shall be conducted other than the rental of storage spaces for inactive storage use.

E. Unless otherwise permitted, all storage shall be located within a fully enclosed structure.

F. No flammable or otherwise hazardous materials shall be stored on-site.

G. Residential quarters for a manager or caretaker may be provided in the development.

H. The development shall provide for two parking spaces for the manager or caretaker, and a minimum of one parking space per 75 units located adjacent or in a close proximity to the manager's quarters for customer parking.

I. Aisle width shall be a minimum of 30 feet between buildings to provide unobstructed and safe circulation.

J. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted community development department standards and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from public view on at least three sides by a solid wall six feet in height and on the fourth side by a solid gate not less than five feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.

K. Storage facilities located adjacent to residential districts shall have their hours of operation restricted to 7:00 a.m. to 9:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sundays. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.110~~ 7.05 (B)Recreational vehicles.
~~See section 20.664.140. (Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.120~~ 7.04 (D)Recycling facilities for reusable domestic containers.
A. Any recycling facility must obtain a permit from the county and is subject to review by the county prior to commencing operation. Any facility will be permitted solely at the county's discretion and authority to displace competition and in compliance with the terms of any applicable franchise agreement.

B. Recycling facilities may be subject to permit review in all commercial and industrial land use district according to the following schedule:

Type of facility	Districts permitted	Permit required
Reverse vending machine	All commercial and industrial	Permitted
Small collection	All industrial	Minor design review
Large collection	All industrial	Special use permit
Light processing	LI, GI	Special use permit
Heavy processing	GI	Special use permit

C. The standards for recycling facilities are as follows:

1. Reverse vending machines located within a commercial structure as long as the use does not require additional parking spaces for recycling customers, and is permitted in all commercial and industrial land use districts subject to compliance with the following standards:

a. Shall be installed as an accessory use to a commercial use which is in full compliance with all applicable provisions of this code, and shall not obstruct pedestrian or vehicular circulation;

2. Small collection facilities located within applicable commercial and industrial land use districts shall be subject to design review, and comply with the following standards:

a. Shall be installed as an accessory use to an existing commercial use which is in full compliance with all applicable provisions of this code;

b. Shall be no larger than 500 square feet and occupy no more than five parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;

c. Shall be set back behind the front building line of the furthest building located on-site, and shall not obstruct pedestrian or vehicular circulation:

d. Shall accept only glass, metals, plastic containers, papers and reusable

items;

e. Shall not use power-driven processing equipment except for reverse vending machines;

f. Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;

g. Shall be maintained in a clean and sanitary manner free of litter and any other undesirable materials, including mobile facilities;

h. Collection containers, site fencing, and signs shall be of a color and design that is compatible with and harmonizes with the surrounding uses and neighborhood;

i. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be dearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the recycling enclosure of containers;

j. Signs may be provided as follows:

i. Recycling facilities may have identification signs with a maximum of 15 percent per side of a structure or 16 square feet, whichever is less. In the case of a wheeled facility, the side will be measured from the ground to the top of the container;

ii. Signs shall be consistent with the character of their location; and

iii. Directional signs, consistent with section 20.696.100, bearing no advertising message may be installed with the approval of the director if found necessary to facilitate traffic circulation or if the facility is not visible from the public right-of-way;

k. The facility shall not impair the landscaping required by chapter 20.694 (Landscaping standards) for any concurrent use;

l. No additional parking space shall be required for customers of a small collection facility located at the established parking lot of the primary use. One space will be provided for the attendant, if needed;

m. Small collection facilities may be subject to landscaping and screening as determined by the review authority; and

n. Shall maintain adequate refuse containers for the disposal of non-hazardous waste.

3. A large collection facility which is larger than 500 square feet, or on a separate parcel not accessory to a "primary" use, which has a permanent structure is permitted in the industrial land use districts, subject to a special use permit and the following standards:

a. The facility does not abut a parcel designated or planned for residential use;

b. The facility shall be screened from the public right-of-way, within an enclosed structure;

c. Structure setbacks and landscape requirements shall be those provided

for the land use district in which the facility is located;

d. All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition and screened in accordance with this title.

e. Queuing for a minimum of six vehicles shall be provided outside the parking and drive aisles for the site.

f. Four parking spaces for employees plus one parking space for each commercial vehicle operated by the recycling facility shall be provided on-site;

g. Adequate refuse containers for the disposal of non hazardous waste shall be permanently maintained on-site.

4. Light processing facilities and large processors shall be permitted in the industrial land use districts subject to a special use permit and the following standards:

a. The facility does not abut a parcel designated or planned for residential use;

b. The facility shall be screened from the public right-of-way, within an enclosed structure;

c. Structure setbacks and landscape requirements shall be those provided for the land use district in which the facility is located;

d. All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition and screened in accordance with this title;

e. Queuing for a minimum of six vehicles shall be provided outside the parking and drive aisles for the site;

f. Four parking spaces for employees plus one parking space for each commercial vehicle operated by the recycling facility shall be provided on-site;

g. Adequate refuse containers for the disposal of non hazardous waste shall be permanently maintained on-site; and

~~h.~~ No dust, fumes, smoke, vibration or odor above ambient level shall be detectable from adjacent residentially designated parcels. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.130~~ 7.01 (V) Major or minor vehicle service center or convenience store with gasoline sales (service stations or gas stations).

Vehicle service centers and convenience stores with gasoline sales shall comply with the following standards:

A. A maximum of two service stations shall be permitted at each intersection.

B. The minimum parcel size shall be 15,000 square feet, with a minimum street frontage of 100 feet on each street.

C. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:

1. The dispensing of petroleum products, water and air from pump islands;

2. The provision of emergency service of a minor nature;

3. The sale of items from vending machines which must be placed next to the main structure in a designated area not to exceed 32 square feet, and which must be

screened from public view from the right-of-way;

4. Liquid propane gas dispensers and tanks.

D. Pump islands shall be located a minimum of 20 feet from a street property line. However, a canopy or roof structure over a pump island may encroach up to ten feet within this distance. Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands.

E. There shall be no more than two points of ingress and egress to any one street.

F. There shall be a minimum distance of 30 feet between curb cuts along a street frontage.

G. No driveway may be located closer than 35 feet to the curb return.

H. The width of a driveway may not exceed 36 feet at the sidewalk.

I. On-site parking shall be provided at one space for each pump island, plus one space for each service bay.

J. Unenclosed storage of motor vehicles is prohibited.

K. No vehicles may be parked on sidewalks, parkways, driveways or alleys.

L. No vehicle may be parked on the premises for the purpose of sale.

M. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles may be located in any open area outside the main structure for a period not to exceed 72 hours.

N. All light sources, including canopy, perimeter, and flood, shall be energy efficient, stationary and shielded or recessed within the roof canopy so that the service station shall be indirectly visible and light is deflected away from adjacent properties and public rights-of-way. Lighting shall not be of such a high intensity as to cause a traffic hazard or adversely affect adjoining properties.

O. Where the service station adjoins property in a residential land use district, a six-foot-high decorative masonry wall shall be constructed at the time the station requires a permit for the on-site improvement or modification. Materials, textures, colors and design of the wall shall be compatible with on-site development and adjoining properties. When the wall reaches the established front-yard setback line of a residentially designated lot abutting or directly across an alley from the service station, it shall decrease to a height of 30 inches.

P. Restroom entrances visible from adjacent properties or public rights-of-way shall be concealed from view by planters or decorative screening.

Q. All parking, loading, circulation aisles, and pump island bay areas shall be constructed with (PCC) concrete.

R. A sign with the service station logo is permitted on up to three sides of the pump island canopy, provided that the area of each sign is no more than two square feet. ~~(Ord. 801, 1997; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.668.135~~ 7.04 (I)Independent congregate senior living community.

~~See section 20.664.157. (Ord. 1279, 2009)~~

~~20.668.140~~ 7.01 (V)Service station conversions.

A structure originally constructed as a service station and which is proposed for

conversion to another allowable use shall require upgrading and remodeling for such items as, but not limited to, removal of all gasoline appurtenances, removal of canopies, removal of pump islands, removal of gas tanks, removal of overhead doors, additional street improvements or modification of existing improvements to conform to access regulations, exterior remodeling, and any additional standards as required by this code. ~~(Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.150~~ 7.01 Adult characterized businesses.

~~A. Adult characterized businesses are defined in section 5.36.010.~~

1. Development standards. In addition to all other conditions and restrictions which may be imposed by statute, ordinance or regulation, the following location requirements shall apply to adult characterized businesses in those zones where they are allowed.

2. An adult characterized business that is the subject of an application that desires to locate in Douglas County in an area other than the Tahoe Basin Planning Area shall not be located within a 1,000-foot radius of any of the following:

a. The property boundary of a church, college, university, public or private elementary or secondary school, any residential district, a public park, publicly owned meeting facilities or the property line of a lot used or designated for residential use; or

b. The 1,000 foot radius shall extend from the perimeter limits of the property that is the subject of the application without regard to intervening structures or objects.

c. An adult characterized business shall not be located within 250 feet of another adult characterized business.

~~3.~~ In the Tahoe Basin Planning Area, adult characterized businesses are restricted to the Stateline Community Plan Area as defined by the Tahoe Regional Planning Agency. ~~(Ord. 990, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 378, 1981)~~

~~20.668.160~~ 7.06 (B) Vehicle sales.

Vehicle sales dealerships, new or used, in the county must conform with the intent of this code and shall enhance and promote the image of the county. All dealerships must be constructed in the following manner:

A. The minimum site area shall be 15,000 square feet;

B. All parts and accessories shall be stored within a fully enclosed structure;

C. Service and associated car storage areas shall be completely screened from public view;

D. All loading and unloading of vehicles shall occur on-site and not in adjoining streets or alleys;

E. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets and alleys;

F. An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces;

G. No vehicle service or repair work shall occur except within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not

directly face or front on a public right-of-way; ~~(Ord. 801, 1997; Ord.763, 1996; Ord. 284, 1978)~~

~~20.668.170~~ 7.05 (N)Stationary tank storage (above ground).
~~See section 20.664.160. (Ord. 801, 1997; Ord. 763, 1996)~~

~~20.668.180~~ 7.04 (O)Telecommunications sites.
~~See section 20.664.170 for specific standards. (Ord. 871, 1999)~~

~~20.668.190~~ 7.05 (P)Telecommunications facilities.
~~See section 20.664.180 for specific standards. (Ord. 871, 1999)~~

~~20.668.200~~ 7.06 (G)Wind energy conversion system, commercial.
A commercial wind energy conversion system with a total system height of more than 400 feet and that is intended to produce electricity to sell for consumption.

A. A special use permit is required for all commercial wind energy conversion systems.

B. Commercial wind energy conversion systems may be permitted in the PF zoning district.

C. Total system height must not exceed 400 feet.

D. The minimum setback for a property line which separates two distinct owners is equal to the total system height.

E. The minimum setback is 2,500 feet from any master plan designated receiving area and any existing residence and 1,000 feet from any public right-of-way.

F. The blade diameter must not exceed 200 feet.

G. The tower, or any of its parts, may not be located in or on a drainage, utility or other established easement.

H. Compliance with FAA regulations regarding structure height and lighting.

I. If a wind system is not used for one year to generate electricity or the permit has expired, the system must be removed and the property restored to its previous condition within 120 days.

J. Wind turbines must be approved by a wind certification program which is recognized by the American Wind Energy Association.

K. Compliance with Douglas County adopted International Building Code.

L. Utility notification: A wind energy system may not be installed until evidence has been given that the utility company has been informed of the customer's intent and written permission granted to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

M. The noise levels generated by a WECS must comply with chapter five, noise section, of the 2006 Master Plan.

N. Climbing apparatus- Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

O. The colors of materials used in the construction of the tower must be muted and

visually compatible with the surroundings.

P. The applicant must have a Nevada Fish and Wildlife biologist professional conduct a species list study of the proposed site and extending one mile beyond the property lines of the subject parcels. ~~(Ord. 1215, 2007)~~

~~20.668.210~~ 7.06 (G)(1)Wind energy conversion system, commercial use test site.

Electrical equipment, wind sensors, communication devices, towers, guy wires and anchors, and other associated controls to measure, monitor and report wind speed, wind direction and other wind related data.

A. A temporary use permit is required for commercial wind energy conversion system test sites.

B. Test sites maybe permitted in the PF zoning district.

C. Test towers must not exceed 200 feet in height.

D. The minimum setback is 750 feet from any property line and 500 feet from any public road right-of-way.

E. No rotor blade is permitted under a wind energy conversion system, commercial use test site temporary use permit.

F. Test site equipment may not be located in or on a drainage, utility or other established easement.

G. Compliance with FAA regulations regarding structure height and lighting.

H. Temporary use permits for test site shall expire 24 months after construction, the test site equipment must be removed and the property restored to its previous condition prior to the expiration of the temporary use permit.

I. Compliance with Douglas County adopted International Building Code.

J. The noise levels generated by a WECS must comply with chapter five, noise section, of the 2006 Master Plan.

K. Climbing apparatus- Any climbing apparatus must be located at least 12 above the ground, and the tower must be designed to prevent climbing within the first 12 feet. ~~(Ord. 1215, 2007)~~

~~20.668.220~~ 7.06 (G)(3)Wind energy conversion system, micro.

~~See section 20.664.220. (Ord. 1313, 2010; Ord. 1215, 2007)~~

~~20.668.230~~ 7.06 (G)(4)Wind energy conversion system, small.

~~See section 20.664.230. (Ord. 1313, 2010; Ord.1215, 2007)~~

~~20.668.240~~ 7.05 (M)Special Occasion Home.

A Special Occasion Home must meet the following standards:

A. Only owner-occupied single-family detached dwellings may apply for a Special Use Permit to operate a Special Occasion Home;

B. The owner must demonstrate that he primary residence and/or accessory structures on the property have historic character that reflect the cultural and architectural history of Douglas County;

C. The Special Occasion Home must comply with all building and fire codes, including ADA requirements;

D. Special occasions may include but not be limited to, weddings and receptions; civic, business, corporate and religious or other retreats and seminars; and

E. Private homes used for events organized by non-profit or charitable organizations are exempt from these regulations. ~~(Ord. 1381, 2013)~~

~~20.668.250~~ 7.01 (W) Craft Foods or Alcoholic Beverages.

A. Craft foods or alcoholic beverages, large.

1. Facilities located within the General Commercial or Tourist Commercial zoning district must provide a development plan which demonstrate the compatibility of accessory support uses to the primary craft food or beverage use and its relationship to the surrounding area. The development plan must include a site plan and layout, architectural design of buildings, pedestrian connectivity to primary and support uses, connections to and use of public spaces, and any buffering measures such as increased setbacks, landscaping and/or wall(s) to mitigate noise and light impacts when adjacent to residential districts.

2. Production areas within these facilities that are located in the General Commercial or Tourist Commercial zoning district are limited to 40,000 square feet which may include assembling, bottling, distilling, processing, and warehousing.

3. At least three public commercial accessory support uses must be included on-site if all or part of the establishment occurs in the General Commercial or Tourist Commercial zoning district. On-site includes contiguous parcels within a commercial or industrial complex.

4. Public commercial accessory support retail uses or personal service uses may include but not be limited to, product tasting area, food service and/or catering, production education and/or museum, indoor or outdoor special events, special tours or other public facing functions.

5. Facilities with approved development plans with shared or common elements such as access, driveways, parking, and pedestrian connections can be located on contiguous separate parcels under the same ownership.

6. Facilities must be properly licensed and in compliance with NRS Chapters 369 and 597 and DCC Chapter 5.08.

7. All establishments must be in conformance with County adopted Building and Fire Codes.

8. Food Establishments must obtain an annual Environmental Health Permit.

B. Craft foods or alcoholic beverages, small.

1. Production areas within these facilities that are located in any of the allowed Commercial zoning districts are limited to 10,000 square feet which may include assembling, bottling, distilling, processing, and warehousing.

2. At least one public commercial accessory support use must be included if all or part of the establishment occurs in a Commercial zoning district.

3. Public commercial accessory retail uses or personal service uses may include but not be limited to, product tasting area, food service and/or catering, product education and/or museum, indoor or outdoor special events, special tours or other public facing functions.

4. All primary and accessory uses associated with this commercial use must be located on the same parcel.

5. Facilities must be properly licensed and in compliance with NRS Chapters 369 and 597 and DCC Chapter 5.08.

6. All establishments must be in conformance with County adopted Building and Fire Codes.

7. Food Establishments must obtain an annual Environmental Health Permit. ~~(Ord. 1402, 2014)~~

~~20.668.270~~ 7.03 (B) Indoor Gun Range.

An Indoor Gun Range muse meet the following standards:

A. The use may not produce exterior noise in excess of 65 decibels when measured at the property line. If the use is in a multi-use building, the noise in the neighboring spaces may not exceed 45 decibels when measured in the interior space. To the extent that the County must utilize a third party to verify noise levels, the Indoor Gun Range owner will be responsible for the cost of the third party review.

B. The use must incorporate bullet containment to the satisfaction of the Building Official so as to ensure that bullets will not penetrate walls, ceilings, or floors. To the extent that the County must utilize a third party to verify this standard is met, the Indoor Gun Range owner will be responsible for the cost of the third party review.

C. The use must utilize total metal jacket or plated bullets so as to minimize lead vapors, and the building space must be properly ventilated to the satisfaction of the Building Official.

D. Prior to commencement of the use, a complete fire life safety inspection of the proposed space and building shall be conducted by the Fire District to ensure conformance with all applicable fire life safety requirements. As part of this inspection, the Indoor Gun Range owner shall advise the Fire Marshall of intended location and anticipated amount of ammunition storage.

E. The business owner must demonstrate to the County Sheriff possession of a Federal Fire Arms License. The employees of Indoor Gun Range must submit to a background check conducted by the Sheriff's office, and the Sheriff must find it to be acceptable for the employee to work at the range. The cost of the Federal Firearms License and the cost of the FBI fingerprinting must be paid by the Indoor Gun Range owner. ~~(Ord. 1419, 2014)~~

~~20.668.280~~ 7.02 (H) Heliport.

Heliports in the Light Industrial zoning district shall be utilized in compliance with the following standards.

A. The heliport is an accessory use to the primary use of land.

B. The primary use of land is an industrial use.

C. The helicopter landing area will be for occasional use only, with a limited frequency of use determined by the Special Use Permit.

D. All arrivals and departures will be announced on radio utilizing a frequency as determined by the Douglas County Airport Manager.

E. There will be no storage of fuel at the facility.

F. Aircraft will be FAA certified, and the facility will be operated in compliance with FAA standards. ~~(Ord. 1570, 2020; Ord. 1424, 2014)~~

~~Chapter 20.672~~ Article 4 – Overlay Districts

4.01 (LO) Livestock Overlay ~~(LO) Zoning District~~

~~**Sections:**~~

~~**20.672.010 (LO) Purpose.**~~
~~**20.672.020 (LO) Applicability.**~~
~~**20.672.030 (LO) Permitted uses.**~~
~~**20.672.040 (LO) Standards.**~~

~~20.672.010 (LO)~~ A. Purpose.

These regulations are intended to establish standards and conditions for the raising or keeping of livestock and other farm animals on parcels of less than one net acre within the county while protecting the public health, safety and general welfare. ~~(Ord. 763, 1996; Ord. 674, 1994)~~

~~20.672.020 (LO)~~ B. Applicability.

The Livestock Overlay (LO) district is created as a combining zoning classification to be superimposed on a parcel within the SFR-1 or SFR-$^1/_2$ zoning districts where the parcel size is between one-half gross acre (inclusive) and one net acre in size where a landowner desires to raise or keep livestock or large farm animals~~. (Ord. 763, 1996; Ord. 674, 1994)~~

~~20.672.030 (LO)~~ C. Permitted uses.

The permitted uses within the LO district shall be the same as that of the underlying zoning. ~~(Ord. 763, 1996; Ord. 674, 1994)~~

~~20.672.040 (LO)~~ D. Standards.

Notwithstanding section ~~20.660.010.D~~ *4.01 (C)*, parcels of one-half gross acre (inclusive) to one net acre are entitled to raise or keep livestock and large farm animals with the following restrictions:

~~A.~~ **1.** The parcels must be within a LO district to raise or keep livestock or other large farm animals.

~~B.~~ **2.** Animal Units. The keeping or raising of livestock and other large farm animals as permitted under this chapter shall be permitted in accordance with the table of animal units set forth below and the density standards which follow:

Animal Type	Animal Unit Equivalency
One horse, mule or donkey	1
One cow, steer or bull	1
One pig, llama or alpaca	0.5
One pony, miniature horse, miniature donkey or burro	0.5
One sheep or goat	0.2

~~C.~~ **3.** Density. Livestock and farm animals may be established at the density of one animal unit for each 10,000 square feet of lot area. In no event shall the density of animals exceed the maximum provided for under these provisions. All fractional densities are rounded down to the nearest whole number.
Example: On a 21,000 square foot lot, only two animal units would be permitted.

~~D.~~ **4.** Calculations. For permitted animals, animal categories may be combined so that the unit equivalency of the combined categories is equal to or less than the permitted density in paragraph C, above. Example: On a 30,000 square foot lot in the Livestock Overlay district, the following combination would be permitted.

5 sheep = 5 x 0.20 =	1.00
1 horse = 1 x 1.00 =	1.00
1 cow = 1 x 1.00 =	1.00
Total allowable animal units =	3.00

~~E.~~ **5.** The offspring of animals are allowed and are not to be counted until they are weaned or of a self-sufficient age.

~~F.~~ **6.** Setbacks. All buildings used to house livestock and large farm animals including barns, stables and other similar accessory structures shall be located behind the residence on the lot and shall maintain side and rear yard setbacks of a minimum of ten feet. All other animal enclosures including corrals, pens, feeding areas paddocks, uncovered stables and other similar enclosures shall be located a minimum of ten feet from all property lines and must not be located less than 50 feet from any primary residence (other than the residence of the owner or keeper of the animals) located off-site.

~~G.~~ **7.** All corrals, stables, pens, cages, or other places in which any animal is kept or harbored must at all times be maintained in a sanitary manner. All manure must be disposed of on a weekly basis. ~~(Ord. 763, 1996; Ord. 674, 1994)~~

~~Chapter 20.674~~

4.02 (MH) Manufactured Housing ~~(MH)~~ Overlay ~~District~~

~~**Sections:**~~

~~**20.674.010 (MH) Purpose.**~~
~~**20.674.020 (MH) Applicability.**~~
~~**20.674.030 (MH) Permitted uses.**~~
~~**20.674.040 (MH) Standards.**~~

~~20.674.010 (MH)~~ A. Purpose.

These regulations are intended to establish standards and conditions for the placement of a manufactured home or tiny house, as the primary residence, on a single-family residential parcel. within Douglas County while protecting the public health, safety and general welfare. ~~(Ord. 1645, 2025; Ord. 763, 1996)~~

~~20.674.020 (MH)~~ B. Applicability.

The Manufactured Housing (MH) overlay district is created as a special zoning classification to be superimposed on a parcel to allow the placement of a manufactured home or tiny house, as the primary residence, on a residential parcel. ~~(Ord. 1645, 2025; Ord. 801, 1997; 763, 1996)~~

~~20.674.030 (MH)~~ C. Permitted uses.

The permitted uses within the MH overlay district shall be the same as that of the underlying zoning with the addition of the following:

~~A.~~ **1.** One single-family manufactured home or tiny house used as a permanent living accommodation, subject to the provisions of the underlying zoning district;

~~B.~~ **2.** A manufactured home park used for permanent living accommodations, subject to provisions of the underlying zoning district;

~~C.~~ **3.** Accessory structures which are not a manufactured home, tiny house, or trailer, as permitted by the underlying zoning. ~~(Od. 1645, 2025; Ord. 801, 1997; Ord. 763, 1996; Ord. 203, 1973; Ord. 167, 1968)~~

~~20.674.040 (MH)~~ D. Standards.

~~A.~~ **1.** In addition to the setback, yard, height and other general development standards of the underlying zoning district, all manufactured homes and tiny houses being placed within the MH overlay zoning district must comply with section 20.664.100.

~~B.~~ **2.** Manufactured home parks must comply with the provisions of section 20.664.110, in addition to the standards of the underlying zoning district~~. (Ord. 1645, 2025; Ord. 801, 1997; Ord. 763, 1996; Ord. 203, 1973; Ord. 167, 1968; Ord. 131, 1963)~~

~~Chapter 20.675~~

4.03 (MUC) Mixed-use Commercial ~~(MUC)~~ Overlay ~~District~~

~~**Sections:**~~

~~**20.675.010 (MUC) Purpose.**~~
~~**20.675.020 (MUC) Applicability.**~~
~~**20.675.030 (MUC) Permitted uses.**~~
~~**20.675.040 (MUC) Processing procedures.**~~
~~**20.675.050 (MUC) General provisions.**~~
~~**20.675.060 (MUC) Development and review standards.**~~

~~20.675.010 (MUC)~~ A. Purpose.

The mixed-use commercial (MUC) overlay is intended to establish standards and conditions for the establishment of mixed-use commercial uses within Douglas County, while protecting the public health, safety, and general welfare. Development review and approval of a mixed-use commercial overlay includes provisions for the overlay district as provided herein, and a change in zoning district classification to mixed commercial, if applicable. ~~(Ord. 1193, 2007)~~

~~20.675.020 (MUC)~~ B. Applicability.

~~A.~~ **1.** A mixed-use commercial overlay district may be proposed as an overlay zone within the mixed-use commercial zoning district.

~~B.~~ **2.** The mixed-use commercial overlay district may only be proposed in an area designated for commercial land use under the adopted master plan.

~~C.~~ **3.** The establishment of a mixed-use commercial overlay district does not relieve the applicant of other requirements of law including but not limited to applicable provisions of state and federal law, the consolidated development code, and other adopted plans and standards established by the County and the Towns. ~~(Ord. 1193, 2007)~~

~~20.675.030 (MUC)~~ C. Permitted uses.

The permitted uses within the mixed-use commercial overlay district shall be the same uses as those within the mixed-use commercial zoning district. ~~(Ord. 1193, 2007)~~

~~20.675.040 (MUC)~~ D. Processing procedures.

A proposal for the establishment of a mixed-use commercial overlay district must include a development plan. The zone establishment or reclassification must be processed as provided for with the amendment of a zoning district in chapter 20.610. Applications must be submitted to the community development department on a form provided by the director. ~~(Ord. 1193, 2007)~~

~~20.675.050 (MUC)~~ E. General provisions.

~~A.~~ **1.** All applications for the mixed-use commercial overlay district shall include and combine the applications for land use approval necessary for project implementation including, but not limited to, subdivision of land, design review, variances, and special use permit. ~~(Ord. 1193, 2007)~~

~~B.~~ **2.** An application for the establishment of a mixed-use commercial overlay shall be reviewed and approved in a procedure that combines the procedures for approval of a zoning map amendment set forth in chapter 20.610.020, a tentative subdivision or parcel map approval as set forth in chapters 20.704, 20.708, and 20.712, a variance as set forth in 20.606, a special use permit as set forth in chapter 20.604, and design review as set forth in chapter 20.614, as applicable. ~~(Ord. 1193, 2007)~~

~~20.675.060 (MUC)~~ F. Development and review standards.

Proposed residential development within a mixed-use commercial overlay district shall comply with section 20.664.125 Multi-family housing (mixed-use commercial district), in addition to the general development requirements in chapter 20.690 Property Development Standards. Proposed developments must comply with the adopted Gardnerville Plan for Prosperity and Design guidelines when located within the Town of Gardnerville or the adopted Town of Minden Plan for Prosperity and Design Guidelines when located in the Town of Minden. ~~(Ord. 1193, 2007)~~

~~Chapter 20.676~~

4.04 (PD) Planned Development ~~(PD)~~ Overlay ~~District~~

~~**Sections:**~~

~~**20.676.010 (PD) Purpose.**~~
~~**20.676.020 (PD) General provisions.**~~
~~**20.676.030 (PD) Application for establishing a planned development.**~~
~~**20.676.040 (PD) Approval of planned development and required findings.**~~
~~**20.676.050 (PD) Permitted uses.**~~
~~**20.676.060 (PD) Planned development, generally, components.**~~
~~**20.676.070 (PD) Standards.**~~
~~**20.676.080 (PD) Density and intensity standards.**~~
~~**20.676.090 (PD) Increases in density.**~~
~~**20.676.100 (PD) Open space requirements.**~~
~~**20.676.110 (PD) Revision procedure.**~~
~~**20.676.120 (PD) Minimum area requirements.**~~
~~**20.676.130 (PD) Public improvements.**~~
~~**20.676.140 (PD) Filing fees.**~~
~~**20.676.150 (PD) Development schedule.**~~
~~**20.676.160 (PD) Development schedule, review by planning commission.**~~
~~**20.676.170 (PD) Development schedule, revocation or amendment, extension.**~~
~~**20.676.180 (PD) Identification.**~~
~~**20.676.190 (PD) Compliance with chapter, application restricted.**~~
~~**20.676.200 (PD) Status of plan after tentative approval.**~~
~~**20.676.210 (PD) Revocation of tentative approval.**~~
~~**20.676.220 (PD) Procedure for final plan approval.**~~
~~**20.676.230 (PD) Procedure on determination of noncompliance**~~
~~**20.676.240 (PD) Certification, filing and recording of approved plan.**~~
~~**20.676.250 (PD) Effect of recordation.**~~

~~**20.676.010 (PD)**~~ **A. Purpose**.

~~A.~~ The Planned Development (PD) overlay is intended to provide a method of comprehensive planning for smaller, less complex development projects than are typically processed with a specific plan, and which meets one or more of the following criteria:

1. The project site contains topographic constraints, environmental resources, or other features which require special planning consideration;

2. A more efficient and desirable design can be achieved through flexible design standards or mixed land use patterns than can be attained through the strict adherence to zoning standards;

3. Adequate public facilities and infrastructure exist or can be provided to the project site to serve the proposed type and intensity of development;

4. Detailed development plans are known at the time the comprehensive development plan is prepared, allowing combined review and approval;

5. Buildout of the planned development project area is contemplated within the scope and duration of the plan.

6. The project is located within a receiving area as shown on the master plan land use maps, and is proposing to utilize transfer development rights. ~~(Ord. 890, 1999; Ord. 801, 1997; Ord. 763, 1996; Ord. 667, 1968; Ord. 167, 1968; Ord. 158, 1967)~~

~~20.676.020 (PD)~~ B. General provisions.

~~A.~~ **1.** A planned development overlay may be proposed as an overlay zone within any zoning district, provided that the type and intensity of uses is consistent with the master plan and the base zoning district or districts.

~~B.~~ **2.** A planned development is typically utilized for projects of at least five acres in area. The project site must be of sufficient size to allow provision of design benefits and site amenities through flexibility of development regulations. Projects of a larger scale are more appropriately evaluated through the specific plan process as described in section 20.612.

~~C.~~ **3.** When adopted by the board, a planned development overlay shall be depicted on the official zoning map with an identification number, for purposes of disclosure.

~~D.~~ **4.** All applications for planned development overlay shall include and combine the applications for land use approval necessary for project implementation, including but not limited to subdivision of land, design review and special use permit. Where the project is located within a receiving area as shown on the master plan land use maps, the base zoning will be established concurrently as part of the planned development process.

~~E.~~ **5.** The planned development overlay is a combined zoning district that may be established in conjunction with any base zoning district for purposes of authorizing a planned development.

~~F.~~ **6.** An application for establishment of the planned development overlay shall be reviewed and approved in a procedure that combines the procedures for approval of a zoning map amendment set forth in section 20.610.020, tentative subdivision map approval, as set forth in chapter 20.708, and special use permit, set forth in chapter 20.604.

~~G.~~ **7.** The planned development project must be inaugurated within the time-frame as established by a development schedule pursuant to section 20.676.150.

~~H.~~ **8.** Planned development projects approved prior to the adoption of this title shall have the same yard and building setback requirements as that indicated in the original planned development approval or if not mentioned in the original approval, that which existed in code at the time of original approval.

~~I.~~ **9.** Planned developments in receiving areas must use transfer development rights in connection with any change in intensity or density of use, including any change to a residential, commercial, or industrial zoning district or combination thereof. ~~(Ord.~~

~~1328, 2010; Ord. 1008, 2002; Ord. 890, 1999; Ord. 801, 1997; Ord.763, 1996; Ord. 167, 1968)~~

~~20.676.030 (PD)~~ C. Application for establishing a planned development.

~~A.~~ **1.** Applications for the establishment of or reclassification to, the planned development overlay must include a development plan as described in section 20.676.060. The zone establishment or reclassification must be processed as provided for amending a zoning district in chapter 20.610. The special use permit portion of the application must meet the requirements of chapter 20.604. Applications must be submitted to the community development department on a form provided by the director.

~~B.~~ **2.** Applications may be initiated by the owner of the land. Consideration of the application with a tentative map will follow the procedure provided in chapter 20.708, subdivision application procedure and approval process, but shall include all of the elements of review and approval provided in this chapter. The board, upon recommendation of the planning commission, may approve, disapprove, modify, or attach conditions to a development plan~~. (Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.040 (PD)~~ D. Approval of planned development and required findings.

~~A.~~ The planning commission, after a public hearing, may recommend the establishment of a planned development overlay and the board, after a public hearing, may by ordinance establish a planned development overlay district and approve the planned development provided they find, taking into account the recommendations of the reviewing agencies, that the facts submitted with the application and presented at the public hearings establish in the affirmative the following:

1. The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.

2. The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are deemed to be in the public interest.

3. The ratio of residential to non-residential use in the planned development is consistent with the master plan.

4. The purpose, location and amount of the common open space in the planned development, the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.

5. The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.

6. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

7. Any development-related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods, are mitigated by improvements or modifications either on-site or within

the public right-of-way.

8. Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.

9. That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.

10. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

11. Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.

12. The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.

13. The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.

14. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.

15. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.

16. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.

17. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.

~~B.~~ **18.** The granting or denial of tentative approval must set forth with particularity the findings why the plan would or would not be in the public interest. ~~(Ord. 890, 1999; Ord. 801, 1997; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.050 (PD)~~ E. Permitted uses.

Uses permitted within the planned development district are those authorized in the base zoning district or districts, whether the uses are permitted outright, as accessory uses, or are authorized by special use permit. The density and intensity of these uses are those established in the base district, except as modified by this chapter, and those established through the transfer development right program. The standards applicable and the conditions to be applied shall be those provided for in this chapter. ~~(Ord. 801,~~

~~1997; Ord.763, 1996; Ord. 167, 1968)~~

~~20.676.060 (PD)~~ F. Planned development, generally, components.

~~A.~~ A planned development must be designed and located to minimize traffic congestion on public highways and streets in its vicinity and to best fit the land use pattern of the area in which it is located.

~~B. Components.~~ The development plan must include all the following:

1. A plot plan map which shows:
   a. Existing and proposed public street and sidewalk improvements;
   b. Lot design;
   c. Areas proposed to be dedicated or reserved for any public use, including but not limited to, public utility easements, public buildings, and public land uses;
   d. Parking and interior traffic flow;
   e. Land uses within 300 feet of the external boundary of the planned development zone;
2. Site details, including:
   a. Preliminary building plans, including generalized elevations, except for single-family residential projects creating parcels one-half acre or greater in size;
   b. Maximum building heights;
   c. Maximum lot or area coverages;
   d. Minimum distance between structures;
   e. Minimum setbacks from interior lot lines;
   f. Minimum setbacks from street rights-of-way;
   g. Landscaping, screening and lighting;
   h. Projected population densities within the PD zone;
3. Zoning classification to be located within the development;
4. Development schedule as described in sections 20.676.150 through 20.676.170;
5. A detailed, written narrative discussing how the findings for approval are met;
6. Any other reasonably related information necessary for the commission to act.

~~C.~~ **7.** The planning division shall only accept as complete plans that contain the information specified or that is reasonably determined necessary by the director. ~~(Ord. 890, 1999; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.070 (PD)~~ G. Standards.

~~A.~~ **1.** Setbacks, building heights, distances between buildings, lot coverage, building densities, parking requirements, and landscaping requirements are those established in the base zoning district unless the commission finds that variations in these standards complements and assures the suitable integration of the planned development into the neighborhood or area in which it is located.

~~B.~~ **2.** The following minimum standards apply to all single-family residential planned developments creating parcels less than one-half acre in size and multi-family

residential planned developments:

~~1.~~ **a.** A minimum of 25 percent of the garages along a street must have setbacks which are five feet greater than the minimum front-yard setback and setback a minimum of five feet behind the main residence. Garages on interior lots which are accessed from the side and incorporate architectural features, such as windows, along the street frontage may also be considered for meeting this requirement.

~~2.~~ **b.** Where three-car garages are proposed, the three-car garages along a street with the standard 20 foot setback must have recessed and off-set doors.

~~3.~~ **c.** No three-car garages are allowed on lots 6,000 square feet or smaller, except on lots with alley access or lots exceeding 60 feet in width.

~~4.~~ **d.** All planned developments must provide a variety of dwelling elevations appropriate for the scale of the project. Elevations must be approved by the planning commission. At a minimum, the same elevations must not be repeated for adjacent houses. Varied front setbacks, some two-story houses, front porches, bays and balconies are encouraged as ways of achieving variety.

~~5.~~ **e.** Windows, doors, and garage doors (except recessed garage doors) on the front elevation must have raised trim in order to provide visual interest and relief.

~~6.~~ **f.** The commission shall consider the relationship of second-story windows, doors, and balconies with the privacy of neighbors, and may require that these features be redesigned or omitted from second-story rear walls, or may exclude two-story structures from parcels along the exterior boundary of the development.

~~7.~~ **g.** Front yards must contain landscaping, including street trees, lawn or other type of groundcover, shrubs, and an irrigation system. Front yard landscaping for single family residential development must be installed prior to occupancy, or a private agreement (i.e. CC&R's) must be recorded establishing that a homeowners association or other private organization will require completion of front-yard landscaping within one year of occupancy. All required common area and open space landscaping must be completed prior to occupancy, including landscaping for multi-family residential development.

~~C.~~ **3.** Multi-family residential planned developments must meet the specific multi-family development standards of sections 20.660.100.D and 20.664.120.

~~D.~~ **4.** The commission and board may impose additional requirements deemed necessary for consistency with the findings required by section 20.676.040. These may include but are not limited to amenities, such as recreation or play areas and open space, to compensate for any deviations that may be permitted. ~~(Ord. 890, 1999; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.080 (PD)~~ H. Density and intensity standards.

~~A.~~ **1.** For purposes of calculating single-family residential density, the plan must separately designate a development envelope by phase of development for each type of residential use and each area to be developed for non-residential use.

~~B.~~ **2.** Rules established in this code for determining residential density and number of single-family residential units allowable on constrained and unconstrained land apply to determinations within the planned development overlay. The maximum allowable

density for any parcel within the planned development is that for the base district, except as otherwise provided in this chapter.

~~C.~~ **3.** The density of single-family residential development within the planned development is calculated by dividing the acreage of the residential development envelope by the minimum parcels size authorized within the base zoning district. The steps for calculating the total number of single-family residential units allowable within the planned development are as follows:

~~1.~~ **a.** Deduct areas devoted to non-residential uses (i.e. commercial uses) from the total site area;

~~2.~~ **b.** Determine the number of units allowed under the base zoning district by dividing the net residential development envelope size determined in step 1 by the minimum parcel size permitted by the base zoning district. Round down any fraction to the next lowest whole number to obtain the number of allowable units;

~~D.~~ **4.** The residential development envelope may bridge base zoning district boundaries and may be subdivided into phases provided that the density of any given phase does not exceed that permitted within the PD overlay by the base zoning district within that phase.

~~E.~~ **5.** The average lot size or the lot size for particular tracts within the PD may be increased above the average for the single-family development envelopes in order to ensure compatibility with adjacent development within or outside the planned development.

~~F.~~ **6.** Establishing industrial or commercial zoning districts or uses within the receiving area requires transfer development rights in the amount of 10 units per acre. ~~(Ord. 1008, 2002; Ord. 903, 2000; Ord. 890, 1999; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.090 (PD)~~ I. Increases in density.

~~A.~~ **1.** A planned development situated within a receiving area, as designated by the 1996 Master Plan, as amended, may increase the allowed residential densities by acquiring transfer development rights, as provided by chapter 20.500. If a planned development is approved subject to transferred development rights, the transfers must be perfected and recorded prior to recordation of the final plan for the phase or phases in which they are to be used.

~~B.~~ **2.** A planned development situated within a receiving area may apply to the planning commission and board, and the planning commission may recommend, and the board may approve, a waiver of the requirement of transferred development rights. The number of transferred development rights waived may not exceed the number or percentage of affordable housing units provided within the project, as defined, and for the duration provided by section 20.440.020.G. The approval of a waiver, and provision of the affordable housing units, must be in the manner otherwise provided for density bonus and affordable housing agreements in chapter 20.440.

~~C.~~ **3.** An applicant for a planned development may apply to the planning commission and board, and the planning commission may recommend, and the board may approve, a density bonus or affordable housing agreement, in accordance with the provisions of chapter 20.440.

~~D.~~ **4.** The planning commission may recommend and the board may grant a density bonus of one-half percent (0.5%) for every one percent of the project site area that is dedicated to and accepted by the US Forest Service, Bureau of Land Management (BLM), or other state, federal, county or other public agency overseeing public lands for open space access, agricultural easements or other public purposes. The following standards must be met in order to receive the density bonus:

~~1.~~ **a.** The applicant must submit written evidence, with the submittal of a planned development application, from the applicable public agency that the public agency will accept the offer of dedication and maintenance of the property.

~~2.~~ **b.** The land must be deeded to the public agency prior to, or concurrently with, the recording of the final map.

~~3.~~ **c.** If the planned development is to be recorded in phases, the appropriate amount of area must be dedicated to the public agency with each phase to provide for the relative number of units that are being recorded with that phase.

~~4.~~ **d.** The public agency accepting the dedicated land may require that all applicable lands be dedicated at one time, with the recording of the first phase of a planned development.

~~5.~~ **e.** A deed restriction shall be placed on the open space parcel permanently restricting development on the parcel except for open space or recreational purposes.

~~6.~~ **f.** Where open space is dedicated to and accepted by the applicable public agency, the open space shall be deemed to meet the planned development standards for improved open space.

~~7.~~ **g.** Bonus residential units may be used, in addition to any unused density permitted by the underlying zoning district, to transfer development rights from a designated sending parcel to a receiving area, as defined in the adopted master plan. ~~(Ord. 1054, 2003; Ord. 903, 2000; Ord. 890, 1999; Ord. 801, 1997; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.100 (PD)~~ J. Open space requirements.

~~A.~~ **1.** Common open space.

~~1.~~ **a.** For exclusively residential projects, except as provided in a and b below, a minimum of 25 percent of the project site must be retained in common open space that must be improved in a park-like setting with active recreational areas.

~~a.~~ **1.** A single-family residential project may be exempted from the common open space requirement if it utilizes transfer development rights for at least 50% of the project density.

~~b.~~ **2.** A single-family residential project may be exempted from providing improved recreational areas within the required open space for those areas determined to be environmentally sensitive, such as meadows, wetlands, perennial springs or streams and major drainage ways, or historical or archeological sites, as determined by the State Historic Preservation Office.

~~c.~~ **3.** The use of existing, native vegetation may be used in conjunction with trails or other amenities to satisfy the requirement for improved recreational areas where a single-family residential planned development is located outside the urban

service area, defined in the adopted master plan, and community water is not available.

~~d.~~ **4.** Recreational amenities within the open space areas of multi-family residential planned developments must meet the specific standards of section 20.664.120.

~~2.~~ **2.** For commercial, industrial, or mixed-use projects, 30 percent of the project site must be devoted to common open space improved in a park-like setting with active recreational areas. No more than 50 percent of common open space requirements may be satisfied on unimproved constrained land, which includes but is not limited to hillside areas or areas located within a primary flood plain. Common open space must be exclusive of road rights-of-way, dedicated easements for public facilities, parking areas and other similar areas. Open space requirements must be determined for the entire planned development at the time of establishment of the planned development overlay district and approval of the tentative plan.

~~a.~~ **a.** A commercial, industrial or mixed-use project may be exempted from providing improved recreational areas within the required open space for those areas determined to be environmentally sensitive, such as meadows, wetlands, perennial springs or streams and major drainage ways, or historical or archeological sites, as determined by the State Historic Preservation Office.

~~B.~~ **3.** Open space allocation. Where required, allocation of open space must be made to each development envelope and for each phase of the planned development. The board may establish minimum open space requirements for particular development envelopes or phases of the planned development. In the event that common open space is not to be provided proportionally by phase, the developer must execute a reservation of common open space by grant of easement or covenant in favor of the county authorizing the county to reserve all or a portion of the reserved area to common open space in the event that the development is not completed.

~~C.~~ **4.** Ownership and maintenance of common open space. Where applicable, the landowner of a planned development, pursuant to this chapter, must provide for and establish an organization for the ownership and maintenance of any common open space not dedicated to the public use. The organization must not be dissolved or dispose of any common open space by sale or otherwise without first offering, in writing, to dedicate the common open space to the county. Any offer must be accepted or rejected by the county within one 120 days of the written offer to dedicate. The organization must be authorized to make reasonable assessments to meet its necessary expenditures for maintaining the common open space in reasonable order and condition in accordance with the approved plan. An assessment must be made ratably among the properties within the planned development that have a right of enjoyment of a common open space. The organization must enter into an agreement with the property owners providing for a reasonable method of notice and levy of the assessment and for the subordination of the lien securing the assessment to other liens either generally or specifically described. ~~(Ord. 890, 1999; Ord. 801, 1997; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.110 (PD)~~ K. Revision procedure.

A public hearing by the planning commission and board is required before revisions to the plan which involve changes in land use, expansion, or intensification of development, or changes in the standards of development may be approved. The director will determine on a case-by-case basis those instances when a revision to the development plan is necessary, following the same procedure as the original application. Changes in an approved development plan which do not involve changes in land use, expansion, or intensification of development or changes in the standards of development may be approved by the director if the changes are consistent with the purposes, character, and conditions of the development plan~~. (Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.120 (PD)~~ L. Minimum area requirements.

~~A.~~ **1.** Each planned development must have a minimum area of five acres, except that the board may waive this minimum when proper planning justification is shown.

~~B.~~ **2.** The minimum permitted parcel size for single-family residential lots within a planned development is 5,000 square feet, except where areas are developed with building envelopes and common open space areas are provided around the building envelopes.

~~C.~~ **3.** The minimum parcel size for all areas designated non-residential shall be the minimum parcel size required by section 20.658.010 (Non-residential development standards) according to the applicable zoning district. ~~(Ord. 890, 1999; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.130 (PD)~~ M. Public improvements.

All public improvements are required to meet full county standards pursuant to NRS 278.230 through 320 inclusive. All streets must be offered for dedication to Douglas County, except that the use of private roads which meet the specification contained in the design criteria and improvement standards manual for a public road may be permitted upon approval by the board. In addition, if determined necessary for proper traffic circulation, the applicant may be required to provide proper methods of ingress and egress to the development, including acceleration and deceleration lanes, traffic devices, including channelization and signalization. ~~(Ord. 890, 199; Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.140 (PD)~~ N. Filing fees.

A single fee for the filing of an application for planned development approval and establishment or revision of a planned development overlay, or for the consideration or revision of a development plan, shall be charged, in the amount provided in chapter 20.40. Additional fees for the component approvals of land division and special use permit will not be charged. ~~(Ord. 763, 1996; Ord. 167, 1968)~~

~~20.676.150 (PD)~~ O. Development schedule, modification, or revocation.

~~A.~~ **1.** An application for planned development approval must be accompanied by a

development schedule, including a phasing plan, indicating the dates when applications for final approval of all sections of the plan are to be filed and, in the case of tentative maps, dates that the final map or series of final maps must be recorded by. The development schedule, if approved by the board, shall be set forth in a minute action and become a part of the development plan. The board may approve a modification, as allowed under NRS Chapter 278A, to the development schedule, including a phasing plan, unless a different timeframe is set by a development agreement. The board may add, delete, and/or modify the conditions of approval for a planned development when approving a modification to a development schedule.

~~B.~~ **2.** Tentative approval shall be revoked for areas included in the plan for which final approval has not been given if:

~~1.~~ **a.** The landowner elects to abandon the plan or any part thereof, and so notifies the director in writing; or

~~2.~~ **b.** The landowner fails to file application for the final approval within the required time. ~~(Ord. 1328, 2010; Ord. 96-763, 167, 1968)~~

~~20.676.170 (PD)~~ P. Development schedule, revocation or amendment.

If, in the opinion of the commission, the owner or owners are failing or have failed to meet the approved schedule, the commission may initiate proceedings to reclassify the property and revoke the approval of the development plan, or to amend the development plan. ~~(Ord. 1328, 2010; Ord. 763, 1996)~~

~~20.676.180 (PD)~~ Q. Identification.

Each planned development overlay must be numbered, the first adopted being shown on the zoning map as Planned Development (1) and each zone subsequently adopted being numbered consecutively. ~~(Ord. 763, 1996)~~

~~20.676.190 (PD)~~ R. Compliance with chapter, application restricted.

Compliance with any requirement contained in this chapter shall not be construed to relieve the applicant from compliance with subdivision regulations, building code requirements, or any other applicable regulations of the county, except when they are modified in the approval process. ~~(Ord. 763, 1996)~~

~~20.676.200 (PD)~~ S. Status of plan after tentative approval.

~~A.~~ **1.** Tentative approval of a planned development plan does not qualify the plan for recording or authorize development or the issuance of any building permits. Recording and development of the planned development requires filing and approval of substantially conforming applications for final approval of each phase within the time specified in the order approving the application for tentative approval.

~~B.~~ **2.** A plan which has been approved by the board as submitted, or which has been given tentative approval with conditions which have been accepted by the developer, may not be modified, revoked or otherwise impaired by action of the county pending an application for final approval without the consent of the developer or assigns, except as provided in section 20.676.210. ~~(Ord. 763, 1996)~~

~~20.676.210 (PD)~~ T. Revocation of tentative approval.

~~A.~~ **1.** Tentative approval may be revoked in accordance with the procedures set forth in chapter 20.32 and the portion of the area included in the plan for which final approval has not been given shall be subject to the current provisions of this development code if:

~~1.~~ **a.** The developer elects to abandon the plan or any part thereof, and so notifies the county in writing; or

~~2.~~ **b.** The landowner fails to file applications for final approval within the times established in the tentative approval. ~~(Ord. 763, 1996)~~

~~20.676.220 (PD)~~ U. Procedure for final plan approval.

~~A.~~ **1.** Application requirements. An application for final approval of a phase or phases of a planned development must be submitted to the director on forms provided by the department within the times specified by the tentative approval of the plan. The application for final approval may be for all the land included in a tentatively approved plan or, to the extent set forth in the tentative approval, for a phase of the plan. The application must be accompanied by the maps, drawings, specifications, fees, covenants, easements, conditions and forms of performance security required in the tentative approval or otherwise required by law. If a tentative map is submitted with the development plan, a final map must be approved at or before final plan approval

~~B.~~ **2.** Determination of substantial compliance. The director will review the application for final approval and all information submitted and determine whether it complies with the approved tentative plan. The plan submitted for final approval shall not be in substantial compliance if any modification:

~~1.~~ **a.** Varies the proposed gross residential density or intensity of use;

~~2.~~ **b.** Varies the proposed ratio of residential to non-residential use;

~~3.~~ **c.** Involves a reduction of the area set aside for common open space or involves the substantial relocation of the area;

~~4.~~ **d.** Substantially increases the floor area proposed for non-residential use;

~~5.~~ **e.** Substantially increases the total ground areas covered by buildings or involve a substantial change in the height of buildings;

~~6.~~ **f.** No longer meets adequate public facilities standards of this title, except for minor modifications in the location and design of streets or facilities for water and for disposal of stormwater and sanitary; or

~~7.~~ **g.** Is not accompanied by proof of satisfaction of conditions imposed as prerequisites to final plan approval.

~~C.~~ **3.** Approval of applications which substantially comply with tentative approval. The director shall approve a final plan if it is in substantial compliance with the plan as tentatively approved. ~~(Ord. 763, 1996)~~

~~20.676.230 (PD)~~ V. Procedure on determination of noncompliance.

~~A.~~ **1.** If the final plan as submitted for final approval is found by the director not to be in substantial compliance with the plan as tentatively approved, the director must, within 30 days of the date of filing of the application for final approval, notify the

developer in writing the particular ways in which the plan is not in substantial compliance with the tentative approval.

~~B.~~ **2.** The developer may:

~~1.~~ **a.** Treat the notification as a denial of final approval;

~~2.~~ **b.** Refile the plan in a form which is in substantial compliance with the plan as tentatively approved; or

~~3.~~ **c.** File a written appeal request with the director that a hearing be set before the commission on the application for final approval.

~~C.~~ **3.** If the developer elects the alternative set forth in paragraphs B (2) or B (3), he may refile his plan or file a request for a public hearing, as the case may be, on or before the last day of the time within which he was authorized by the tentative approval to file for final approval, or 30 days from the date he receives notice of the refusal, whichever is the latter.

~~D.~~ **4.** The public hearing must be held within 30 days after the request for the hearing is made by the landowner. Notice must be given in accordance with chapter 20.20 and the hearing shall be conducted in the manner prescribed in chapter 20.24. Within 20 days after the conclusion of the hearing, the commission shall either grant final approval of the plan or deny final approval of the plan. The grant or denial of final approval of the plan shall contain the findings of fact required in section 20.676.040. ~~(Ord. 763, 1996)~~

~~20.676.240 (PD)~~ W. Certification, filing and recording of approved plan.

A plan, or any part, which has been given final approval, must be certified without delay by the county and filed of record in the county recorder's office before any development occurs in accordance with the plan. The county recorder must not file for record any final plan unless, if required by the provisions of this code, a final map has been approved, the certificates of approval as required under NRS 278.377 have been provided, or the map is accompanied by evidence that the approvals were requested more than 30 days before the date on which the request for filing is made, and that the approval has been refused. ~~(Ord. 763, 1996)~~

~~20.676.250 (PD)~~ X. Effect of recordation.

After the final map is recorded for the planned development, or any phase, the zoning and subdivision regulations of this code plan apply to the land subject to the final map or phase only to the extent that these regulations have been incorporated in the final plan as recorded. ~~(Ord. 763, 1996)~~

~~Chapter 20.678~~

4.05 (RO) Residential Office ~~(RO)~~ Overlay ~~District~~

~~**Sections:**~~

~~**20.678.010 (RO) Purpose.**~~
~~**20.678.020 (RO) Applicability.**~~
~~**20.678.030 (RO) Processing procedures**~~.
~~**20.678.040 (RO) Permitted uses.**~~
~~**20.678.050 (RO) Development and review standards.**~~

~~20.678.010 (RO)~~ A. Purpose.

These regulations are intended to establish standards and conditions for the conversion of existing single-family residences to commercial office uses in transitional neighborhoods while protecting the public health, safety and general welfare. ~~(Ord. 763, 1996; Ord. 479, 1988)~~

~~20.678.020 (RO)~~ B. Applicability.

The RO overlay district is created as a combining zoning classification to be superimposed on a parcel containing an existing single-family residence with either an underlying residential or commercial zoning designation. This zone classification is not permitted in conjunction with an MH overlay zoning district. ~~(Ord. 801, 1997; Ord. 763, 1996; Ord. 479, 1988)~~

~~20.678.030 (RO)~~ C. Processing procedures.

Any proposal for establishment of the RO overlay district shall be filed concurrently with an application for a special use permit. ~~(Ord.763, 1996; Ord. 479, 1988)~~

~~20.678.040 (RO)~~ D. Permitted uses.

Uses permitted in the RO overlay district are as follows:

~~A.~~ **1.** Professional office, excluding retail uses;

~~B.~~ **2.** Photography studios, portrait studios and art studios; and

~~C.~~ **3.** Uses allowed in the base zoning district~~. (Ord. 801, 1997; Ord. 763, 1996; Ord. 479, 1988)~~

~~20.678.050 (RO)~~ E. Development and review standards.

Any conversion of a single-family residence within the RO overlay district must conform with the following:

~~A.~~ **1.** The parcel contains an existing single-family structure;

~~B.~~ **2.** The existing structure will be retained and enhanced and the overall single-family character of the residence will be retained;

~~C.~~ **3.** The use will be served by the required number of off-street parking spaces, provided that if a portion of the structure retains residential use only one off-street

parking space is required per residence;

~~D.~~ **4.** Signs shall be limited to a single non-illuminated monument or wall sign of not more than six square feet in area identifying the business or businesses and the address. ~~(; Ord.763, 1996; Ord. 479, 1988)~~

~~Chapter 20.680~~

4.06 (GH) Genoa Historic ~~(GH)~~ Overlay ~~District~~

~~**Sections:**~~
~~**20.680.010 (GH) Purpose.**~~
~~**20.680.020 (GH) Applicability.**~~
~~**20.680.030 (GH) Commission.**~~
~~**20.680.035 (GH) Project Applications.**~~
~~**20.680.040 (GH) Processing Procedures.**~~
~~**20.680.050 (GH) Submittal Requirements.**~~
~~**20.680.060 (GH) Commission Action.**~~
~~**20.680.070 (GH) Variance.**~~
~~**20.680.080 (GH) Routine Maintenance and Correction of Unsafe Conditions.**~~
~~**20.680.090 (GH) Change of Land Use or Zoning.**~~
~~**20.680.100 (GH) Appeals.**~~
~~**20.680.110 (GH) Signs.**~~
~~**20.680.120 (GH) Lighting.**~~
~~**20.680.130 (GH) Fences.**~~
~~**20.680.140 (GH) Color.**~~
~~**20.680.200 (GH) Pamphlet of Examples.**~~
~~**20.680.210 (GH) Enforcement.**~~

~~20.680.010 (GH)~~ A. Purpose.

The purpose of this chapter is to create the Genoa Historic (GH) Overlay District ("District") and set forth the duties of the Genoa Historic District Commission ("Commission") in order to promote the general welfare of the inhabitants of Genoa, Douglas County, Nevada, through the preservation and protection of historic buildings and places of historic interest, many of which are not only of local, but of state and national significance, through development of an appropriate setting for these buildings, places and districts; through the stabilization and improvement of property values; through the promotion and use of this historic area for the education, pleasure, and welfare of the people; through fostering civic beauty and pride in heritage of Nevada's oldest town; and through providing for objective criteria whereby the District and structures therein may obtain other recognition and funding or tax credits if available and desired. These regulations are adopted pursuant to Nevada Revised Statutes Chapter 384. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.020 (GH)~~ B. Applicability.

The District is created as a combining overlay classification to be superimposed on lands within the defined "Genoa Historic District," the boundaries of which are shown on the Hawkins Map of 1874 and the official zoning map of Douglas County. Notwithstanding anything in this chapter to the contrary, this chapter shall apply to the

erection, reconstruction, alteration or restoration of property presently or in the future zoned for non-residential use in the District. This chapter shall not apply to routine maintenance unless a property owner is significantly changing the general appearance, materials, color, or character of the item or building being repaired. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.030 (GH)~~ C. Commission.

The Commission was formed pursuant to Title 2 of the Douglas County Code and shall be responsible for the approval of project applications within the District and the issuance of Certificates of Appropriateness. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.035 (GH)~~ D. Project Applications.

Any proposed project to erect, construct, alter, remodel, restore, reconstruct, renovate, rehabilitate, demolish, move, remove or change the exterior appearance of a building or structure, excluding routine maintenance; or to place any signage, fencing, or lighting; or which otherwise affects the exterior architectural features that characterize a property and its environment, shall not be started on property zoned for non-residential use in the District until after a project application has been submitted to the Commission and to the Douglas County Department of Community Development, and the Commission has issued a Certificate of Appropriateness, as provided in this chapter. An owner shall not apply to the County for a permit within the District for the purpose of erecting, reconstructing, altering, or restoring a structure, and such permits shall not be issued, unless and until the Commission has approved the project application and issues a Certificate of Appropriateness. ~~(Ord. 1620, 2023)~~

~~20.680.040 (GH)~~ E. Processing Procedures.

Upon receipt of a project application described in section 20.680.035, the Director must review the application and notify the applicant of the following:

~~A.~~ **1.** The date, time, and place of the public meeting of the Commission at which the application will be heard, if the application is complete; or

~~B.~~ **J2** The items the applicant should further submit to complete the application, if the Director determines that the application is not complete. Once the applicant has further submitted the requested items, the Director shall notify the applicant of the date, time, and place of the public meeting of the Commission at which the project application will be heard. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.050 (GH)~~ F. Submittal Requirements.

Each project application must be submitted on a form approved by the Commission and must contain or be accompanied by the information specified in the form. Such information includes, but not limited to, site plans, elevations and other information deemed necessary by the Commission to determine the appropriateness of the exterior features to be passed upon. The Commission will not consider designs, interior arrangements, or building features not subject to public view. The Commission will not

make any recommendations or impose any requirements except to fulfill the purpose of this chapter. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.060 (GH)~~ G. Commission Action.

~~A.~~ **1.** The Commission must hold a public meeting on the applicant's completed application within 60 days after the completed application is submitted.

~~B.~~ **2.** At the public meeting, the Commission shall determine whether to issue a Certificate of Appropriateness. In determining whether to issue a Certificate of Appropriateness, the Commission shall use the following criteria:

~~1.~~ **a.** The effect of the project upon the general historic and architectural nature of the subject building and the District;

~~2.~~ **b.** The appropriateness of exterior architectural features which can be seen from a public street, public alley, or public right-of-way;

~~3.~~ **c.** The general design, arrangement, texture, material, color, and size of the exterior architectural features involved and the relationship thereof to the exterior architectural features of other buildings in the District; and

~~4.~~ **d.** The relationship of the exterior architectural features to well recognized styles of early western architecture of the late 19th and early 20th centuries.

~~C.~~ **e.** In determining whether to issue a Certificate of Appropriateness, the Commission may also consider the following guidelines:

~~1.~~ **1.** The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

~~2.~~ **2.** The pamphlet of examples adopted by the Commission pursuant to section 20.680.200; and

~~3.~~ **3.** The Douglas County Design Criteria and Improvement Standards.

~~D.~~ **4.** The Commission shall state on the record the reasons for issuing or not issuing a Certificate of Appropriateness, and the Commission may include recommendations regarding the proposed project.

~~E.~~ **5.** If the Commission fails to act on the applicant's completed application within 60 days, the application is deemed to be approved and a Certificate of Appropriateness is deemed issued. The time limit prescribed in this section may only be extended by mutual consent of the applicant and the Commission, and any extension may not exceed an additional 60 days beyond the original 60-day period. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.070 (GH)~~ H. Variance.

When strict adherence to this chapter would work a substantial hardship on an applicant, the Commission, in the same manner as issuing a Certificate of Appropriateness, may grant a variance if the variance remains in harmony with the general purpose and intent of this chapter so that the general character of the District is preserved and substantial justice done. In granting the variance, the Commission may impose reasonable and additional conditions to fulfill the purpose of this chapter~~. (Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.080 (GH)~~ I. Routine Maintenance, and Correction of Unsafe Conditions.

~~A.~~ **1.** Routine maintenance or repair which does not involve a change of design, material or outward appearance of a structure may be undertaken without first obtaining a Certificate of Appropriateness.

~~B.~~ **2.** Changes to any portion of a building or structure which are required by a building engineer or inspector, or by the county engineer, because of an unsafe or dangerous condition, may be undertaken without first obtaining a Certificate of Appropriateness. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.090 (GH)~~ J. Change of land use or zoning.

A copy of all applications of master plan amendments or zone changes within the District must be forwarded to the Commission for its recommendations to the Planning Commission. Any recommendations must be made by the Commission no later than the time scheduled for the public hearing on any of the aforementioned matters. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.100 (GH)~~ K. Appeals.

Appeals of the decisions of the Commission shall be made to the Board of County Commissioners pursuant to chapter 20.12. ~~(Ord. 1620, 2023; Ord. 763, 1996; Ord. 212, 1974)~~

~~20.680.110 (GH)~~ L. Signs.

~~A.~~ **1.** No sign shall be installed, constructed, altered, relocated, removed, replaced, or otherwise changed without first obtaining a Certificate of Appropriateness as provided in this chapter, including those signs which are generally exempt from regulation pursuant to section 20.696.100, subsections (B), (C), (E), (N), (DD), and (FF) of the Douglas County Code.

~~B.~~ **2.** All signs must have an appearance, color, size, font, position, method of attachment, texture of materials, and design in keeping with the character of the District and the architecture of buildings to which the signs direct attention. Signs shall be further limited as follows:

~~1.~~ **a.** Signs which direct attention to any building or structure shall be placed only on the parcel where the building or structure is located.

~~2.~~ **b.** Business signs are limited to one sign for each business within a building on each side of the building that fronts a public right-of-way.

~~3.~~ **c.** If a building houses numerous tenants or businesses, the signs associated with each tenant or business must have a common theme in terms of appearance, color, size, font, position, method of attachment, texture of materials, and design.

~~4.~~ **d.** If a sign is attached to a building, the sign must be integrated into the building and fit within and not detract from or obscure architectural elements of the building's façade.

~~5.~~ **e.** Freestanding signs must compliment the building or structure to which the sign directs attention. Freestanding signs must be at eye level of passing motorist, and

must not extend above the façade of any adjacent buildings.

~~6.~~ **f.** Signs which flash, blink, revolve, or are otherwise in motion; signs with visible bulbs, gas-filled luminous tubes, luminous paints, or backlighting; and signs which are connected to audio equipment are not permitted.

~~7.~~ **g.** Signs may be illuminated by remote light sources, provided that the light sources comply with the requirements of ~~sections 20.680.120 and 20.690.030(M)~~ of the Douglas County Code. ~~(Ord. 1620, 2023)~~

~~20.680.120 (GH)~~ M. Lighting.

~~A.~~ **1.** No exterior light fixtures or exterior lighting shall be installed, altered, relocated, removed, replaced, or otherwise changed without first obtaining a Certificate of Appropriateness as provided in this chapter.

~~B.~~ **2.** All exterior light fixtures or exterior lighting must have an appearance, color, size, position, method of attachment, texture of materials, and design in keeping with the character of the District. Exterior light fixtures and exterior lighting shall be further limited as follows:

~~1.~~ **a.** All exterior lighting shall be shielded so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed away from adjoining properties and public right-of-ways.

~~2.~~ **b.** Wall pack, flood, spot, shoe box, and other light fixtures which illuminate upwards or horizontally are not permitted.

~~3.~~ **c.** If affixed to a building, fixture style and location must be compatible with the building's architecture, site design, and landscape design.

~~4.~~ **d.** Light fixture style is to be consistent throughout a building and/or parcel. ~~(Ord. 1620, 2023)~~

~~20.680.130 (GH)~~ N. Fences.

~~A.~~ **1.** No fence shall be installed, constructed, altered, relocated, replaced or otherwise changed without first obtaining a Certificate of Appropriateness as provided in this chapter.

~~B.~~ **2.** All fences must have an appearance, color, size, position, method of attachment, texture of materials, and design in keeping with the character of the District. Fences shall be further limited as follows:

~~1.~~ **a.** Fences shall be limited to a maximum permitted height of six feet, or the maximum permitted heights set forth in section 20.690.030(F), whichever is lesser.

~~2.~~ **b.** Fences made of chain link, corrugated metal, plywood, pallets, or barbed wire are not permitted. ~~(Ord. 1620, 2023)~~

~~20.680.140 (GH)~~ O. Color.

~~A.~~ **1.** The color of any building, sign, light fixture, or fence subject to the requirements of this chapter shall not be altered or changed without first obtaining a Certificate of Appropriateness as provided in this chapter.

~~B.~~ **2.** The colors of buildings, signs, light fixtures, or fences must have an appearance in keeping with the character of the District. ~~(Ord. 1620, 2023)~~

~~20.680.200 (GH)~~ P. Pamphlet of Examples.

~~A.~~ The Commission shall prepare an informational pamphlet showing examples of signs, lighting, fences, colors, and other exterior architectural features that meet the requirements of this section. The examples will not constitute an exhaustive or complete list of approved designs and are meant to serve as a guide only~~. (Ord. 1620, 2023)~~

~~20.680.210 (GH)~~ Q. Enforcement.

Any activity contrary to the provisions of this chapter, including the commencement of a project without a Certificate of Appropriateness, is declared to be unlawful. The provisions of this chapter shall be enforced in accordance with Chapter 20.34 of the Douglas County Code. ~~(Ord. 1620, 2023)~~

~~Chapter 20.682~~

4.07 (CR) Clustered Residential Subdivision ~~(CR)~~ Overlay

~~**Sections:**~~

~~**20.682.010 (CR) Purpose.**~~
~~**20.682.020 (CR) Applicability.**~~
~~**20.682.030 (CR) Processing procedures.**~~
~~**20.682.040 (CR) Approval of clustered subdivision and required findings.**~~
~~**20.682.050 (CR) Permitted uses.**~~

~~20.682.010 (CR)~~ A. Purpose.

The clustered residential subdivision overlay zoning is intended to establish standards and conditions for the clustering of residential subdivisions on non-contiguous agricultural and/or forest and range zoning districts in order to preserve agricultural land and promote efficient and compact development. ~~(Ord. 1224, 2008)~~

~~20.682.020 (CR)~~ B. Applicability.

The clustered residential subdivision overlay district is created as a zoning classification to be superimposed on a parcel containing agricultural or forest and range land which is to be clustered and developed into residential lots. The size of each clustered lot will determine the overlay zoning classification as provided for in chapter 20.650. ~~(Ord. 1224, 2008)~~

~~20.682.030 (CR)~~ C. Processing procedures.

Applications to establish a clustered residential subdivision overlay district must be filed concurrently with an application for a tentative subdivision map and must meet the provisions of section 20.664.040. ~~(Ord. 1224, 2008)~~

~~20.682.040 (CR)~~ D. Approval of clustered subdivision and required findings.

~~A.~~ **1.** The planning commission, after a public hearing, may recommend the establishment of a clustered residential subdivision and the board, after a public hearing, may by ordinance establish a clustered residential subdivision overlay district and approve the clustered subdivision provided they find, taking into account the recommendations of the reviewing agencies, the facts submitted with the application and presented at the public hearings establish in the affirmative the following:

~~1.~~ **a.** The plan is consistent with the statement of objectives of a clustered subdivision contained in the Master Plan and in this chapter.

~~2.~~ **b.** The extent that the plan departs from the base zoning regulations otherwise applicable to the property, including but not limited to density, bulk, and use, is deemed to be in the public interest taking into account the benefit the public may receive from restrictions placed on water transfers and conservation easements.

~~3.~~ **c.** The physical design of the plan and the manner in which the design of the clustered subdivision makes provisions for adequate public facilities.

~~4.~~ **d.** The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

~~5.~~ **e.** The project must be similar in density to adjacent development and neighborhoods. If public services and facilities can be provided, the density may be increased.

~~6.~~ **f.** The uses proposed will not pose significant detriments, such as traffic, noise, odors, and visual nuisances, to the present and proposed surrounding land uses.

~~7.~~ **g.** The clustered residential subdivision will not endanger the health, safety and welfare of the community.

~~8.~~ **h.** The subdivision of land proposed in the clustered residential subdivision meets the requirements of Nevada Revised Statutes and this code. ~~(Ord. 1224, 2008)~~

~~20.682.050 (CR)~~ E. Permitted uses.

Uses permitted in the clustered residential subdivision overlay district are as follows:

~~A.~~ **1.** Single-family residential

~~B.~~ **2.** Multi-family residential

~~C.~~ **3.** Uses allowed in the base zoning district ~~(Ord. 1224, 2008)~~

~~Chapter 20.685~~

4.08 (GD) Gaming District ~~(GD)~~ Overlay

~~**Sections:**~~

~~**20.685.010 (GD) Purpose.**~~
~~**20.685.020 (GD) General provisions.**~~
~~**20.685.030 (GD) Application and fee for establishing a gaming district.**~~
~~**20.685.040 (GD) Minimum requirements and findings.**~~
~~**20.685.050 (GD) Development schedule, extension, expiration, and transfer.**~~
~~**20.685.060 (GD) Revisions.**~~

~~20.685.010 (GD)~~ A. Purpose.

The Gaming District (GD) Overlay is intended to establish standards and conditions for gaming establishments while protecting the public health, safety and general welfare. Development review and approval of a gaming district overlay includes provisions for the overlay zoning district as provided herein, issuance of a special use permit, and a change in zoning district classification to tourist commercial, if applicable. ~~(Ord 997, 2002)~~

~~20.685.020 (GD)~~ B. General Provisions.

~~A.~~ **1.** The gaming district overlay may only be proposed in an area designated for commercial land use under the adopted master plan.

~~B.~~ **2.** A gaming district overlay may only be proposed as an overlay zone within the tourist commercial zoning district.

~~C.~~ **3.** No gaming establishment shall be permitted except within the gaming district overlay or as allowed under chapter 20.700, Tahoe Basin Regulations, or 20.703, Tahoe Area Plan Regulations.

~~D.~~ **4.** If an applicant proposes a zone change to tourist commercial in anticipation of the development of a gaming establishment or establishments, then the applications must be combined.

~~E.~~ **5.** The standards and conditions of approval for a gaming establishment must be imposed on a special use permit, which includes a development plan.

~~F.~~ **6.** The approval of a gaming district overlay does not relieve the applicant of any other requirements of law, including, but not limited to, applicable provisions of state and federal law, the consolidated development code, and licensing and taxation provisions of the Douglas County Code. ~~(Ord. 1386, 2013; Ord. 1319, 2010; Ord. 997, 2002)~~

~~20.685.030 (GD)~~ C. Application and fee for establishing a gaming district.

~~A.~~ **1.** The application for a gaming district overlay must be submitted to the community development department on a form provided by the director. The application must combine all applications necessary for processing the request,

including a zoning map amendment subject to chapter 20.610 and special use permit subject to 20.604.

~~B.~~ **2.** A single fee for the filing of an application for gaming district overlay, including a zoning map amendment, special use permit, and variance, or for the revision of a special use permit, including a development plan, must be charged, in the amount provided in chapter 20.40, and set by resolution.

~~C.~~ **3.** An application for the establishment of, or reclassification to, the gaming district overlay must include a development plan. A development plan shall contain the following:

~~1.~~ **a.** A vicinity map showing the location and street address of the subject property and showing all residential, commercial, industrial and public uses and zoning districts with 7,500 feet of all boundaries of the subject property;

~~2.~~ **b.** Site details indicating the existing and proposed uses, gross floor area, building coverage, height, parking, density, landscaping, screening, lighting, open space and public facilities;

~~3.~~ **c.** A circulation plan showing proposed streets and the relation to the master plan for streets and highways;

~~4.~~ **d.** An analysis of any adverse impacts upon surrounding properties and proposed mitigation methods including, but not limited to, construction traffic, noise and other construction-related impacts, post-construction traffic, parking, signage, lighting and any other impacts associated with the gaming establishment operation;

~~5.~~ **e.** A development schedule indicating phases and the sequence and timing of development;

~~6.~~ **f.** A plan for extension of public facilities, services, and utilities and for flood control and drainage;

~~7.~~ **g.** The required fee;

~~8.~~ **h.** A detailed, written narrative discussing how the findings for approval are met; and

~~9.~~ **i.** Any other reasonable related information necessary for the commission and board to act.

~~D.~~ **4.** A gaming establishment means any premises wherein or whereon gaming is authorized pursuant to a nonrestricted license or as a nonrestricted operation as those terms are defined in Nevada Revised Statutes section 463.0177. ~~(Ord. 1319, 2010; Ord. 997, 2002)~~

~~20.685.040 (GD)~~ D. Minimum requirements and findings.

~~A.~~ **1.** When considering a zoning change to tourist commercial in anticipation of a gaming district overlay request, the commission and board must first vote to approve the zoning map amendment to tourist commercial, pursuant to the findings in section 20.610, before voting on the gaming district overlay zoning district.

~~B.~~ **2.** When approving an application for a gaming district overlay and/or special use permit including a development plan, the commission and board must make the following findings:

~~1.~~ **a.** The proposed zoning map amendment is consistent with the policies

embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

~~2.~~ **b.** The proposed zoning map amendment is compatible with the actual and master planned use of the adjacent properties.

~~3.~~ **c.** The proposed gaming establishment at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable zoning district regulations;

~~4.~~ **d.** The proposed gaming establishment is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to nearby development and neighborhoods. These improvements or modifications may include, but must not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts;

~~5.~~ **e.** The proposed gaming establishment will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

~~6.~~ **f.** The proposed gaming establishment incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

~~7.~~ **g.** The proposed gaming establishment incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed gaming establishment on adjacent properties;

~~8.~~ **h.** The proposed gaming establishment is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible pre the findings in the report;

~~9.~~ **i.** The proposed gaming establishment complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to gaming establishments, including but not limited to, the adequate public facility policies of this title;

~~10.~~ **j.** The proposed gaming establishment will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity;

~~11.~~ **k.** Any deviation from the standard ordinance requirements are warranted by the design and additional amenities incorporated in the development plan for the gaming establishment, which offer certain unusual redeeming features to compensate for any deviations that may be permitted;

~~12.~~ **l.** The proposed gaming establishment will enhance, expand and stabilize employment and the local economy;

~~13.~~ **m.** If the proposed gaming establishment includes a development plan with no

less than 100 guest rooms, that adequate and affordable housing is available for the employees of the gaming establishment and hotel;

~~14.~~ **n.** On the date that the zoning map amendment application was filed, the property line of the proposed establishment was not less than:

~~(a)~~ **1.** Five hundred feet from the property line of a developed residential district.

~~(b)~~ **2.** Five hundred feet from the property line of a public school, private school or structure used primarily for religious services or worship;

~~15.~~ **o.** The proposed zoning map amendment will not cause material prejudice to any of the following whose property line is within 2,500 feet from the property line of the proposed establishment:

~~(a)~~ **1.** A developed residential district, or

~~(b)~~ **2.** A public school, private school or structure used primarily for religious services; and

~~16.~~ **p.** The proposed gaming establishment includes a development plan that includes no less than 100 guest rooms, which comply with the requirements of chapter 447 of the Nevada Revised Statues as amended, with the first phase of the development and that are held out to the public for transient nightly occupancy. This finding is not applicable to a gaming establishment that held a nonrestricted license on October 1, 2010, or to a proposed gaming establishment, with a special use permit and development plan or specific plan approval before August 1, 2009, located within a gaming district overlay zoning district. All requests for revisions to a gaming establishment with a special use permit and development plan approval before August 1, 2009, must follow the procedures in section 20.685.060.

~~C.~~ **3.** A proposed establishment adjacent to a developed residential district may apply for a waiver of the distance requirements in subsection B(14)(a) as part of its application. The granting of such a waiver is in the discretion of the board, and may only be granted upon affirmative findings on all the other subsections in this section. In considering whether to grant the waiver, the board may base its exercise of discretion upon any relevant factor, including, but not limited to any one or more of the following:

~~1.~~ **a.** The proposed establishment replaces or reconstructs an existing commercial structure.

~~2.~~ **b.** There are significant highway or geographical features separating the proposed establishment from the residential district.

~~3.~~ **c.** The proposal includes mitigation measures, such as lighting controls, landscaping buffers or features, sound barriers or traffic control improvements to alleviate the impact of the development on the residential district.

~~D.~~ **4.** If the application is denied, another application concerning the same location or any portion thereof must not be heard or considered for a period of one year after the date of denial. ~~(Ord. 1319, 2010; Ord. 1036, 2003; Ord. 997, 2002)~~

~~20.685.050 (GD)~~ E. Development schedule, extension, expiration, and transfer.

~~A.~~ **1.** An application for a gaming district overlay must be accompanied by a development schedule indicating the date when the development plan covering the entire area, or the first of a series of phases covering a portion of the approved development plan area, will be inaugurated and construction commenced. The time frame for the special use permit, including the development plan and the development schedule, if approved by the board will be identical and must run concurrently. Unless a longer time is approved under the development schedule, the special use permit and development plan covering the entire area or the first phase covering a portion, must be inaugurated and under construction or completed no later than two years after the date of the approval. For the purposes of this section, construction means the applicant has a valid site improvement permit or building permit and is actively in the process of building or assembling infrastructure or a structure.

~~B.~~ **2.** The board may extend the limits imposed by the special use permit, including the development plan, and the development schedule for good cause. If a gaming establishment was approved prior to October 1, 2010 without a development schedule, the special use permit may be extended pursuant to chapter 20.30. If the owner(s) have failed to meet the approved development schedule, the approval for the special use permit, including the development plan, will expire and become void.

~~C.~~ **3.** If the owner(s) of a gaming establishment file an application for a subsequent special use permit, including a development plan, the findings for a gaming establishment under section 20.685.040 must be met~~. (Ord. 1327, 2010; Ord. 1319, 2010; Ord. 997, 2002)~~

~~20.685.060 (GD)~~ F. Revisions.

A public hearing by the planning commission and board is required for a major revision to a special use permit, including an associated development plan, which involves expansion or intensification of development or changes in the standards of development. The director will determine on a case-by-case basis those instances when a major revision to the special use permit, including the development plan, is necessary, following the same procedure and findings as required in section 20.685.040. Changes in an approved special use permit, including a development plan, which do not involve changes in expansion or intensification of development or changes in the standards of development are considered a minor revision and may be approved by the director, if the changes are consistent with the purpose, character, and conditions of the special use permit, including the development plan. ~~(Ord. 1319, 2010; Ord. 997, 2002)~~

~~Chapter 20.690~~

Article 8 – Development Improvement Standards

8.01 Property Standards

~~**Sections:**~~

~~**20.690.010 Purpose**~~
~~**20.690.020 Applicability.**~~
~~**20.690.030 General standards.**~~

~~**20.690.010**~~ **A.** Purpose.

These standards produce an environment of stable, desirable character which is harmonious with the existing and future development and consistent with the master plan. ~~(Ord. 1405, 2014; Ord. 763, 1996)~~

~~**20.690.020**~~ **B.** Applicability.

Except as otherwise provided, any new construction, existing structure, or vacant lots shall be subject to the standards set forth in this chapter. ~~(Ord. 1405, 2014; Ord. 763, 1996)~~

~~**20.690.030**~~ **C.** General standards.

1. These standards apply to more than one land use district, so they are combined in this chapter. These standards are to be considered in conjunction with those standards and design guidelines located in the specific land use district chapters and in the County's design criteria and improvement standards manual. A permit must not be approved unless it conforms to all of the standards in this chapter including:

~~A.~~ **a.** Access.
~~B.~~ **b.** Antennas, vertical and satellite dish.
~~C.~~ **c.** Design considerations.
~~D.~~ **d.** Dust and dirt.
~~E.~~ **e.** Exterior building walls.
~~F.~~ **f.** Fences, walls and hedges.
~~G.~~ **g.** Fire protection.

~~H.~~ **h.** Fumes, vapor and gases.
~~I.~~ **i.** Hazardous materials.
~~J.~~ **j.** Height of structures.
~~K.~~ **k.** Hillside grading.
~~L.~~ **l.** Hours of construction.
~~M.~~ **m.** Lighting.
~~N.~~ **n.** Noise.
~~O.~~ **o.** Projections into setbacks.
~~P.~~ **p.** Radioactivity.
~~Q.~~ **q.** Refuse storage and disposal.
~~R.~~ **r.** Screening.
~~S.~~ **s.** Signs, off-street parking, off-street loading and landscaping.
~~T.~~ **t.** Solar energy.

~~U.~~ **u.** Storage.
~~V.~~ **v.** Toxic substances.
~~W.~~ **w.** Undergrounding utilities (buildings and structures).
~~X.~~ **x.** Vibration.
~~Y.~~ **y.** Yards and lot area.
~~Z.~~ **z.** Single-family dwelling design standards.
~~These standards apply to more than one land use district, so they are combined in this chapter. These standards are to be considered in conjunction with those standards and design guidelines located in the specific land use district chapters and in the County's design criteria and improvement standards manual.~~
~~A.~~ **2.** "Access". Every structure or use shall have frontage upon a public street or permanent means of access to a public street by way of a public or private easement, or recorded reciprocal access agreement.
~~B.~~ **3.** "Antennas, vertical and satellite dish". All antennas, including portable units and satellite dishes that do not meet the definition of a telecommunications site or telecommunications facility pursuant to sections 20.660.130.H and 20.660.130.I, are subject to the following standards:
~~1.~~ **a.** Antennas shall not be located within the front yard or street side-yard areas.
~~2.~~ **b.** The operation of the antennas shall not cause interference with any electrical equipment in the surrounding neighborhoods, including but not limited to television, radios, telephones, and computers, unless exempted by Federal regulation.
~~3.~~ **c.** Ground-mounted satellite dish installations for residential purposes must be 105 inches or less in diameter, 12 feet or less in height, and located in the rear yard. Ground-mounted satellite dish installations that are six feet or less in height may be located in the side yard area if screened by a solid six-foot fence.
~~4.~~ **d.** Roof mounted satellite dishes must be screened according to the provisions of this title and the design manual.
~~5.~~ **e.** A building-mounted satellite dish may be located anywhere on the structure provided that the dish is 24 inches or less in diameter.
~~6.~~ **f.** Single-pole or tower roof, building or ground-mounted television or amateur radio antennas, including the boom or any active element of the antenna array, are limited to 35 feet in height.
~~C.~~ **4.** "Design considerations". The following standards apply to uses which are subject to design review and are in addition to the specific design guidelines contained in the individual land use districts:
~~1.~~ **a.** The proposed development shall be of a quality and character which is consistent with the community design goals and policies including but not limited to scale, height, bulk, materials, cohesiveness, colors, roof pitch, roof eaves and the preservation of privacy.
~~2.~~ **b.** The design shall improve community appearance by avoiding excessive variety and monotonous repetition.
~~3.~~ **c.** Proposed signage and landscaping shall be an integral architectural feature which does not overwhelm or dominate the structure or property.
~~4.~~ **d.** Lighting shall be stationary and deflected away from all adjacent properties

and public streets and rights-of-way.

~~5.~~ **e.** Mechanical equipment, storage, trash areas, and utilities shall be architecturally screened from public view.

~~6.~~ **f.** With the intent of protecting sensitive land uses, the proposed design shall promote a harmonious and compatible transition in terms of scale and character between areas of different land uses.

~~7.~~ **g.** Parking structures shall be architecturally compatible with the primary and surrounding structures.

~~8.~~ **h.** Piecemeal mansard roofs (used on a portion of the structure perimeter only) are prohibited. Mansard roofs, if utilized on commercial structures, shall wrap around the entire structure perimeter.

~~D.~~ **5.** "Dust and dirt". Grading activity greater than five acres shall comply with the appropriate NRS provisions regarding air quality permits and grading. Grading activities conducted on property less than five acres in size shall be conducted so as not to create any measurable amount of dust or dirt emission beyond any boundary line of the parcel. To ensure a dust free environment, appropriate grading procedures shall include, but are not limited to, the following:

~~1.~~ **a.** Scheduling all grading activities to ensure that repeated grading will not be required, and that implementation of the desired land use (e.g. planting, paving or construction) will occur as soon as possible after grading;

~~2.~~ **b.** Disturbing as little native vegetation as possible;

~~3.~~ **c.** Watering graded areas as often as necessary to prevent blowing dust or dirt, hydro-seeding with temporary irrigation, adding a dust palliative, or building wind fences;

~~4.~~ **d.** Re-vegetating graded areas as soon as possible;

~~5.~~ **e.** Constructing appropriate walls or fences to contain the dust and dirt within the parcel subject to the approval of the director.

~~E.~~ **6.** "Exterior building and structure walls". The following standards shall apply to those uses subject to design review:

~~1.~~ **a.** Since walls will always be a main architectural and visual feature in any major development, restraint must be exercised in the number of permissible finish materials. The harmony of materials and particularly color treatment is essential to achieve unity in the project.

~~2.~~ **b.** The following designs are deemed unacceptable in any development (with the exception of agricultural buildings located in the A-19 or FR districts, or buildings within the Airport zoning district) and therefore shall be prohibited:

~~a.~~ **c.** Non-anodized and unpainted aluminum finished window frames;

~~b.~~ **d.** Metal grills and facades. However, grills and facades of unique design and in keeping with the general decor of the development and neighborhood may be permitted subject to prior approval by the director;

~~c.~~ **e.** Aluminum or other metal panels are not permitted on the street elevation, unless it can be demonstrated that they are consistent with a structure's overall design character;

~~d.~~ **f.** Exterior roof access ladders must be screened from view.

~~F.~~ **7.** "Fences, walls and hedges". The following standards shall apply to the limitations outlined in the following tables:

Districts	Maximum Permitted Height*
Residential, agricultural and FR Districts	
Front yard area or side of street yard setback area	3 feet (Solid structures, hedges or landscaping which creates a visually solid structure) 4 feet (Open work structures or plants (must permit the passage of a minimum of 90% of light))
Other yard area	6 feet 7 Feet (fences)
Enclosures outside of required yard area (i.e. tennis courts, etc.	14 feet
New subdivisions abutting a non-residential district	6 feet (Solid, decorative masonry wall)
All Other Districts	
Front yard or side of street yard	2 feet 6 inches (Solid structures, hedges or landscaping which creates a visually solid structure) 6 feet (Open work structures or plants (must permit the passage of a minimum of 90% of light))
Abutting residential district	8 feet (solid, decorative masonry wall)
Other yard area	8 feet
Outdoor storage areas visible from public rights-of-way (located behind required yards)	10 feet (Commercial) 12 feet (Industrial)
All Districts Traffic Safety Site Area	2 feet 6 inches
Residential, agricultural and FR Districts	

(continued on next page)

Districts	Maximum Permitted Height*
Public Rights-of-way, water-conveyance features, retention and detention basins	8 feet
Retaining Walls	
Uphill slope	8 feet
Down slope	3 feet
Adjacent to driveways	6 feet
Facing streets	5 feet (Constructed with natural, indigenous materials)

~~1.~~ **a.** The limitations shall not apply in the following instances:

~~a.~~ **b.** Where a greater height is required by any other provision of this code;

~~b.~~ **c.** Where a greater height or type of fence, wall or hedge is required by a condition of approval; or

~~c.~~ **d.** Within the SFR-2, RA-5, RA-10, A-19 or FR zoning districts, solid fences or hedges are permitted within the front yard areas at a height not to exceed six feet.

~~2.~~ **8.** Traffic safety site area. On a corner lot, no fence, wall, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction over 30 inches in height above the nearest street curb elevation shall be erected, placed, planted, or allowed to grow within a traffic safety sight area. The foregoing provision shall not apply to public utility poles, trees trimmed (to the trunk) to a line at least six feet above the level of the intersection, saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave at all seasons a clear and unobstructed crosstie, supporting members of appurtenances to permanent structures existing on the date this development code becomes effective, and official warning signs or signals.

~~3.~~ **9.** Prohibited fence materials.

~~a.~~ **a.** The use of barbed wire, electrified fence or razor wire fence in conjunction with any fence, wall, roof, hedge, or by itself within any land use district, is prohibited unless required by any law or regulation of the county, the state of Nevada, the federal government, or agency thereof. Properties in agricultural use or PF districts and for animal keeping uses as defined in this title are exempt from this provision.

~~b.~~ **b.** The above limitations shall not apply where the prohibited fence material is required as a condition of approval.

~~c.~~ **c.** Chain link fencing shall not be acceptable material for trash enclosures.

~~d.~~ **d.** Fences within all residential districts shall be constructed of materials specifically designed and manufactured for fencing purposes, including, but not limited

to wooden pales and chain link fencing, with or without plastic or wood slats. Materials not specifically designed as fencing material, including, but not limited to, corrugated cardboard, corrugated metal, plywood, wooden pallets, garage doors, tarps, window screens or coverings, concrete rubble and other junked material, are prohibited unless otherwise specifically allowed.

~~c.~~ **e.** A nonconforming fence constructed of materials other than those allowed under subsection (a) of this section may be continued for a period of not more than six months after March 20, 2014.

~~4.~~ **10.** Wall design standards.

~~a.~~ **a.** Perimeter walls shall have articulated planes by providing at a minimum for every 100 feet of continuous wall an 18 inch deep by eight-foot-long landscaped recession.

~~b.~~ **b.** Walls shall be construed with pilasters provided at every change in direction, every five feet difference in elevation and at a minimum of every 25 feet of continuous wall.

~~c.~~ **c.** These provisions do not apply to individual single-family residences.

~~5.~~ **11.** Solid Fencing.

~~a.~~ **a.** The use of solid fencing is required to screen items as required in this and other chapters of this code.

~~b.~~ **b.** Solid fencing includes fencing that impairs through vision, is sight obscuring or opaque, and may conflict with vehicle sight distance. Chain link fencing with privacy slats will be considered solid fencing.

~~G.~~ **12.** "Fire Protection". All structures shall meet the requirements of the appropriate fire district in which the project is located.

~~H.~~ **13.** "Fumes, vapor, gases, and other forms of air pollution". No emission levels which can cause damage to human health, animals, vegetation or other forms of property shall be discharged into the atmosphere. No other forms of emission shall be measurable at any point beyond the boundary line of the parcel.

~~I.~~ **14.** "Hazardous materials". Hazardous materials shall be transported and maintained in accordance with the Nevada Revised Statutes and applicable uniform code. Projects or businesses which store hazardous materials shall prepare a spill management plan and containment systems to the satisfaction of the fire district with appropriate jurisdiction.

~~J.~~ **15.** "Height of structures". All structures shall meet the following standards relating to height:

~~1.~~ **a.** The structure's height shall not exceed the standard for the land use district in which it is located. The structure height shall be determined by the vertical distance from any part of the structure to the natural grade below, excluding chimneys and vents.

~~2.~~ **b.** The above height restrictions do not apply to parapet walls extending four feet or less above the limiting height of the building on which they rest, or to bulkheads, elevator towers, water tanks or similar structures, provided that the aggregate floor area of the structure is not greater than one-half of the total roof area.

~~3.~~ **c.** Church spires, bell towers, cupolas, domes, chimneys, and the like may exceed the maximum height established by the zoning district by 20 percent, except where they may be deemed a hazard.

~~4.~~ **d.** Free-standing flagpoles and radio and television antennas may not exceed the structure height restrictions of the land use district in which they are located, except as otherwise provided in this development code.

~~5.~~ **e.** Where the maximum permitted height of a new structure exceeds 35 feet, the following provisions shall apply:

~~a.~~ 1. Enhanced buffering to surrounding properties and the appropriateness of under-structure parking shall be evaluated;

~~b.~~ 2. The need and appropriateness of the additional height shall be demonstrated;

~~c.~~ 3. Compatibility and harmony with surrounding development, and land use designations shall be demonstrated.

~~d.~~ 4. Above 35 feet, additional structural setbacks (step back) may be required.

~~K.~~ **16.** "Hillside grading".

~~1.~~ **a.** Applicability. Grading activities in hillside areas with slopes of 15% or greater and having a minimum vertical rise of at least 30 feet (*see* figure 20.690.030.K.1.a, Appendix C) must be conducted in accordance with regulations set forth in this section, and as depicted in Appendix C. "Hillside Grading Graphics"

~~2.~~ **b.** Exemptions. The standards contained in this section shall not apply to those specific developments or applications involving one or ore of the following circumstances. Non-applicability of the standards will not be construed to prevent the director, the planning commission or the board, upon proper findings, from imposing conditions which may also be contained within this section on approval of any tentative map, parcel map, special use permit, planned development, design review or special plan made after the date of adoption of this ordinance or the approval of any re-application:

~~a.~~ 1. Any ministerial approval including, but not limited to, building permits and grading permits, additions to existing residences and construction of accessory buildings on any tentatively approved or recorded parcels of record created prior to the adoption of this section;

~~b.~~ 2. Any development application proposed within an existing structure which does not involve expansion of the structure or additional grading of the site;

~~c.~~ 3. Any parcel involving a sanitary landfill operation, landfill related gas recovery and collection systems and ancillary electrical power generating and transfer station facilities as well as equipment storage, administrative facilitates and ancillary improvements related to the landfill;

~~d.~~ 4. Fire breaks and fire roads required by governmental agencies;

~~e.~~ 5. Public recreation trails for pedestrian, equestrian and mountain biking uses;

~~f.~~ 6. Any parcel located in a hillside area having only isolated land forms with slopes of 15 percent or greater which have a horizontal run less than 100 feet and a

vertical rise less than 30 feet (*see* figure 20.690.030.K.2.f, Appendix C);

~~g.~~ 7. The construction of public improvements initiated by a public or quasi-public agency including, but not limited to, drainage channels, retention basins, water tanks and pumping stations, provided that such facilities are sited, landscaped and beamed so as to minimize visual impacts;

~~h.~~ 8. Boundary line adjustments;

~~i.~~ 9. Divisions of land into large parcels.

~~3.~~ **c.** Required approvals for projects. No tentative subdivision map, tentative parcel map, special use permit, building permit, design review, grading permit, construction permit or other discretionary approval shall be granted for a project unless the person or entity authorized to grant approval affirmatively finds, in addition to the required findings for the underlying discretionary approval, that the project complies with the provisions of this section.

~~4.~~ **d.** Processing procedures and submittal requirements for projects.

~~a.~~ 1. For every non-exempt building or construction permit application which requires a grading permit under the Uniform Building Code as adopted by Douglas County and for every non-exempt tentative subdivision map, tentative parcel map, design review, special use permit or other discretionary approval of a project which proposes to disturb areas as defined in section 20.690.030.K.1. (Applicability), the applicant must submit the items and information listed in paragraphs b and c of this section to the community development department. This list is not exclusive and additional information or studies may be required for review of the project pursuant to the requirements of the underlying zoning district, process or procedure for review being applied for, and laws pursuant to the Nevada Revised Statutes, the Uniform Building Code as adopted by the County or this code.

~~b.~~ 2. An applicant must submit the following to the community development department unless specifically waived by the director:

i) Slope Analysis (*see* figure 20.690.030.K.4.b.i, Appendix C).

~~aa)~~ 1. The slope analysis must specifically identify and calculate the slope percentages for each topographic feature. Horizontal runs used to calculate slopes must be limited to each individual feature.

~~bb)~~ 2. Total land area within each category must be indicated on a table to be provided on the map face.

ii) Grading plan.

~~aa)~~ 1. A grading plan, prepared by a Nevada registered professional engineer, must include the height and width of all manufactured slopes, proposed drainage patterns, methods of storm water detention or retention, and identification of areas to remain in a natural state must be clearly shown. Off-site contours for adjacent, unimproved areas within 100 feet of the project's boundaries must be provided. When adjacent property is improved, pad elevations, access streets, street grades, wall sections, and any approved or existing improvements immediately adjacent to the subject property, must also be shown.

~~bb)~~ 2. One copy of the grading plan showing cut and fill areas, including preliminary building pad locations, driveway location and access points.

iii) Cross sections, preliminary cut and fill.

~~aa)~~ 1. No less than two cross sections which completely traverse those portions of the property proposed to be graded at appropriately spaced intervals in locations where topographic variation is the greatest. The exhibits must be prepared by a registered Nevada professional engineer. The cross sections must clearly depict the vertical variation between natural and finished grade.

iv) Erosion control and re-vegetation plan.

~~aa)~~ 1. An erosion control and re-vegetation plans must be submitted and prepared by a Nevada licensed landscape architect, registered forester or civil engineer and must include at least the following:

~~bb)~~ 2. A survey of existing trees, large shrubs and ground covers.

~~cc)~~ 3. A plan of the proposed re-vegetation of the site detailing existing vegetation to be preserved, new vegetation to be planted and any modifications to existing vegetation.

~~dd)~~ 4. A plan for the preservation of existing vegetation during construction activity.

~~ee)~~ 5. A maintenance program including initial and continuing maintenance for re-vegetated areas as necessary.

v) Fire protection report. If a project is located in a high fire hazard area, a fire protection report is to be prepared showing the location of fire lanes, fuel breaks, and proposed clear areas. This report must be approved by the fire district in which the project is located.

~~c.~~ 3. For projects located in hillside areas with slopes of 25% or greater that are not exempt, the following technical reports must be prepared in accordance with the design criteria and improvement standards for the county and submitted by a Nevada registered professional engineer (licensed in the appropriate discipline), and filed with the community development department unless specifically waived by the director:

i. Hydrology, drainage and flood report for all sites;

ii. Soils engineering report of the proposed sites attesting to the stability of all sites, and the appropriateness of the construction method proposed and appropriate setbacks;

iii. Engineering geology report attesting to the stability of the sites and addressing the potential of material either above the site or below the site causing a hazard to the site in question or other properties in the vicinity;

iv. Engineering for all roads providing access to the proposed sites.

~~5.~~ 4. Grading control.

~~a.~~ i. The department may issue a permit when the plans conform to the provisions of this section. The department must consider the purpose, intent and the criteria established in this section, together with applicable standards and must approve the design if all applicable provisions are met.

~~b.~~ ii. The applicant or developer must be responsible for the maintenance of all slope planting and irrigation systems until the properties are occupied or until a homeowner's association accepts the responsibility to maintain the landscaping in

common areas, or other maintenance district formation is established. These areas must be maintained in perpetuity by the property owner, homeowners association or maintenance district.

~~c.~~ iii. Any person who grades in those areas subject to the provisions of this title without prior county approval of plans for such work, subject to this section, shall be in violation of this ordinance. Abatement of the violation may include the property owner undertaking the restoration (under county supervision and monitoring), or that failing, county-contracted restoration of the disrupted area. The property owner may be charged the cost of the restoration together with the direct costs of supervision and monitoring of the restoration. If the property owner fails to reimburse the county the costs incurred, a lien against the property for payment may be instituted and collected.

~~d.~~ iv. The provisions of this section are in addition to other county code titles and regulations applicable to grading activities within the county including the Uniform Building Code as adopted by the County.

~~e.~~ v. The department may apply conditions when the proposed development does not comply with applicable standards. Conditions may be attached to the approval of grading plans so as to achieve the following objectives:

i) 1. The health and safety of the public;

ii) 2. The preservation of stream courses and encouraging re-vegetation with drought-tolerant native species;

iii) 3. The avoidance of excessive building padding or terracing and cut and fill slopes to reduce the scarring effects of grading (*see* figure 20.690.030.K.5.e.iii & iv, Appendix C);

iv) 4. The use of contour grading techniques to ensure optimum treatment of natural hillside and drainage features and soften the impact of grading on hillsides, including rolled, sloping, or split pads, rounded cut and fill slopes (*see* figure 20.690.030.K.5.e.iii & iv, Appendix C);

v) 5. Erosion prevention during construction and long term avoidance through proposed design and maintenance measures.

vi) 6. Compliance with the provisions of this section.

~~6.~~ 7. The plans and drawings may be disapproved but the county must specify the standards that are not met.

~~7.~~ 5. Grading standards. No development in a hillside area shall be approved unless the development, or the development as modified with conditions, complies with the following standards:

~~a.~~ i. For the construction of utilities, all areas of cut must be restored to natural grade and re-vegetated to conform to the character of the surrounding natural terrain. In order to reduce grading disturbance during utility installation, all utilities must be incorporated in common trenches and access roads, where practical.

~~b.~~ ii. Mass grading of hilltops, ridges, and ravines is prohibited.

~~c.~~ iii. All manufactured or man-modified slopes must be stabilized, made to conform to the surrounding natural terrain, and must be re-vegetated to conform to the natural character of the surrounding area.

~~d.~~ iv. The maximum height for manufactured slopes is 30 feet (*see* figure

20.690.030.K.6.d, Appendix C).

~~e.~~ v. Manufactured fill slopes adjacent to primary and secondary arterial must be no steeper than 4:1 within landscaped areas and public right-of-ways and must not exceed ten feet in height unless the slope is lower in elevation than the roadway (*see* figure 20.690.030.K.6.e, Appendix C).

~~f.~~ vi. Grading on the perimeter of the site must not be designed with perimeter downslope to property lines unless a homeowners association, slope maintenance district, or similar entity is established for maintenance of the downslope. Exemptions to this requirement may be made for downslope to property lines with a ratio of 5:1 or less. For interior slopes between lots, manufactured building pads must be designed with up-slopes to property lines.

~~g.~~ vii. Plot plans must indicate a minimum 20 foot setback from the rear dwelling wall to the toe or top of a manufactured slope or retaining wall and a minimum 10-foot setback from the side dwelling wall. The only exception to this standard would be in the case of a terraced rear yard where multiple levels of functional yard space are provided (*see* figure 20.690.030.K.6.g, Appendix C).

~~h.~~ viii. All manufactured slopes must be rounded at the top and at the toe of slope. The radius of the rounded slope shall be calculated by dividing the overall height of the slope by three (H/3) (*see* figure 20.690.030. K.6.h, Appendix C).

~~i.~~ ix. Manufactured slopes in excess of 200 feet in length and greater than eight feet in height must be designed with horizontal curvature that simulates the horizontal surface variations of natural contours.

~~j.~~ x. Cross lot drainage may be utilized to reduce grading if an overall design and method of
maintenance is established to the satisfaction of the director. Terrace drains must be subject to maintenance by private homeowners associations or individual property owners (*see* figure 20.690.030.K.6.j, Appendix C).

~~k.~~ xi. Any continuous manufactured slope within a parcel map, serial parcel map or subdivision with a slope ratio of 3:1 or steeper, a vertical height of 20 feet or greater, and which abuts five or more lots (*see* figure 20.690.030.K.6.k, Appendix C), shall require the creation of a property owners association or other maintenance entity with provision for the collection of fees or assessments designated specifically to pay costs associated with the maintenance of these slopes, as well as to create easements or homeowners association lots for maintenance of all slopes falling under this category. The slope maintenance entity, rather than individual property owners, will be responsible for maintenance of the slopes. The tentative parcel or subdivision map must be designed to provide access to the slopes by easements which do not access the slopes through individual lots. No fences shall be permitted between lots within the slope easement areas. Slope easement areas may be included as lot area for purposes of calculating lot size. Permanent structures must not be permitted within common slope easement areas.

~~L.~~ xii. "Hours of construction". The hours of operation for all building construction activities not within a dedicated road right-of-way are as follows: 7:00 a.m. to 7:00
p.m. Monday through Friday; 8:00 a.m. to 7:00 p.m. Saturday and Sunday.

~~M.~~ xiii. "Lighting". Exterior lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height to the use it is serving. Security lighting shall be provided at all entrances and exits.

~~N.~~ xiv. "Noise". The following provisions shall apply:

~~1.~~ 1. No exterior noise level shall exceed 65 CNE exterior and 45 CNE interior in residential areas.

~~2.~~ 2. All residential developments shall incorporate the following standards to mitigate noise levels:

a. Increase the distance between the noise source and receiver;

b. Locate land uses not sensitive to noise, which include but are not limited to parking lots, garages, maintenance facilities, and utility areas, between the noise source and the receiver;

~~3.~~ 3. The minimum acceptable surface weight for a noise barrier is four pounds per square foot (equivalent to 3/4 inch plywood). The barrier shall be of continuous materials which are resistant to sound including:

a. Masonry block;

b. Pre-cast concrete;

c. Earth berm or a combination of earth berm with block concrete.

~~4.~~ 4. Noise barriers shall interrupt the line-of-sight between noise source and receiver.

~~O.~~ xv. "Projections, construction and equipment permitted into setbacks". The following list represents the only projections, construction, or equipment that shall be permitted within the required setbacks. Building code requirements may further restrict the distance required to be maintained from the property lines and other structures:

~~1.~~ 1. Front setback: Roof overhangs, oriel and bay windows, fireplace chimneys, awnings, canopies and porches may encroach into the front yard a maximum of 5 feet. Access stairs are permitted to encroach into the front yard setback a maximum of 5 feet on parcels with an average slope of 16 percent or greater;

~~2.~~ 2. Rear setback: Roof overhangs, pools, patio covers, tennis courts, gazebos, and awnings and canopies, provided there is no projection within five feet of the property line. Accessory structures may be located pursuant to section 20.664.020;

~~3.~~ 3. Side setback: Roof overhangs, oriel and bay windows, porches, fireplace chimneys, awnings and canopies may encroach into the side yard a maximum of two feet - six inches provided that a minimum four feet of clearance is provided for access.

~~P.~~ xvi. "Radioactivity or electrical disturbance". No activity shall be permitted which emits radioactivity or electrical disturbance.

~~Q.~~ xvii. "Refuse storage and disposal". The following standards apply to multi-family projects and single family homes:

~~1.~~ 1. Every parcel with a multi-family project with four or more units, including manufactured home parks, or a commercial or industrial structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to

accommodate the trash generated. The receptacle shall be screened from public view on at least three sides by a solid wall six feet in height and on the fourth side by a solid gate not less than five feet in height, in compliance with the design criteria and improvement standards manual. The gate shall be maintained in good working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures. Trash receptacles for single family homes should be stored within the enclosed garage or behind a fence. Trash receptacles for single family homes must be removed from the street within 24 hours of trash pickup.

~~2.~~ 2. For single family homes using bear-proof trash enclosures, which are structurally attached to the ground, permanent or designed not to be easily moved, the placement of the enclosures must be in an accessible location for garbage pickup using the following standards:

a. Bear-proof trash enclosures must be located on the parcel between the residence and within 20 feet of a county maintained road, or other road but not closer the 10 feet from the edge of pavement or curb;

b. Where possible, a minimum separation of 50 feet between the residence and the bear-proof trash enclosure be maintained. Where the minimum separation cannot be met due to parcel size or site constraints, the bear-proof trash enclosure must be located to maximize its separation.

c. The bear-proof trash enclosure must be located outside of the road right-of-way, snow storage area, and traffic safety sight areas;

d. The bear-proof trash enclosure must be painted a color compatible with the surrounding structures; and

e. The maximum size of the bear-proof trash enclosure must not exceed 60" in height, by 60" in width.

~~R.~~ xviii. "Screening". Any equipment, whether on the roof, side of structure, or ground, shall be screened. The method of screening shall be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground.

~~S.~~ xix. "Signs, off-street parking, off-street loading and landscaping". All development shall comply with the provisions of chapter 20.696 (Sign and advertising control), chapter 20.692 (Off-street parking), and chapter 20.694 (Landscaping standards).

~~T.~~ xx. "Solar energy". Passive heating and cooling opportunities should be encouraged in all developments in the following manner:

1. Future structures should be oriented to maximize solar access opportunities.
2. Streets, lot sizes, and lot configurations should be designed to maximize the number of structures oriented so as to maximize passive solar opportunities.
3. The proposed lot size and configuration should permit structures to receive cooling benefits from both prevailing breezes and existing and proposed shading.
4. Any pool or spa facilities owned and maintained by a homeowners association should be equipped with a solar cover and solar water heating system.
5. No structure (building, wall or fence) should be constructed or vegetation placed so as to obstruct solar access on an adjoining parcel.

6. Roof-mounted solar collectors should be placed in the most obscure location

without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors shall be screened from public view, except for systems located in Industrial zoning districts.

7. Roof-mounted collectors should be installed at the same angle or as close as possible to the pitch of the roof.

8. Appurtenant equipment, particularly plumbing and related fixtures, should be installed in the attic.

9. Exterior surfaces of the collectors and related equipment should have a matte finish and shall be color-coordinated to harmonize with roof materials or other dominant colors of the structure.

~~U.~~ xxi. "Storage".

1. There shall be no visible storage of motor vehicles, manufactured houses, trailers including horse and utility trailers, airplanes, boats, or their composite parts, trash receptacles, tents, or building or manufacturing materials in any portion of a lot, except as allowed under the provisions of this code. No storage shall occur on any vacant parcel.

2. No vehicles or other materials may be stored or displayed for sale on any vacant lot or at any vacant business location.

3. No goods, wares, or merchandise may be displayed for sale on any vacant lot or at any vacant business location without a traveling merchant permit pursuant to Title 5.24.

4. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

5. There shall be no visible storage of a metal storage, sea cargo, cargo or similar container without a minor design review as required by chapter 20.614.

~~V.~~ xxii. "Toxic substances and wastes". No use may operate that utilizes toxic substances or produces toxic waste without the approval of a special use permit pursuant to the provisions of chapter 20.604. Prior to consideration of a special use permit, the operator must prepare a toxic substance and waste management plan which will provide for the safe use and disposal of these substances.

~~W.~~ xxiii. "Undergrounding of utilities". Utilities shall be placed underground pursuant to chapter 20.220.

~~X.~~ xxiv. "Vibration". No vibration associated with any use shall be permitted which is discernible beyond the boundary line of the property.

~~Y.~~ xxv. "Yards and lot area". Yard areas are defined in Appendix A of this title.

1. The following requirements apply to property within any agricultural, forest and range, or residential zoning district:

a. No required yard or open space around an existing building or any building erected may be considered a yard or open space for any building on an adjoining lot or parcel except as may be approved under a planned development.

b. Where the average slope of the front half of the lot is more than one foot rise or fall in four feet, the front yard may be reduced to not less than one-half of the original requirement.

c. Structures designed and used for storage purpose not more than six feet in height or 25 square feet in floor area may be extended into any required side yard a distance not exceeding two feet or into any required rear yard a distance not exceeding four feet.

d. Notwithstanding anything in this title to the contrary, all yard setback requirements may be varied by the procedure in chapter 20.606.

~~1.~~ 2. The following requirements apply to property within any commercial or industrial zoning district:

a. Side and rear yards. When a non-residential lot or parcel is contiguous to the boundary line of a residence of agricultural lot or parcel, any side or rear yard which is adjacent to the residence or agricultural lot or parcel must have a minimum width of ten feet.

~~2.~~ 3. Area regulations:

a. No lot or parcel may be reduced in area to be less in any dimension than is required by requirements applicable to the land use district in which the lot is located.

b. No portion of any lot or parcel of land which is part of the required area for an existing building may be used as a part of the required area of any other lot or parcel or proposed building. When a portion of any lot or parcel is sold or transferred, and the area of that portion or portion remaining no longer conforms to required areas as defined in land use districts in which the lot or parcel is located, the portion sold or transferred and the portion remaining are considered as one parcel only in determining permissible number and location of buildings allowed to be placed on both parcels.

c. Corner lots created after the adoption of this code which are less than one-half acre net in size shall have a minimum lot area ten percent greater than that required in the zoning district in which it is located.

~~3.~~ 4. Exceptions to minimum lot area and width. Notwithstanding the minimum requirements for lot area, width, and setback requirements, the board may approve a random mixture of lot widths, lot sizes and setbacks when considering a tentative map for a subdivision creating at least ten lots, each of which are less than one net acre in size in a residential zoning district, provided that the following conditions are met:

a. Excluding corner lots, at least 25 percent of the remaining lots exceed the minimum lot width by at least five feet;

b. Excluding corner lots, no more than 40 percent of the remaining lots may be less than the minimum width;

c. No lot shall have a length less than the minimum length or a width less than 15 feet below the minimum width;

d. No corner lot may be less than the minimum width or area;

e. No more than two consecutive lots below minimum width may be adjacent to one another.

~~4.~~ 5. For divisions of land after the date of adoption of this title, a "restricted use area" shall be retained in its existing state and be restricted from all development

except for hiking trails, provided such trails neither create nor increase a public hazard, and excluding minimal grading required to construct public utility services or roadways

to adjacent properties where no technically feasible alternative route or construction method exists. Any restricted use area must be shown as such on the recorded final map. In all zoning districts, a restricted use area shall extend a minimum of 50 feet from the following features:

a. Landslides. Setback measured from mapped boundary of landslide. The current active status of a landslide shall be determined by a geologic hazard study.

b. Cave or mine entrances. Setback measured from edge of entrance.

c. Sinkhole. Setback measured from the edge of those sinkholes that exhibit three feet or greater depth of closed depression.

d. Perennial springs. Setback measured from perimeter of spring.

e. Perennial streams and major drainage ways including, but not limited to, all streams and drainage ways delineated by the U.S. Geological Survey on the 7.5 minute quadrangle topographic map series. Drainage ways that have been modified by man or by natural processes so that they are different from those delineated on the 7.5 minute (7.5') quadrangle maps shall be set back from as defined herein. In addition, some man-made drainage ways as designated by the county engineer shall be set back from as defined herein.

~~i.~~ f. The 50-foot setbacks shall extend landward from the banks or normal high-water points of the drainage ways.

~~f.~~g. Abandoned quarries or borrow pits. Setbacks shall extend from the top and bottom of quarry face.

~~g.~~h. Historical and archeological sites. Setbacks shall extend from the boundaries of significant historical or archeological sites as determined by the State Historical Preservation Office.

~~h.~~ i.Wetlands. Setbacks shall extend from the boundary of the determined wetland.

~~Z.~~ xxvi."Single-family dwelling design standards".

1. The following standards shall apply to the construction of all single-family dwellings, excluding manufactured homes and tiny houses placed within the MH overlay zoning district, tiny houses used as accessory dwellings, and accessory dwellings for employees' quarters that fall under the provisions of section 20.664.010:

a. The dwelling must meet the requirements of the most current version of the International Building Code as adopted by the County, or, if it is a manufactured home, it must meet the requirements of the HUD Code and must not have been altered in violation of such codes.

b. The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be recorded with the County Recorder and the title must be filed with the Manufactured Housing Division, State of Nevada.

c. The dwelling must be approved for and permanently connected to all required utilities.

d. Each dwelling shall have a code compliant, site built, concrete, masonry, steel, or treated wood foundation capable of transferring design dead loads and

other design loads unique to local home sites due to wind, seismic, and water conditions that are imposed by or upon the structure into the underlying soil or bedrock without failure.

All foundations shall be designed in accordance with Douglas County adopted building codes or an approved engineered design. All tie-down devices must meet the manufacturer's installation requirements and Douglas County adopted building codes or an approved engineered design. The space beneath the structure must be enclosed at the perimeter of the dwelling and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. The foundation material shall be comparable to the predominant materials used in foundations of surrounding dwellings. All manufactured homes shall have running gear, tongues, axles, and wheels removed at the time of installation.

a.Manufactured homes must be certified under the National Mobile Home Construction and Safety Standards Act of 1974 and must be manufactured within the 5 years immediately preceding the date on which it is affixed to the residential lot.

b. The dwelling shall have a roof surface of metal, asphalt, composition, or concrete, fiberglass cement, clay, or slate tiles. Unfinished galvanized steel, copper, or aluminum roofing shall not be permitted, unless designed to weather and gain a patina with age. The dwelling shall have a roof with a minimum of 4:12 pitch for at least 75 percent of the total roof area and there shall be a roof overhang at the eaves and gable ends of not less than 18 inches for standard residential construction and 16 inches for manufactured home construction, excluding rain gutters, measured from the horizontally from the exterior wall to the tip of the eave. The roof overhang requirement shall not apply to areas above porches, alcoves, and other appendages.

c. Dwellings shall have exterior siding materials consisting of wood, hardwood, brick, concrete, stucco, glass, tile, vinyl lap, or stone.

d. The width of the dwelling shall be at least 20 feet at the narrowest point of its first story for a length of at least 20 feet exclusive of any garage or porch area. The width shall be considered the lesser of the two primary dimensions. Manufactured homes must consist of more than one section and contain a minimum of 1,000 square feet of livable area.

e. Off-street parking shall be provided in accordance with section 20.692.050. In addition, single-family dwellings shall be provided with a garage or carport with a minimum interior width of 12 feet and constructed concurrently with the primary dwelling. The garage or carport shall be architecturally compatible with the dwelling in terms of color, size, roof overhangs and materials and exterior materials.

f. Porches, decks, or verandas that require a building permit are permitted on the front of the home only when covered with a roof.

g. All single-family dwellings shall utilize at least three of the following architectural features: dormers; more than two gables; recessed entries; covered porch/entry; bay window or alcove; building off-set; roof overhang at the eaves of at least 24 inches; roof pitch of a least 6:12; a deck with railing or planters and benches; or other compensating features that would make the dwelling architecturally compatible and harmonious with the surrounding neighborhood, as approved by the director.

h. The provisions of this section do not abrogate a recorded restrictive

covenant prohibiting manufactured homes nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to

place a manufactured home on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions, and restrictions placed on the lot and that the lot is not located within a historic district.

i.The director may consider variance requests from one or more of the developmental or architectural standards contained in development standards 6 through 11, above. All variance requests related to these standards shall be considered a minor variance and are to be considered under the variance provisions of chapter 20.606. In lieu of the findings required under section 20.606.050 A., the following findings must be made for approval:

i. The architectural style proposed provides compensating features and the proposed dwelling will be compatible and harmonious with existing structures in the vicinity;

ii. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

iii. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

~~1.~~ 2. The following standards shall apply to the construction of all tiny houses;

a. The tiny house must meet the requirements of the most current, adopted version of the International Residential Code, Appendix Q.

b. The tiny house must be taxed as real property. If the tiny house is also a manufactured home, an affidavit must be recorded with the County Recorder, and the title must be filed with the Manufactured Housing Division, State of Nevada.

c. The tiny house must be approved for and permanently connected to all required utilities.

d. Each tiny house shall have a code compliant, sit built, concrete, masonry, steel, or treated wood foundation capable of transferring design dead loads and other design loads unique to local home sites due to wind, seismic, and water conditions that are imposed by or upon the tiny house into the underlying soil or bedrock without failure. All foundations shall be designed in accordance with Douglas County adopted building codes or an approved engineered design. In manufactured home parks or subdivisions constructed prior to January 1, 2025, all tie-down devices must meet the manufacturer's installation requirements and Douglas County adopted building codes or an approved engineered design. The space beneath the tiny house must be enclosed at the perimeter of the tiny house and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. The foundation material shall be comparable to the predominant materials used in foundations of surrounding dwellings. All tiny houses shall have running gear, tongues, axles, and wheels removed at the time of installation.

~~a.~~ e. A tiny house that is also a manufactured home must be certified under the National Mobile Home Construction and Safety Standards Act of 1974 and must be manufactured within the 5 years immediately preceding the date on which it is

affixed to the residential lot.

~~b.~~ f. The tiny house shall have a roof surface of metal, asphalt, composition, or concrete fiberglass cement, clay or slate tiles. Unfinished galvanized steel, copper, or aluminum roofing shall not be permitted, unless designed to weather and gain a patina with age. The dwelling shall have a roof with a minimum of 2:12 pitch, located street side, for at least 25 percent of the total roof area. There shall be a roof overhang at the eaves and gable ends of not less than 12 inches, excluding rain gutters, measured horizontally from the exterior wall to the tip of the eave. The roof overhang requirement shall not apply to areas above porches, alcoves, and other appendages.

~~c.~~ g. Tiny houses shall have exterior siding materials consisting of wood, hardwood, brick, concrete, stucco, glass, tile, vinyl lap, or stone, or metal that mimics the look and appearance of above referenced materials.

~~d.~~ h. Off-street parking shall be provided as follows: each tiny house shall be provided with a garage or carport not to exceed 50% of the total square footage of the tiny house, constructed concurrently with the tiny house. The garage or carport shall be architecturally compatible with the dwelling in terms of color, size, roof overhangs and materials and exterior materials.

~~e.~~ i. Porches, decks, or verandas that require a building permit are permitted on the front of the tiny house only when covered with a roof.

~~f.~~ j. All tiny houses shall utilize architectural features that make the tiny house architecturally compatible and harmonious with the surrounding neighborhood, as approved by the director.

~~g.~~ k. The provisions of this section do not abrogate a recorded restrictive covenant prohibiting tiny houses nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to place a tiny house on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions, and restrictions place on the lot and that the lot is no located within a historic district.

~~h.~~ l. The director may consider variance requests from one or more of the developmental or architectural standards contained in development standards f through j, above. All variance requests related to these standards shall be considered a minor variance and are to be considered under the variance provisions of chapter 20.606. In lieu of the findings required under section 20.606.050(A), the following findings must be made for approval:

i. The architectural style proposed provides compensating features and the proposed dwelling will be compatible and harmonious with existing structures in the vicinity;

ii. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

iii.The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety, and general welfare. ~~(Ord. 1645, 2025; Ord. 1563, 2020; Ord. 1405, 2014; Ord. 1382, 2013; Ord. 1315, 2010; Ord. 1310, 2010; Ord. 1219, 2007; Ord. 1208, 2007; Ord. 974, 2001; Ord.902, 2000; Ord. 871, 1999; Ord. 844, 1998; Ord. 801, 1997; Ord. 770, 1997; Ord. 763, 1996; Ord. 614,~~

~~1993; Ord. 590, 1993; Ord. 497, 1989; Ord. 407, 1982; Ord. 406, 1982; Ord. 390, 1981; Ord. 196, 1972; Ord. 167, 1968; Ord. 158, 1956)~~

~~Chapter 20.691~~

8.02 Property

Maintenance

~~**Sections:**~~

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~~20.691.010~~ A. Purpose, scope, intent

~~A.~~ **1.** The Commission finds and declares that important public policy reasons exist

to prevent property conditions within the County tending to reduce the value of private

property, that promote blight and deterioration, that are attractive nuisances creating a hazard to the health and safety of minors, and that are injurious to the health, safety and general welfare of the public.

~~B.~~ **2.** This chapter is intended to protect the public health, safety, and general welfare by regulating existing structures, residential and nonresidential, and premises by establishing minimum requirements and standards for structures and premises for the protection from the elements, life safety, other hazards, and for safe and sanitary maintenance; fixing the responsibility of owners and occupants; and for administration, enforcement and penalties.

~~C.~~ **3.** This chapter shall be construed to secure and ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures, and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health, safety and maintenance as required herein. ~~(Ord. 1405, 2014)~~

~~**20.691.020 Definitions**~~

~~A. Unless the context otherwise specifically requires, for purposes of this Code, the following terms and phrases mean:~~

~~1. "Abandoned Structure" means a vacant structure that is an attractive nuisance.~~

~~2. "Ashes" means the residue of the combustion of solid fuels.~~

~~3. "Attractive Nuisance" means buildings, structures, or premises that are in an unsecured, derelict or dangerous condition so as potentially to constitute an attraction to minors, vagrants, criminals or other unauthorized persons, or so as to enable persons to resort thereto for the purpose of committing an unlawful act.~~

~~4. "Boarded" means the securing of an unoccupied building or structure against entry by the placement of material such as plywood, boards, or other similar material over openings that are designed or intended for windows or doors, where the materials are visible off the premises and where the materials are not lawfully or customarily installed on a building or structure that would be occupied.~~

~~5. "Building" means any structure designed for habitation, shelter, storage, trade, manufacture, business, education, or other similar purposes.~~

~~6. "Bulk Solid Waste" means discarded bedding, mattresses and furniture, junk, yard debris, uprooted tree stumps, demolition or construction debris, or other nonputrefactive and nonhazardous materials not placed in a container, or too large to be placed into a container.~~

~~7. "Code Enforcement Officer" means the person or persons designated by the Director to enforce Douglas County Codes.~~

~~8. "Container" means any vessel approved by the Director and used for the storage of solid waste.~~

~~9. "Compost or composting" means the controlled biological decomposition of compostable material or the product resulting from such process.~~

~~10. "Compostable material" means yard debris, food waste and food soiled paper when source separated for composting but does not include food soiled~~

~~paper containing plastic or any other material that inhibits controlled biological decomposition.~~

~~11. "Deterioration" means a lowering in the quality, condition or appearance of a building or structure, characterized by holes, breaks, rot, crumbling or any other evidence of physical decay, neglect, excessive use or lack of maintenance.~~

~~12. "Derelict structure" means a building or structure that poses an incipient hazard, or is detrimental to public health, safety or welfare, as a result of one or more of the following conditions:~~

~~(a) Is unoccupied and unsecured;~~

~~(b) Is partially constructed;~~

~~(c) Is an abandoned structure or attractive nuisance;~~

~~(d) Is in condition of deterioration~~

~~13. "Director" means the County Manager, or the Director of the Community Development or the director's designee.~~

~~14. "Food soiled paper" means paper products that have been in contact with food or food waste to the degree that they would not be able to be recycled into new paper products. Food soiled paper includes, but is not limited to, used paper table covers, used napkins, pizza boxes, coffee filters and waxy corrugated cardboard. Food soiled paper does not include unsoiled cardboard, paperboard, newspaper or office paper.~~

~~15. "Food waste" means all waste from meats, fish, shellfish, grains, fruits and vegetables, which attends or results from the storage, preparation, cooking, handling, selling or serving of food for human consumption. Food waste includes, but is not limited to, excess, spoiled or unusable food or dairy products, meats, fish, shellfish, grains, fruits, vegetables, breads and dough, incidental amounts of edible oils, and organic waste from food processing. Food waste does not include large amounts of oils and meats which are collected for rendering, fuel production or other reuse applications. Food waste does not include dead animals not intended for human consumption or animal excrement.~~

~~16. "Garbage" means all classes of putrefactive and easily decomposable animal and vegetable matter, including, without limitation, wastes produced from the handling and preparation of food, kitchen and table refuse, offal, swill, and other accumulations of animals, vegetables and other matters that attends the preparation and consumption, decay, or dealing in, or storage of meats, fish, fowl, birds, fruits and vegetables, and containers originally used for foodstuffs.~~

~~17. "Hazardous waste" has the meaning given in NRS 459.430~~

~~18. "Imminent Hazard" means any condition of deterioration that places public health, safety or welfare in high risk of peril, when the peril is immediate, impending, or on the point of happening.~~

~~19. "Incipient Hazard" means any condition that can become an imminent hazard if further deterioration is allowed to occur.~~

~~20. "Indoor Furnishing" means any item that is designed to be used indoors or otherwise protected from environmental elements including, but not limited to, upholstered furniture, indoor appliances and indoor carpet.~~

~~21. "Junk" means articles of personal property that have outlived their usefulness in their original form, or articles of personal property that have been discarded and are no longer used for their manufactured purpose, regardless of value. As used in this Chapter the term "junk" includes, but is not limited to:~~

~~(a) any derelict motor vehicle, i.e., any used motor vehicle without a vehicle license or with an expired license or is no longer registered;~~

~~(b) neglected motor vehicle, i.e., a motor vehicle that is missing critical parts required for the normal and legal operation of the vehicle, but has all of its body parts intact, including fenders, hood, trunk, glass, and tires; or~~

~~(c) wrecked motor vehicle, or part thereof, i.e., a motor vehicle that is dismantled or partially dismantled, or having a broken or missing window or windshield, or lacking a wheel or tire;~~

~~(d) machinery or parts thereof that are inoperative, worn out, or in a state of disrepair;~~

~~(e) any appliances or parts thereof that are inoperative, worn out, or in a state of disrepair;~~

~~(f) any worn out or dilapidated indoor fixtures or furnishings, or parts thereof;~~

~~(g) any bulk solid waste; and~~

~~(h) solid waste items that are of a type or quantity inconsistent with normal and usual use such as wood, metal, scrap and other similar items.~~

~~22. "Noxious Vegetation" means weeds more than 10 inches in height; grass more than 10 inches in height; rank or dead vegetation; dead trees, or other rank, noxious, and dangerous vegetation that is a health hazard; a fire hazard; or a traffic hazard because it impairs the view of a public right-of-way or otherwise makes use of the public right-of-way hazardous. This definition shall not include agriculture crops, endangered riparian grasses that have not come to seed, and wet land grasses that are neither a fire nor a traffic hazard.~~

~~23. "Occupant" means any person living or sleeping in a building or structure, or having possession of a space within a building or structure or possession of a premises.~~

~~24. "Owner" means the person recorded in the official records of the state, county or city as holding title to premises, and that person's agent; any person who has purchased or otherwise acquired a premises but whose ownership is not yet reflected in the official records of the state, county or city; a trustee, executor, administrator, guardian or mortgagee in possession and having control of the premises; a person who has care and control of a premises in the case of the absence or disability of the person holding title thereto; a lessee or tenant in possession.~~

~~25. "Partially Constructed" means an occupied or vacant structure, or portion thereof, has been left in a state of partial construction for more than six months, or that has not been completed prior to the expiration of any building permit.~~

~~26. "Premises" means a lot, or parcel of land, including any buildings or structures thereon.~~

~~27. "Public way" means any public right-of-way or other area located within Douglas County designated by the federal government, the State of Nevada, Douglas County, or another local government for the use or enjoyment by the general public including, but not limited to, roads, streets, alleys, lanes, bridges, sidewalks, trails, beaches, navigable waterways, squares, plazas, parks and any recreational facilities.~~

~~28. "Rank Vegetation" means any vegetation existing in a state of uncontrolled growth or without commonly recognized vegetation maintenance or management practices applied.~~

~~29. "Receptacle" means a trash can, cart, bin, container, drop box or other vessel used for the disposal of solid waste that has been approved by the Director and into which solid waste, compostable material, mixed compostables, recyclable material or mixed recycling may be placed for such disposal.~~

~~30. "Recycling" means the process of transforming waste into new or different products in such a manner that the original waste products may lose their identity. Recycling includes collection, transportation and storage of waste that places the waste in the stream of commerce for recycling, resource recovery or utilization.~~

~~31. "Remediation" means the elimination or correction of a condition, including, but not limited to, repair, replacement, restoration or removal.~~

~~32. "Rubbish" means worthless, discarded material, including, but not limited to, cardboard, plastic, glass, paper, rags, sweepings, wood, rubber, leather, chips, shavings, sawdust, wooden ware, printed matter, boxes, rags, straw and all combustible matter not included in definitions elsewhere in code, and similar waste materials that ordinarily may accumulate on a premises~~

~~33. "Skilled Manner" means executed in a proper manner, consistent with generally accepted standards of construction and maintenance, e.g., generally plumb, level, square, in line, undamaged, without marring adjacent work.~~

~~34. "Solid Waste" means all waste, in solid, semisolid or liquid form including, but not limited to, garbage, rubbish, trash, ashes, street refuse, waste paper, corrugated material and cardboard; commercial, industrial, demolition and construction wastes; food waste, small dead animals, waste tires, yard debris and other wastes. As used in this Chapter, solid waste does not include sewage, sewage sludge, or sewage hauled as an incidental part of a septic tank or cesspool cleaning service; or materials that are used for fertilizer, for compost or composting or for other productive agricultural or horticultural purposes.~~

~~35. "Unoccupied" means not legally occupied.~~

~~36. "Unsecured" means unlocked or otherwise open to entry.~~

~~37. "Waste" means any material, substance, or object that is no longer wanted by or usable by the generator and which is to be disposed of, or is to be subject to recycling or resource recovery by another person, and includes both source separated material and non-source separated material. Waste matter can include natural soil, earth, sand, clay gravel, loam, manure, stones, bricks, plaster, cement, crockery, glass, glassware, ashes, metals, tin containers and all other noncombustible material.~~

~~38. "Waste Tire" means a tire that is no longer suitable for its original intended purpose because of wear, damage, or defect.~~

~~39. "Yard debris" means all vegetative waste generated from property maintenance and/or landscaping activities, including, but not limited to, grass clippings, leaves, hedge trimmings, and small tree branches, but excluding tree stumps and other similar bulky woody materials. (Ord. 1405, 2014)~~

~~20.691.030~~ B. Severability.

If any section, subsection, paragraph, sentence, clause or phrase of this chapter shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this chapter which shall continue in full force and effect, and to this end the provisions of this chapter are hereby declared to be severable. ~~(Ord. 1405, 2014)~~

~~20.691.040~~ C. Application of Other Codes.

Nothing in this chapter shall be construed to relieve a person from complying with any federal, state or local law, including any other provisions of the Douglas County Code, or the requirement to obtain all necessary permits and approvals. ~~(Ord. 1405, 2014)~~

~~20.691.050~~ D. Saving Clause.

This chapter shall not affect violations of any other ordinance, code or regulation existing prior to the effective date hereof, and any such violation shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed. ~~(Ord. 1405, 2014)~~

~~20.691.060~~ E. Disposal of Solid Waste Generally.

Unless otherwise authorized by federal, state or local laws and regulations, solid waste shall be placed out for disposal, composting or recycling in receptacles designed and intended for the purpose of holding such solid waste and shall be disposed of at solid waste disposal sites approved by the State of Nevada or other governmental agency having jurisdiction under Nevada law to designate or operate solid waste disposal sites. ~~(Ord. 1405, 2014)~~

~~20.691.070~~ F. Solid Waste Receptacles.

Except for drop boxes and recycle baskets provided to the generator by a waste hauler, receptacles shall be equipped with lids sufficient to keep out precipitation and to prevent disturbance by animals and entrance of pests; shall be kept closed, except when being filled, emptied, or cleaned; and shall be kept in a clean, sealed and sanitary condition by the generator of the solid waste. An open utility trailer or truck bed is prohibited for use in the storage of solid waste. ~~(Ord. 1405, 2014)~~

~~20.691.080~~ G. Accumulation of Solid Waste Prohibited.

~~A.~~ **1.** All solid waste shall be placed in approved receptacles and then removed from a premises weekly, or at other reasonable intervals, so as to prevent spillage from receptacles, escape of odors, or conditions that would attract pests.

~~B.~~ **2.** Notwithstanding subsection (A.) of this section, compost piles are permitted on residential property, provided each compost pile is enclosed on all sides by a wood container, concrete block container, container made of another opaque material, or wire mesh container, designed for composting and having dimensions that are not greater than four feet in height, by four feet in length, by four feet in width and do not cause a public nuisance. Compost piles related to otherwise allowable agricultural operations are permitted, and the maintenance of such compost piles are subject to reasonable agricultural practices. ~~(Ord. 1405, 2014)~~

~~20.691.090~~ H. Unlawful Dumping of Garbage, Rubbish and Waste Matter

~~A.~~ **1.** It is unlawful for any person to dump, spill, throw, place or bury in any parcel of land, lots, street, highway, gutter, or any alley or in any water or stream or in any canal or ditch within Douglas County, any solid waste, garbage, rubbish, waste matter, junk, or abandoned vehicle or any other deleterious or offensive substances.

~~B.~~ **2.** When any unlawful deposit of material, as set forth in subsection (A.) includes any evidence which identifies any person, such identification will establish a presumption in any civil action or prosecution under this chapter that such person, firm, or corporation is civilly or criminally responsible for such deposit and liable for the cost of removal and disposition of the unlawful material. (Ord. 1405, 2014)

~~20.691.100~~ I. Placing Offensive Substances in Waters, on Highways or Other Property.

~~A.~~ **1.** Except as provided in subsection (C.) of this section, no person, including a person in the possession or control of any land, shall discard any dead animal carcass or part thereof, any excrement, or any putrid, nauseous, noisome, decaying, deleterious or offensive substance, into, or in any other manner befoul, pollute or impair the quality of any spring, river, brook, creek, branch, well, irrigation drainage ditch, irrigation ditch, cistern or pond.

~~B.~~ **2.** Except as provided in subsection (C.) of this section, no person shall place or cause to be placed any dead animal carcass or part thereof, any excrement, or any putrid, nauseous, noisome, decaying, deleterious or offensive substance on any public way, public property, or private property.

~~C.~~ **3.** Nothing in this section shall apply to the appropriate storage or spreading of manure or like substance for agricultural, silvicultural or horticultural purposes, except that no sewage sludge, septic tank or cesspool pumpings shall be used for such purposes, unless first treated and applied in a manner approved by the State of Nevada. ~~(Ord. 1405, 2014)~~

~~20.691.110~~ J. Offensive Littering.

No person shall create an objectionable stench or degrade the beauty or appearance of property or detract from the natural cleanliness or safety of property by intentionally:

~~A.~~ **1.** Discarding or depositing any rubbish, trash, garbage, debris or other solid waste upon the land of another without permission of the owner, or upon any public way or in or upon any public transportation facility; or

~~B.~~ **2.** Draining, or causing or permitting to be drained, sewage or the drainage from a cesspool, septic tank, recreational or camping vehicle waste holding tank or other contaminated source, upon the land of another without permission of the owner, or upon any public way. ~~(Ord. 1405, 2014)~~

~~20.691.120~~ K. Keeping Junk Prohibited.

No person shall deposit or keep junk within a public right of way, or out-of-doors on any parcel or lot of the county unless it is shielded from view from all other lots and the right of way by a 6 foot solid, sight obscuring fence or wall, or in a building or structure that is wholly enclosed. ~~(Ord. 1405, 2014)~~

~~20.691.130~~ L. General Exterior Building and Structure Maintenance

The exterior of a building or structure shall be maintained in good repair, so as not to be in a state of deterioration so as not to pose a threat to the public health, safety or welfare. ~~(Ord. 1405, 2014)~~

~~20.691.140~~ M . Exterior Surfaces

All wood and metal surfaces, including, but not limited to, window frames, doors, door frames, cornices, porches, siding and trim on buildings and structures shall be maintained in good condition, so as not to be in a state of deterioration. ~~(Ord. 1405, 2014)~~

~~20.691.150~~ N . Exterior Walls.

~~A.~~ All exterior walls of buildings or structures shall be free from holes, breaks, loose or rotting materials and shall be maintained in good condition so as not to be in a state of deterioration.

~~B.~~ The use of tarps or similar material for emergency repair, or in place of a customary building component such as siding or a door shall not exceed three months in any two year period. ~~(Ord. 1405, 2014)~~

~~20.691.160~~ O. Roofs

The roof and flashing of a structure shall be sound, tight and not have defects that admit rain or snow into the building or structure. The use of tarps or similar material for emergency repair shall not exceed three months in any two year period. ~~(Ord. 1405, 2014)~~

~~20.691.170~~ P. Glazing

All glazing materials shall be maintained free from cracks and holes. Glazing with holes, cracks, or that is partially or wholly missing shall be replaced. ~~(Ord. 1405, 2014)~~

~~20.691.180~~ Q. Accessory Structures

All accessory sheds, fences, walls and other similar structures shall be erected in a skilled manner and maintained in a structurally sound condition and in good repair, so as not to be in a state of deterioration. ~~(Ord. 1405, 2014)~~

~~20.691.190~~ R. Derelict Structures Prohibited

Derelict structures on any premises are hereby declared to be a public nuisance. ~~(Ord. 1405, 2014)~~

~~20.691.200~~ S. Noxious Vegetation Prohibited

~~A.~~ **1.** No owner shall cause or permit noxious or rank vegetation upon premises or in the right-of-way of a street abutting any premises.

~~B.~~ **2.** In addition to, or in lieu of, any enforcement action authorized by law, the Director may cause a violation of this section to be corrected in the same manner as a public nuisance as pursuant to DCC 20.691.220 – 20.691.300. ~~(Ord. 1405, 2014)~~

~~20.691.210~~ T. Garage Sales Limitation

~~A.~~ **1.** For the purposes of this section, the term "garage sale" shall mean the public sale of new or used goods within Douglas County by any individual or group of individuals from any private property, including but not limited to garages, porches, carports, or yards, when said individual or group of individuals is not in the business of selling such goods or when the property from which such sale is to be conducted is not within a zone permitting commercial business or otherwise permitted under the provisions of this code. The offering for sale of one item by public display with a sign indicating the item is for sale and the price thereof attached to or upon such item, and sale of more than one individual item not offered by public display and where no signs are posted concerning a sale or place of sale are transactions exempt from the provisions of this section. Garage sales by organizations, societies, associations, leagues, or corporations that are organized and operated exclusively for religious, educational, philanthropic, benevolent, fraternal, or charitable purposes and are not operated for the pecuniary profit of its members or shareholders shall be exempt from this definition.

~~B.~~ **2.** It shall be unlawful to conduct within Douglas County more than four garage sales in any calendar year, each of said sales to extend no longer than three days. ~~(Ord. 1405, 2014)~~

~~20.691.220~~ U. Public Nuisance Prohibited

~~A.~~ **1.** A public nuisance is any thing, condition, or act which is or may become a detriment or menace to the public health, welfare and safety.

~~B.~~ **2.** No person shall cause, permit, or maintain a public nuisance on public or private property. ~~(Ord. 1405, 2014)~~

~~20.691.230~~ V. Specific Public Nuisances

The following are specifically declared to be public nuisances, but this list shall not be deemed to be exclusive:

~~A.~~ **1.** The accumulation, exposure, or deposit of any garbage, rubbish, bulk solid waste or solid waste on any public way or any private street, alley, or lot, or into a stream, well, spring, brook, ditch, pond, river, or other inland waters within the county, or the placing of such substances in such position that high water or natural seepage will carry the same into such waters;

~~B.~~ **2.** Any physical condition of a premise considered an attractive nuisance, including, but not limited to abandoned wells, shafts, basements, unguarded machinery;

~~C.~~ **3.** An abandoned, unattended, or discarded icebox, refrigerator, or other container accessible to children which has an airtight door, or lock which may not be released for opening from the inside;

~~D.~~ **4.** Dangerous pilings and unprotected excavations;

~~E.~~ Any premises that has plumbing that permit the spillage of effluent outside of an approved sanitary sewer system, or the escape of sewer odors and gases;

~~F.~~ **5.** The maintenance of premises which are in such a state or condition as to cause an offensive odor;

~~G.~~ **6.** The accumulation of feces or manure in piles or heaps, unless enclosed in containers capable of excluding flies and maintained in such a manner or condition that offensive odor is not emitted there from; or is stored consistent with reasonable agricultural practices and/or in such a way so that it is used in legitimate agricultural purposes, and protected in such a way as to not interfere with the water table or neighboring waterways;

~~H.~~ **7.** The burning of any rubbish, garbage, rubber, cloth, or any other thing, the burning of which, or the smoke emitted from such burning, creates an offensive odor;

~~I.~~ **8.** The accumulation of stagnant water in which mosquitoes may breed;

~~J.~~ **9.** Violation of DCC 20.691.110 by keeping more than five cubic yards of junk on any residentially zoned property or by keeping four or more neglected or wrecked motor vehicles on any residentially zoned property regardless of screening;

~~K.~~ **10.** Violation of DCC 20.691.180, "Derelict Structures";

~~L.~~ **11.** Any building or structure that is in a condition that poses an imminent hazard to public health, safety or welfare;

~~M.~~ **12.** A violation of 8.14.020 Abandoned vehicles prohibited;

~~N.~~ **13.** An unpermitted driveway connection from private property to the public right-of-way for the passage of motorized vehicles that poses a public safety hazard or impedes access, traffic or drainage; and

~~O.~~ **14.** A violation of any provision of chapter 20.622, "Vacation Home Rentals." ~~(Ord. 1520, 2018; Ord. 1510, 2018; Ord. 1405, 2014)~~

~~20.691.240~~ W. Notice to Person Responsible

Whenever the Director or the Code Enforcement Officer has reasonable grounds to believe that a violation of 20.691.220 has occurred, a notice and order shall be served to the owner(s) in accordance with Chapters 20.691.250 and 20.691.260. ~~(Ord. 1405, 2014)~~

~~20.691.250~~ X. Form of Notice

Such notice prescribed in 20.691.240 shall:

~~A.~~ **1.** Be in writing;

~~B.~~ **2.** Include a description of the premises sufficient for identification;

~~C.~~ **3.** Include a statement of the reason or reasons why the notice is being issued;

~~D.~~ **4.** Include a correction order allowing a reasonable time and date for the repairs and improvements required to bring the premises into compliance with the provisions of this chapter. If the public nuisance is not an immediate danger to the public health, safety or welfare, and/or was caused by the criminal activity of a person other than the owner, the owner shall be afforded a minimum of 30 days to abate the public nuisance.

~~E.~~ **5.** Include a notice that the county may abate the nuisance pursuant to this chapter and that the person responsible shall be responsible for the costs of such abatement, which may constitute a special assessment on the property

~~F.~~ **6.** Include a notice that civil and/or criminal penalties may apply for each day that the owner did not abate the public nuisance after the date specified in the notice by which the owner was required to abate the public nuisance, and that unpaid civil penalties may constitute a special assessment on the property. ~~(Ord. 1405, 2014)~~

~~20.691.260~~ Y. Method of Service

~~A.~~ **1.** Public Nuisance notices under this chapter shall be deemed to be properly served if a copy thereof is sent by certified mail to the owner(s) at their last known address. Notices may also be:

~~1.~~ **a.** Personally delivered to the owner(s); and/or

~~2.~~ **b.** Posted at the premises and also sent first class mail to the owner(s) at their last known address if they cannot be located.

~~B.~~ **2.** Failure of the owner(s) to receive and/or claim such notice shall not render the notice void, provided that the notice was served in accordance with this section at the owner's last known address listed in the County records, and in such case the notice shall be sufficient. ~~(Ord. 1405, 2014)~~

~~20.691.270~~ Z. Abatement by County--Costs to be Filed

~~A.~~ **1.** If the owner(s) or other party responsible fails or neglects to remove the nuisance as defined in this chapter, within the time specified in the notice, and has not filed a timely appeal pursuant to Sections 20.690.290 and/or 20.690.300 of this Chapter, the County may cause such nuisance to be abated. At the request of the Director, the abatement may be done by county crews or by private contractors when county crews are not available. A report of the proceedings and an accurate record of the expense incurred while physically correcting the violation, which shall include

therein a twenty percent charge for administrative overhead, shall be filed by the Director with the county clerk.

~~B.~~ **2.** The county clerk shall thereupon set the account and report for hearing by the county commissioners at the next available meeting thereof which will be held at least seven calendar days after the date of filing by the Director, and shall post a copy of said report and account and notice of time and place of hearing thereon in a conspicuous place in the Douglas County courthouse.

~~C.~~ **3.** The county commissioners will consider the report and account at the time set for hearing, together with any objections or protests by any person or persons interested therein who presents a written or oral protest or objection to said report and account. At the conclusion of the hearing, the county commissioners will either approve or disapprove the report and account as submitted, or as modified or corrected by the county commissioners. The amount so approved will constitute a special assessment upon the respective lots or premises affected, and the county commissioners will adopt a resolution assessing said amounts upon the respective parcels of land as they are shown upon the last available assessment role, and determining that the violations or conditions on or of the property did constitute a public nuisance. It will be the duty of the head of the department of Community Development or his authorized representative to see that said special assessment is recorded against the lots, property, and/or premises.

~~D.~~ **4.** The county clerk may accept payment of any amount due at any time prior to the county commissioners' hearing, as called for in subsection B of this section. ~~(Ord. 1405, 2014)~~

~~20.691.280~~ AA. Collection of Assessments

After confirmation of the assessment including any administrative overhead, a copy of the special assessment will be certified to the auditor who is expressly authorized to assume and discharge the duty of collecting the special assessment by adding the amounts of same to the next regular bills for taxes levied against the lots and parcels of land for county purposes, and thereafter the amount will be collected at the same time and in the same manner as ordinary county taxes are collected and will be subject to the same penalties and the same procedure as under foreclosure and sale in case of delinquency, as provided for ordinary county taxes. ~~(Ord. 1405, 2014)~~

~~20.691.290~~ BB. Appeal to Director

~~A.~~ **1.** Any person affected by a notice or order of the Code Enforcement Officer shall have the right to appeal to the Director of Community Development subject to the provisions of this subsection.

~~B.~~ **2.** A notice of appeal must be filed with the director within 25 calendar days of the date the code enforcement officer's notice and order was mailed and/or served on the property owner or other responsible party.

~~C.~~ **3.** The notice of appeal must:

~~1.~~ **a.** Be in writing,

~~2.~~ **b.** Include a copy of the notice and order and a statement that the person wishes to appeal,

~~3.~~ **c.** Contain the person's full name and mailing address, legibly printed or typed, and any notice or communication thereafter sent to him at such address shall be conclusively presumed to have been received unless the person has given the director written notice of any change.

~~4.~~ **d.** Contain a statement setting forth the reasons the person contends that condition of the property does not constitute a nuisance and/or violation of Douglas County Code, and/or that the imposition of civil penalties is not appropriate.

~~D.~~ **4.** The director shall hold a hearing on the appeal.

~~1.~~ **a.** The scope of the hearing shall be limited to any or all of the following as may be stated by the person requesting review in the notice of appeal:

~~a.~~ 1. There has been a failure of the county to follow the procedures prescribed in this Title and/or chapter, and that the failure has prejudiced the person in respect of some substantial right;

~~b.~~ 2. No violation and/or nuisance exists on the premises subject of the notice or order;

~~c.~~ 3. The time for or method of compliance required in the notice is impossible to comply with or, because of circumstances peculiar to the person or property, would work an unreasonable hardship.

~~d.~~ 4. The imposition of civil penalties is inappropriate under the circumstances.

~~2.~~ **b.** The person requesting the appeal shall be accorded the opportunity to provide evidence or a statement in opposition to the notice or order; and the person requesting review shall be accorded the opportunity to cross-examine any witness presenting testimony.

~~3.~~ **c.** The Code Enforcement officer shall be accorded the opportunity to present any evidence, argument or statement in support of the notice or order; and the county shall be accorded the opportunity to cross-examine any witness presenting such testimony.

~~E.~~ **5.** The director shall adopt findings and conclusions supporting a decision which either:

~~1.~~ **a.** Affirms the notice or order as given;

~~2.~~ **b.** Modifies the notice or order; or

~~3.~~ **c.** Rescinds the notice or order.

~~F.~~ **6.** The filing of a notice of appeal shall stay all proceedings for correction of the violation and/or abatement of the nuisance until the final disposition of the appeal.

~~G.~~ **7.** Upon a final disposition ordering correction of the violation and/or abatement of a nuisance, and unless another period for compliance is provided in the decision, the person responsible for correction and/or abatement shall have a period equal to that specified in the original notice, commencing from the date of the final disposition, in which to correct the violation and/or abate the nuisance prior to action by the county..

~~H.~~ **8.** The director shall provide a written final disposition within 30 days of receipt

of the appeal. ~~(Ord. 1405, 2014)~~

~~20.691.300~~ CC. Appeal of Director's Determination

Within 15 calendar days of the date the Director's written final disposition of appeal is mailed and/or served, the person who appealed the original order that was determined by the Director may appeal to the board of commissioners. The appeal shall be in writing, shall be filed with the Director, and shall be accompanied by a $200.00 administrative fee for preparation of the appeal record and staff report to the board of commissioners. Not less than five days nor more than 30 days after the appeal has been filed, the commissioners, at a regular meeting of that body, upon giving written notice to appellant of the time the appeal shall be heard, shall proceed to hear, and pass upon the appeal, and the decision of the county commissioners thereon shall be final and conclusive. Any person or persons failing to protest as in this section required will be deemed to have waived any and all objections and appeal rights. ~~(Ord. 1405, 2014)~~

~~20.691.310~~ DD. Penalty for violations.

~~A.~~ **1.** In addition to any other civil remedies set forth in this chapter, the owner, occupant or agent of any lot or premises within the county who permits or allows the existence of a public nuisance as defined in this chapter, upon any lot or premises owned, occupied or controlled by them, or who violates any provisions of this chapter is guilty of a misdemeanor with penalties set out in DCC 1.08.010(A). Each day of any such violation constitutes a separate offense.

~~B.~~ **2.** Each day that the owner of a residential property fails to correct and abate any violation of this chapter, after the date given in a notice, may be subject to a civil penalty of up to $250 per day, with a maximum total civil penalty of $25,000.

~~C.~~ **3.** Each day that the owner of a golf course, open space or any non-residential property owner fails to correct and abate any violation of this chapter, after the date given in a notice, may be subject to a civil penalty of up to $750 per day.

~~D.~~ **4.** In addition to any other reasonable means for collecting civil penalty monies owed to the county, the civil penalties are a special assessment against the property upon which the violation exists and can be collected pursuant to DCC 20.691.280 if the following conditions have been met:

~~1.~~ **a.** At least 12 months have elapsed after the date specified in the notice by which the owner must abate the violation or the date specified in the order of the Director or Board by which the owner must abate the violation, whichever is later;

~~2.~~ **b.** The owner has been billed, served or otherwise notified that the civil penalties are due; and

~~3.~~ **c.** The amount of the uncollected civil penalties is more than $5,000. ~~(Ord. 1587, 2021; Ord. 1405, 2014)~~

~~20.691.320~~ EE. Enforcement Fees.

~~A.~~ **1.** In addition, and not in lieu of, any cost, fee, fine or penalty provided for in this code, the Code Enforcement Officer may order a penalty in the form of a monthly enforcement fee for each property found in violation of this code that meets the following criteria:

~~1.~~ **a.** The property has been the subject of a notice or order; a response period of thirty days has passed since the effective date of the notice and order; and the property remains out of compliance with the notice and order or any subsequent notices; or

~~2.~~ **b.** The property has not been brought into compliance with this code within thirty days after being notified by the Code Enforcement Officer of a violation of this code.

~~B.~~ **2.** The amount of the monthly enforcement fee is $50.00

~~C.~~ **3.** A person may appeal the Code Enforcement Officer's order to impose a monthly enforcement fee in the manner provided for in DCC 20.691.290 to 20.691.300.

~~D.~~ **4.** Any payment of the monthly enforcement fee that is more than thirty days past due may be considered delinquent and subject to a penalty of $100 for every delinquent monthly payment.

~~E.~~ **5.** All fees imposed under this section are to be paid prior to the issuance of any permits required for the construction, demolition, alteration or repair of any structure on the property. ~~(Ord. 1405, 2014)~~

~~20.691.350~~ FF. Action by District Attorney.

Notwithstanding the abatement procedures set forth in the preceding sections, the Board hereby authorizes the District Attorney to file all necessary civil actions, in the name of the County, in any court of competent jurisdiction to enforce any ordinance, rule or regulation of the Board pursuant to NRS 244.360. ~~(Ord. 1587, 2021)~~

~~Chapter 20.692~~

8.05 Off-Street Parking and Loading

~~**Sections:**~~

~~**20.692.010 Required.**~~
~~**20.692.020 Exemption.**~~
~~**20.692.030 Prohibited.**~~
~~**20.692.040 Existing uses and change in uses.**~~
~~**20.692.050 Size and access.**~~
~~**20.692.060 Mixed occupancies.**~~
~~**20.692.070 Joint use.**~~
~~**20.692.080 Parking lot - General requirement, access, design, and maintenance.**~~
~~**20.692.090 Off-street loading and unloading.**~~
~~**20.692.100 Excess parking.**~~
~~**20.692.110 Units of measurement.**~~
~~**20.692.120 Parking calculation of storage areas.**~~

~~20.692.010~~ A. Required.

Every building or portion of a building erected must be provided with off-street parking facilities to accommodate the vehicles used by the occupants, visitors, customers, clientele, and employees of the building. With the exception of commercial parking lots in any commercial or industrial zone and joint use parking facilities, all public or private off-street parking facilities must be located on the same property as the land use intended to be served. The number of off-street parking and loading spaces required per use is provided for each respective land use category identified in the following table:

Table ~~20.692.1~~
Required Parking and Loading Spaces

Use (as defined in chapter 20.660)	Parking Spaces Required*	Loading Spaces Required**
.010 Agricultural and related limited commercial		
(A) Agricultural products and related limited commercial uses	One per 500 square feet of floor area or storage area	First one required at 10,000 sq. ft.
(B) Agricultural products retail outlet	One per 500 sq. ft. of area devoted to sales	First one required at 10,000 sq. ft.
(C) Aquaculture	Determined with special use permit	Determined with special use permit

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Use (as defined in chapter 20.660)	Parking Spaces Required*	Loading Spaces Required**
.010 Agricultural and related limited commercial uses (cont'd)		
(D) Animal keeping	None	None
(E) Commercial stock yard	Determined with special use permit	A minimum of one
(F) Commercial meat or poultry processing facility	One per 500 sq. ft.	First one required at 10,000 sq. ft.
(G) Commercial nursery	One per 1,000 sq. ft. of total area plus one per 250 sq. ft. of interior floor area, excluding shade structures and green houses	A minimum of one
(H) Keeping of non-domestic (wildlife) animals	Determined with special use permit	Determined with special use permit
(I) Limited agricultural uses	None	None
(J) Limited commercial use	One per employee on site	None
(K) Open agricultural uses	None	None
.020 Commercial and business service uses		
(A) Building contracting shop	One per 200 sq. ft.	First one required at 5,000 sq. ft.
(B) Carpentry, woodworking or furniture making facility	One per 500 sq. ft.	First one required at 5,000 sq. ft.
(C) Car wash	One per each washing bay and five stacking spaces per washing bay	None
(D) Commercial bakery	One per 1,000 sq. ft.	First one required at 5,000 sq. ft.
(E) Commercial laundry and dry cleaning	One per 500 sq. ft.	First one required at 10,000 sq. ft.
(F) Gaming	One per 100 sq. ft.	First one required at 5,000 sq. ft.
(G) Kennel	One per 300 sq. ft. with a minimum of two spaces	None
(H) Dog fancier or breeder kennel	One per 300 sq. ft., with a minimum of two spaces	None
(I) Dog rescue kennel	One per 300 sq. ft., with a minimum of two spaces	None
(J) Pet Service	One per 300 sq. ft., with a minimum of two spaces	None
(K) Pawn Shop	One per 250 sq. ft.	First one required at 5,000 sq. ft.
(L) Printing or publishing establishments	One per 250 sq. ft.	First one required at 5,000 sq. ft.
(M) Thrift or second hand stores, used appliance stores	One per 250 sq. ft.	First one required at 5,000 sq. ft.

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Use (as defined in chapter 20.660)	Parking Spaces Required*	Loading Spaces Required**
.020 Commercial and business service uses (cont'd)		
(N) Adult characterized businesses	One per 250 sq. ft.	First one required at 5,000 sq. ft.
(O) Craft foods or alcoholic beverages (large & small)	One per 300 sq. ft. of retail/or personal service area; parking for processing and warehousing determined through design review of special use permit.	Determined with design review or special use permit.
.030 Forestry Uses		
(A) Forestry	None	None
.040 Industrial uses		
(A) Equipment rental	One per 300 sq. ft. of enclosed building area. Equipment may not occupy required parking.	None
(B) General Industrial	One per 500 sq. ft. and as determined through special use permit	First one required at 10,000 sq. ft.
(C) Light Industrial	One per 500 sq. ft.	First one required at 10,000 sq. ft.
(D) Machine shop	One per 500 sq. ft.	First one required at 5,000 sq. ft.
(E) Outside storage	None	None
(F) Sawmill	One per 500 sq. ft. of floor area or area of operation	First one required at 10,000 sq. ft.
(G) Solid waste disposal site and facility	Determined with special use permit	Determined with special use permit
(H) Solid waste transfer facility	Determined with special use permit	Determined with special use permit
.050 Institutional and uses of community significance		
(A) Cemetery	Determined with special use permit	Determined with special use permit
(B) Church	One per 30 sq. ft. of worship area, plus parking for accessory uses	None
(C) Community center and related facilities	One per 250 sq. ft. of office area and as determined through design review	Determined with design review
(D) Day care center (large)	One per every eight persons plus one space per employee	None
(E) Day care center (small)	None	None
(F) Emergency care facility	One per 330 sq. ft.	None
(G) Educational facility	Three parking spaces per classroom plus 10 for all other facilities	First one required at 10,000 sq. ft.
(H) Small group care or group home	0.5 per bed	None

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Use (as defined in chapter 20.660)	Parking Spaces Required*	Loading Spaces Required*
(J) Hospital		
(K) Judicial center	Determined with special use permit	Determined with special use permit
(L) Nursing, convalescent, or residential care facility	One for every three patient beds	First one required at 10,000 sq. ft.
(M) Post office	One per 100 sq. ft.	Determined with design review
(N) Use of community significance	Determined with special use permit	Determined with special use permit
(O) Independent congregate senior living community	One covered parking space per living unit, plus one guest parking space for every four units.	One shall be provided for the facility.
.060 Lodging uses		
(A) Bed and breakfast	One per guest room and two for the primary residence	None
(B) Campground	One for each RV space plus one per 250 sq. ft.	None
(C) Overnight lodging	One per room plus one per each 15 rooms and any parking required for incidental uses including but not limited to gaming and restaurants	First one required at 10,000 sq. ft.
(D) Resort lodge, conference center or guest ranch	1.5 per room and/or cabin	First one required at 10,000 sq. ft.
.070 Mining uses		
(A) Open and subsurface mining	Determined with special use permit	Determined with special use permit
.080 Office uses		
(A) Professional office	One per 250 sq. ft.; real estate offices require one per 200 sq. ft.	First one required at 10,000 sq. ft.
.090 Recreation uses		
(A) Equestrian facilities	Determined with design review	Determined with design review
(B) Golf course	Six per hole, plus parking for accessory uses such as restaurants and pro shops	Determined with special use permit or planned development
(C) Health club	One per 300 sq. ft.	First one required at 10,000 sq. ft.
(D) Indoor recreation	One per 200 sq. ft.	None
(E) Membership club	One per 100 sq. ft.	None
(F) Motorized racing facility	Determined with design review	Determined with design review

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Use (as defined in chapter 20.660)	Parking Spaces Required*	Loading Spaces Required*
.090 Recreation uses (cont.)		
(G) Non-motorized racing facility	Determined with design review	Determined with design review
(H) Outdoor recreation, for day use	One per 200 sq. ft. of active area	None
(I) Outdoor recreation, for night use	One per 200 sq. ft. of active area	None
(J) Park or play field, for day use	Determined with design review	None
(K) Park or play field, for night use	Determined with design review	None
(L) Public recreation center	One per 200 sq. ft. of active area	None
(M) Ski area	Determined with special use permit	Determined with special use permit
.100 Residential uses		
(A) Boarding House	One per bedroom	None
(B) Clustered development	As required per use	None
(C) Manufactured home park	Two per unit, one of which must be covered, plus one quest space per four units NOTE: tandem parking is allowed	None
(D) Multi-family dwelling	Two per unit, one of which must be covered, plus ne guest space per four units	None
(E) Single-family dwelling	Two covered parking spaces	None
.110 Retail and personal service uses		
(A) Bank	One per 300 sq. ft.; three stacking parking spaces are required for each drive up window or station	None
(B) Bar	One per 75 sq. ft.	First one required at 10,000 sq. ft.
(C) Building material or garden store	One per 250 sq. ft. of sales area	First one required at 10,000 sq. ft.
(D) Convenience store	One per 200 sq. ft.	First one required at 3,000 sq. ft.
(E) Indoor theater	One per 35 sq. ft. for non-fixed seats or one per four fixed seats	None

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Use (as defined in chapter 20.660)	Parking Spaces Required*	Loading Spaces Required**
.110 Retail and personal service uses (cont.)		
(F) Mortuary	One per 200 sq. ft., plus one parking space for each 30 sq. ft. of chapel area	None
(G) Outdoor theater	One per each 35 sq. ft. for non-fixed seats or one per four fixed seats	None
(H) Restaurant	One per 100 sq. ft.; one per 250 sq. ft. for take-out restaurants	First one required at 5,000 sq. ft.
(I) Retail or personal service facility	One per 250 sq. ft. and five stacking spaces are required for each drive up window or station	First one required at 10,000 sq. ft.
(J) Vehicle rental	One per 300 sq. ft. of office area. Rental vehicles may not be parked in required spaces.	None
(K) Vehicle service center, minor	One per each gas pump, plus two per service bay; one stacking space is required for each service bay and car wash bay	None
(L) Vehicle service center, major	Three per service bay	None
(M) Veterinary clinic, with outdoor holding facilities	One per 250 sq. ft.	None
(N) Veterinary clinic, without outdoor holding facilities	One per 250 sq. ft.	None
.120 Transportation uses		
(A) Private airport	Determined with special use permit	Determined with special use permit
(B) Public airport	One per 200 sq. ft. of terminal building floor area, plus parking required for associated uses outside of the terminal area	First one required at 10,000 sq. ft.
(C) Airport related uses	One per 200 sq. ft. of terminal building floor area	First one required at 10,000 sq. ft.
(D) Heliport	One per 200 sq. ft. of terminal building floor area, with a minimum of five spaces	First one required at 10,000 sq. ft.
(E) Helistop	Five spaces are required	None
(F) Park and ride facility	Determined with special use permit	Determined with special use permit
(G) Parking structure and parking lot (primary use)	Determined with special use permit	Determined with special use permit

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Use (as defined in chapter 20.660)	Parking Spaces Required*	Loading Spaces Required**
.120 Transportation uses (cont.)		
(H) Terminal and passenger service facility	One per 250 sq. ft. of office area plus one per 1,000 sq. ft. of maintenance service area. NOTE: no vehicles related to the terminal's operations may park in customer or employee parking areas.	Determined with design review
.130 Utility and public service uses		
(A) Central office building of a telecommunication	Determined with design review	None
(B) Fire station	Determined with design review	None
(C) Major facility of a public or private utility	Determined with special use permit	None
(D) Public or quasi-public facility other than listed	Determined with special use permit	Determined with special use permit
(E) Public safety telecommunication facility	None	None
(F) Sewage or water transmission lines	None	None
(G) Sewage treatment facility	Determined with special use permit	None
(H) Telecommunications site	None	None
(I) Telecommunications facility	None	None
(J) Utility service facility	None	None
(K) Water reservoir	Determined with special use permit or design review	None
(L) Water tank, water treatment facility or sewer lift station	Determined with design review	Determined with design review
(M) Wind powered electric generator	Determined with design review	Determined with design review
(N) Treated effluent irrigation	None	None
.140 Warehouse uses		
(A) Personal storage facility	One per 20 units	None
(B) Warehouse and distribution center	One per 1,000 sq. ft.	First one required at 10,000 sq. ft.
.150 Accessory uses (See Section 20.660.150 for requirements)		
(A) Accessory agricultural retail sales	Minimum of 5 spaces	None

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Use (as defined in chapter 20.660)	Parking Spaces Required*	Loading Spaces Required **
.150 Accessory uses (See Section 20.660.150 for requirements) (cont.)		
(B) Accessory dwelling	One in addition to that which is required for the main dwelling	None
(C) Accessory outside storage	See Subsection 20.660.150(C)	See Subsection 20.660.150(C)
(D) Accessory Structure	None	None
(E) Grading or stockpiling of more than 500 cubic yards	None	None
(F) Home occupation	None	None
(G) Household pets	None	None
(H) Non-commercial telecommunications site, one structure meeting district regulations	None	None
(I) Non-commercial telecommunications site, all others	None	None
(J) Solar energy system	None	None
(K) Stationary tank storage (above ground)	None	None
(L) Heliport	None	None
.160 Temporary uses		
(A) Emergency non-commercial telecommunications facility	Determined with temporary use permit	Determined with temporary use permit
(B) Temporary batch plant	Determined with temporary use permit	Determined with temporary use permit
(C) Temporary construction or sales office	Determined with temporary use permit	Determined with temporary use permit
(D) Temporary dwelling unit	None	None
(E) Seasonal sales lot	Determined with temporary use permit	Determined with temporary use permit

Notes:
* All square footage refers to floor area unless otherwise noted.
** Additional loading requirements by square footage may be found in Table 20.692.3.
~~(Ord. 1424, 2014; Ord. 1402, 2014; Ord. 1279, 2009; Ord. 1238, 2008; Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.692.020~~ B. Exemption.

1. No building as it exists at the time of the effective date of this chapter shall be deemed to be nonconforming solely by reason of the lack of off-street parking facilities. If any portion of the premises is being used for off-street parking in connection with any building, the parking shall not be reduced below the requirements of this chapter. ~~(Ord. 763, 1996; Ord. 167, 1968)~~

~~20.692.030~~ C. Prohibited.

~~A.~~ **1.** Except where specifically allowed, required parking spaces must not be in tandem. All parking spaces must have unobstructed access to a street, alley, aisle, or driveway connecting with a street or alley without requiring movement of another vehicle.

~~B.~~ **2.** For auto repair shops or other similar uses, the racks and pump blocks shall not be considered in calculating required parking spaces.

~~C.~~ **3.** Required parking spaces shall not be used or permitted to be used for the repair, servicing, storage of vehicles, or for the storage of material.

~~D.~~ **4.** With the exception of instances where an alley is used for access, no use subject to design review may utilize a right-of-way for required backing area. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.692.040~~ D. Existing uses and change in uses.

The provision of parking space is not required for legal, existing uses as of the effective date of this ordinance, but shall be required for any change in use, or increase in floor area or in the number of employees or other unit of measurement specified to indicate the number of off-street parking spaces. (Ord. 763, 1996, Ord. 167, 1968)

~~20.692.050~~ E. Size and access.

~~A.~~ **1.** Residential. Each off-street parking space for single-family structures in a residential zoning district shall have an area of not less than 180 square feet, exclusive of driveways or drive aisles. The interior width of each space shall not be less than 9 feet and the interior length of not less than 20 feet. Each space must be provided with adequate ingress and egress and the parking spaces are not be allowed within any required front yard or side of street yard building setback area. This restriction does not apply to property in the Residential Office (RO) overlay zoning district.

~~B.~~ **2.** Commercial, industrial, institutional, and multi-family. Each off-street parking space for commercial, industrial, institutional, and multi-family residential uses must have adequate ingress and egress and must be properly striped to the following standards:

~~1.~~ **a.** Each space must have an area of not less than 180 square feet, exclusive of driveways or drive aisles. The width of each space must be a minimum of nine feet and the length must be a minimum of 20 feet.

~~2.~~ **b.** Up to 25 percent of the required off-street parking for multi-family and non-residential uses may be designated as small car or compact spaces. These spaces shall be nine feet wide by 18 feet long and must be identified as compact car spaces. Compact car spaces must be distributed evenly throughout the entire parking lot.

~~3.~~ **c.** 50 percent of the available on-street parking spaces adjacent to the exterior boundaries of the property may be deducted from the required total off-street parking facilities.

~~4.~~ **d.** Parallel parking spaces must have a minimum length of 22 feet and a minimum width of 10 feet.

~~5.~~ **e.** Parking spaces that are adjacent to a side wall of greater than three feet in

height must provide a minimum width of 10 feet.

~~C.~~ **3.** Access drive.

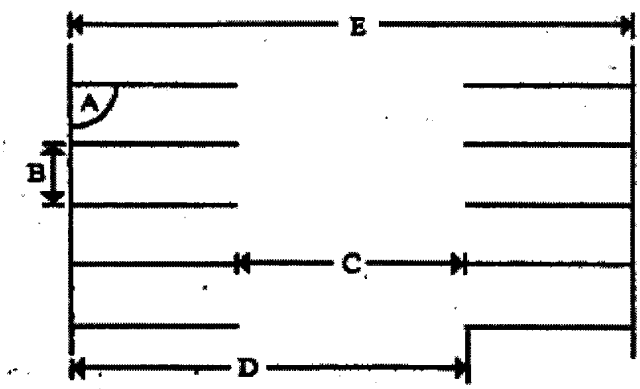
~~1.~~ **a.** When access is from a paved public street, alley, or private easement, a paved driveway approach, a minimum of ten feet in length and 12 feet in width shall be provided to each residential property. The drive approach shall be paved with two inches of asphaltic concrete or other similar material and four inches of aggregate base material.

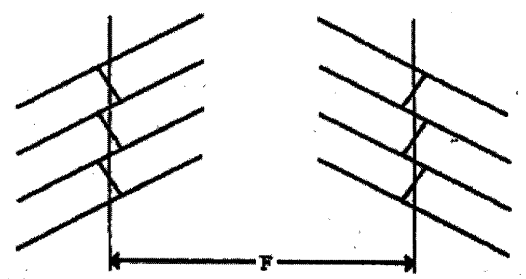
~~2.~~ **b.** Where ingress and egress to an industrial, commercial, or institutional development is required from a paved public street, alley, or private easement, a 30 foot wide, measured curb to curb, ten foot long paved access drive shall be provided. The access drive shall be paved with a minimum of two inches of asphaltic concrete or other similar material and six inches of aggregate base material as per required by the county.

~~D.~~ **4.** Parking lot design. Parking layout design must provide ample stall and aisle widths, and adequate turning radii for maneuvering. To ensure the safety in maneuvering of vehicles and trucks, all parking lots shall meet or exceed the parking stall dimensions noted in Table 20.692.2 below:

Table 20.692.2

Angle of Parking (degrees) (A)	Distance Between Spaces (ft.) (B)	Aisle Width (feet) (C)		Total Width of One-Way Parking Layout (feet)		
		One-way	Two-way	One-sided (D)	Two-sided (E)	Herringbone (F)
30	20	12	22	30	48	40
45	14	14	22	34	54	47
60	12	18	24	39	60	56
90	9	25	25	45	65	--





Note: Parking stall widths are measured on-center with the stall striping. All stalls must be marked with a minimum four-inch-wide stripe. ~~(Ord. 763, 1996, Ord. 641, 1994; Ord. 167, 1968)~~

~~20.692.060~~ F. Mixed occupancies.

In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities is the sum of the requirements for the various uses computed separately. Off-street parking spaces for one use shall not be considered as providing required parking spaces for any other use except as specified for joint use facilities (see 20.692.070). ~~(Ord. 763, 1996)~~

~~20.692.070~~ G. Joint use.

The director, or designee may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities for the following uses or activities upon the conditions specified in this chapter and subject to design review approval:

~~A.~~ **1.** Common parking facilities, public or private, may be provided in lieu of the individual requirements contained in this chapter, but the facilities must be approved by the director for size, shape, relationship to business sites to be served provided the total of the off-street parking facilities when used together, must not be less than the sum of the various uses computed separately. The required parking must be located within 300 feet of the business use. Common parking facility use as outlined in this section shall be subject to the conditions in paragraph C.

~~B.~~ **2.** Up to 50 percent of the parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities of use considered to be primarily a night-time use; up to 50 percent of the parking facilities required by this chapter for a use considered to be primarily a night-time use, may be provided by the parking facilities of a use considered to be primarily a daytime use, provided the reciprocal parking area shall be subject to the conditions in paragraph C.

~~1.~~ **a.** Typical daytime uses include but are not limited to banks, business and real estate offices, medical offices (excludes urgent care), personal service shops, small retail shops, clothing or shoe repair, barber or beauty parlor, manufacturing or wholesale buildings and similar uses. Typical nighttime uses include but are not limited to cocktail lounges, bars, dance halls and similar places of entertainment, sports arenas, and auditoriums other than those incidental to a public or private school or church.

~~2.~~ **b.** Up to 50 percent of the parking facilities required by this chapter for a weekend use (from 5 pm Friday until 12 midnight Sunday), may be provided by the parking facilities of a use considered to be primarily a weekday use, provided such reciprocal parking area shall be subject to the conditions set forth in paragraph C.

~~a.~~ 1. Typical weekend uses include but are not limited to bowling alleys, theaters, amusement park, and golf courses.

~~C.~~ **3.** Conditions required for joint use.

~~1.~~ **a.** The buildings or use for which application is being made for authority to use the existing off-street parking facilities provided by another building or use, shall be located within 300 feet of the parking facility.

~~2.~~ **b.** The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

~~3.~~ **c.** Regardless of the owner of record of such properties considered for joint parking use, there shall be recorded in the office of the county recorder, a parking covenant by such owner or owners for the benefit of the county in the form first approved by the county that such owner or owners will continue to maintain the parking spaces so long as the building, structure, or improvement is maintained within the county. The covenant shall identify and describe the businesses, the hours of operation of such businesses, the number of parking spaces available, and be accompanied by a map depicting the joint parking areas. This agreement may be executed by the director on the county's behalf. (Ord. 763, 1996)

~~20.692.080~~ H. Parking lot - General requirements, access, design, and maintenance.

~~A.~~ **1.** The following standards shall apply to all off-street parking areas:

~~1.~~ **a.** All required off-street parking and loading areas, driveways, and parking aisles shall be graded, drained, paved, and permanently maintained.

~~2.~~ **b.** All off-street parking areas shall be striped so that individual spaces and driving lanes are clearly indicated. Directional markers shall be painted on the driveway surface.

~~3.~~ **c.** Any off street parking area, other than that provided for a single-family residential unit, shall comply with the parking lot landscape standards identified in paragraph C, below.

~~4.~~ **d.** All parking areas shall provide accessible parking spaces in accordance with the American National Standards Institute, Inc. (ANSI).

~~5.~~ **e.** Access drives within parking lots shall have a minimum width of 12 feet for a one-way drive aisle and a minimum width of 25 feet for two-way drive aisle.

~~6.~~ **f.** On-site circulation shall be designed in such a manner that all parking spaces are useful for the intended purposes and the internal circulation pattern is safe and efficient for motorists and pedestrians.

~~7.~~ **g.** All parking areas, including driveways associated with a single-family residence, shall be used solely for vehicle parking and maneuvering with no sales, storage of inoperable or unlicensed vehicles, repair work, dismantling or servicing of any kind.

~~8.~~ **h.** Driveways or other areas required to move cars in or out of parking spaces shall not be considered in meeting off-street parking space requirements.

~~9.~~ **i.** No truck, commercial trailer, recreational vehicle, house or camp trailer or other motor vehicular equipment of a commercial or industrial nature may be parked on a lot in any district except where permitted as a use in a commercial or industrial district where specifically provided for or as follows:

~~a.~~ 1. Parking of agricultural equipment is permitted without limitation where accessory to a permitted agricultural use.

~~b.~~ 2. Parking of pickup trucks or single-panel vans, when used for transportation, is permitted in any district.

~~c.~~ 3. Parking of recreational vehicles per section 20.660.150.C.4.d.

~~d.~~ 4. Parking of vehicles and trailers in accordance with chapter 20.616 with an approved home occupation permit.

~~10.~~ **j.** A two foot vehicle overhang into a landscape area is permitted when the landscape area has a minimum eight foot width. Wheel stops are not permitted anywhere.

~~11.~~ **k.** When parking is proposed to the rear of a building, public and pedestrian access must be provided to the front building entrances through the use of walk-thought, plazas, or open corridors.

~~12.~~ **l.** Internal pedestrian walkways shall be provided through parking lot landscape areas and in all parking lots where pedestrian and vehicle conflicts may occur.

~~13.~~ **m.** All grocery stores with over 20,000 square feet of gross floor area must provide adequate bays for returned shopping carts. These areas shall be separated from the parking stalls by piped fencing or other all-weather material and be striped and signed accordingly.

~~14.~~ **n.** In commercial districts, parking lots with 50 or more parking spaces shall provide recreational vehicle (RV) parking spaces as follows:

~~a.~~ 1. 50 spaces or more require one RV space, 75 spaces or more require two RV spaces;

~~b.~~ 2. 100 or more spaces require 4 RV spaces.

These spaces shall be a minimum of 14 feet wide and 40 feet long, and be designated as RV parking spaces.

~~15.~~ **o.** Parking aisle length shall not exceed 350 feet without a cross aisle for vehicle circulation.

~~16.~~ **p.** Adequate clear throat distance shall be provided at all parking lot entrance and exit driveways.

~~17.~~ **q.** The arrangement of parking spaces shall avoid backing of vehicles onto ring roads, perimeter roads, or major aisles.

~~18.~~ **r.** Tangent or long radius sections of aisles along the perimeter of buildings shall be less than 400 feet.

~~19.~~ **s.** Adequate driver sight distance shall be provided throughout all parking areas.

~~20.~~ **t.** Each development shall contain at least one clearly designated route for pedestrians connecting the street, the parking area, and the main building entrance(s). Access for people with disabilities shall be provided in accordance with state and federal statutes, and shall provide a convenient and efficient circulation system for these individuals.

~~21.~~ **u.** All parking lot areas used exclusively for parking and turnarounds shall be designed and improved with a grade not exceeding 5 percent.

~~22.~~ **v.** All driveways within a parking lots used exclusively for ingress and egress or interior parking lot circulation shall be designed and improved with grades not to exceed a ten percent slope.

~~23.~~ **w.** Parking areas, aisles, and access drives shall be graded and drained to dispose of surface water without damage to private or public properties, streets, or alleys. All parking and circulation areas shall be designed with an adequate drainage system and improvements shall meet county engineering design standards, and shall conform to all applicable stormwater treatment and discharge standards.

~~24.~~ **x.** Open parking of cars accessory to a residential use are limited to those actually used by the residents, or for temporary parking of guests.

~~B.~~ **2.** Parking lot lighting. All developments including outside parking and lighting shall conform to the following requirements:

~~1.~~ **a.** Any exterior lighting (photometric) plan consisting of point-by-point foot candle layout (based on a ten-foot grid center) extending a minimum of 20 feet outside the property lines required by the director shall be prepared by an electrical engineer registered in the state.

~~2.~~ **b.** Maximum overall height of fixtures shall be not more than 15 feet in or within 100 feet of a residential district, and not more than 25 feet in non-residential districts. Parking lot lighting shall be limited to pole-type fixtures.

~~3.~~ **c.** Fixtures shall possess sharp cut-off qualities at property lines.

~~4.~~ **d.** There shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets.

~~5.~~ **e.** Flashing lights are prohibited.

~~C.~~ **3.** Pedestrian lighting. All developments that contain outside pedestrian walkways and lighting shall conform to the following requirements:

~~1.~~ **a.** Where pedestrian lighting is proposed adjacent to or facing a residentially zoned area, an exterior lighting (photometric) plan consisting of point-by-point foot candle layout (based on a ten-foot grid center) extending a minimum of 20 feet outside the property lines may be required by the director. Where required, the lighting plan shall be prepared by an electrical engineer registered in the state.

~~2.~~ **b.** Maximum overall height of fixtures shall be not more than 15 feet in or within 100 feet of a residential district, and not more than 25 feet in non-residential districts. Pedestrian lighting shall be limited to pole-type or bollard-type fixtures.

~~3.~~ **c.** Fixtures shall possess sharp cut-off qualities at property lines.

~~4.~~ **d.** There shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets.

~~5.~~ **e.** Flashing lights are prohibited.

~~D.~~ **4.** Parking lot landscape standards. The objective of this section is to improve the appearance of certain setback and yard areas within off-street vehicular parking areas, and to protect and preserve the appearance, character, and value of surrounding neighborhoods and thereby promote the general welfare by providing for installation and maintenance of landscaping for screening and aesthetic qualities.

~~1.~~ **a.** At least 15 percent of the total area devoted to parking and driveway areas must be offset by pervious areas of landscape material (new or preserving existing trees and shrubs). All landscaping must be provided with proper irrigation systems as approved by the department. All parking lot landscaping shall be maintained free of weeds and debris.

~~2.~~ **b.** A minimum of one tree for every eight spaces shall be planted in all parking areas. All parking lot trees shall be of a deciduous variety, a minimum two-inch caliper with a five-foot spread at the time of planting, shall be of a type that can reach maturity within 15 years from the planting and shall shade 40 percent of the lot within 15 years. The landscape plan shall depict the required growth at the end of 15 years. Parking lot trees must follow the approved county tree species list.

~~3.~~ **c.** All landscape areas abutting driveways, drive aisles, and parking stalls shall be protected by a six-inch by six-inch concrete curb. Where needed, wheelchair access may be provided by using a rounded curb.

~~4.~~ **d.** Planting areas for parking lot trees and landscape fingers shall have a minimum 25 square feet of protected planting space (five feet by five feet). This measurement shall be from inside of curb.

~~5.~~ **e.** Landscape fingers a minimum six feet in width, shall be provided for every

eight parking spaces.

~~6.~~ **f.** Off-street parking areas, including drive-aisles, which abut residential properties shall be separated from such property by a minimum ten-foot-wide dense planting screen and a six-foot-high masonry block wall, or other alternative material, measured from the grade of the finished surface of the lot closest to the contiguous residential district, provided that along the required front yard of the residential district, the wall shall not exceed three feet in height. Off-street parking areas, which face residential properties, shall provide a ten-foot dense planting screen which includes beaming, low retaining walls, or a combination thereof to buffer the residential use. Off-street parking areas which abut non-residential properties shall follow standard design criteria.

~~E.~~ **5.** Bicycle parking. Non-residential and multi-family developments containing 10 or more automobile parking spaces shall be required to provide bicycle parking facilities in conformance to this title.

~~1.~~ **a.** Development containing over 10 parking spaces shall provide a minimum of two bicycle rack spaces for the first 50 parking spaces, and two additional bicycle rack spaces for each additional fifty parking spaces. Fractional requirements of 0.5 or greater shall be considered as a full bicycle rack space.

~~a.~~ 1. Multi-family residential projects shall provide one bike space for each five residential units.

~~2.~~ **b.** Bicycle parking shall be located in such a manner as not to interfere with pedestrian or vehicular traffic.

~~3.~~ **c.** Safe and convenient access shall be provided from the external circulation system to the bicycle parking facilities on site.

~~4.~~ **d.** Bicycle parking racks must include components that lock the back wheel, frame, and front wheel, without the removal of the front wheel. ~~(Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.692.090~~ I. Off-street loading and unloading.

~~A.~~ **1.** For the purposes of this title, all loading and unloading shall take place on site and be of a size and number consistent with the loading demands encountered on an average business day under the intended use, but in no case shall be less than the minimum requirements established in this section.

~~1.~~ **a.** For non-residential uses identified in this title, off-street loading and unloading spaces must be provided for in addition to the required off-street parking spaces. If a particular use requires off-street loading and unloading, the minimum requirement may be found in Table 20.692.1. Additional requirements based on square footage may be found in the following table:

Table 20.692.3
Additional Loading Spaces Required

Floor Area	Required Number of Loading Spaces*
Minimum requirement up to 25,000 square feet	1
25,001 to 50,000 square feet	1
Each additional 50,000 square feet, or major fraction thereof	1

Note:
* Pursuant to Chapter 20.606, the director may approve a limited reduction in the size and number of spaces based upon the applicant's presentation of information and justification of the request and further upon determining compliance with the other provision of this title.

~~2.~~ **b.** Each off-street loading space must be at least 12 feet wide by 45 feet long and have a minimum height clearance of 14 feet. Driveways, drive aisles, or vehicle parking spaces cannot be considered as loading areas. Loading spaces are not permitted within the building setback areas as required by this title.

~~3.~~ **c.** Backing onto the site from a public right of way for loading and unloading or maneuvering purposes is prohibited.

~~4.~~ **d.** Each off-street loading space must be striped and signed for loading purposes and have adequate maneuvering areas for the type of deliveries associated with the land use. For purposes of this title, all driveways and drive aisle widths and turning radii must meet AASHTO requirements.

~~5.~~ **e.** Off-street loading space must be located to the rear or the side of the site and must be suitably screened from any adjacent properties by a combination of landscaping, beaming, walls, or other screening measures acceptable by the department.

~~6.~~ **f.** Loading doors shall not open toward public streets.

~~7.~~ **g.** No off-street loading space shall be located closer than 30 feet to any residential property, unless wholly within a completely enclosed building, or unless properly screened with a minimum fifteen-foot-wide dense landscape buffer with beaming and a six-foot-high block wall, or enclosed on three sides by a solid wall or building not less than ten feet in height. ~~(Ord. 1238, 2008; Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.692.100~~ J. Excess parking.

When parking spaces in excess of that required by this code for a building or use have been constructed, these excess parking spaces may be counted toward the required parking spaces of another building or use provided that the conditions for joint use identified in section 20.692.070 of this chapter are met. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.692.110~~ K. Units of measurement.

~~A.~~ **1.** For the purpose of this chapter, "floor area" in the case of offices, merchandising or service type uses, means the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise.

~~B.~~ **2.** When units of measurement determining the number of required parking spaces result in requirements of a fractional space, any fraction less than one-half shall be disregarded, and fractions of one-half and above shall require one parking space. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~

~~20.692.120~~ L. Parking calculation of storage areas.

Notwithstanding other provisions of this code, required parking for dedicated storage areas not accessible to the general public may be calculated at one space per 1,000 square feet of gross floor area, as long as 20 percent or more of the total area of the building is dedicated to storage use. ~~(Ord. 763, 1996)~~

~~Chapter 20.694~~ 8.06

Landscape Standards

~~**Sections:**~~

~~**20.694.010 Purpose.**~~
~~**20.694.020 Applicability.**~~
~~**20.694.030 Exemptions.**~~
~~**20.694.040 General.**~~
~~**20.694.050 Maintenance.**~~
~~**20.694.060 Landscape plans, required.**~~
~~**20.694.070 Landscape plans, submittal requirements.**~~
~~**20.694.080 Irrigation plans, submittal requirements.**~~
~~**20.694.090 Landscape materials.**~~
~~**20.694.100 Landscape design standards.**~~
~~**20.694.110 Screening**~~
~~**20.694.120 Site distance for landscaping adjacent to public rights-of-way and points of access.**~~
~~**20.694.130 Final inspection.**~~

~~20.694.010~~ A. Purpose.

The purpose of this chapter is to establish minimum standards for the placement, amount, and type of landscape materials to be installed in order to enhance the aesthetics of the community, including the visual appearance of streets, to reduce noise, dust, and erosion, conserve water resources, provide groundwater recharge, preserve open space and wetlands, provide privacy from visual and physical intrusion, and to insulate from the effects of weather conditions. (Ord. 763, 1996)

~~20.694.020~~ B. Applicability.

~~A.~~ **1.** Landscaping requirements shall apply to construction of the following projects unless specifically listed as an exemption or otherwise noted in this chapter:

~~1.~~ **a.** Single-family subdivisions creating parcels of one-half acre or less (for street trees only).

~~2.~~ **b.** Duplex or multi-family residential;

~~3.~~ **c.** Industrial;

~~4.~~ **d.** Commercial;

~~5.~~ **e.** Institutional uses; and

~~6.~~ **f.** Public uses. ~~(Ord. 763, 1996)~~

~~20.694.030~~ C. Exemptions.

~~A.~~ **1.** The following types of development are exempt from the landscape requirements in this chapter:

~~1.~~ **a.** Development of a single-family detached dwelling not a part of a subdivision

tentatively approved after adoption of this title, and accessory structures;

~~2.~~ **b.** Previously approved development which conforms to all conditions of approval;

~~3.~~ **c.** Additions to existing structures or accessory structures that are under ten percent of the total gross floor area or 5,000 square feet, whichever is less. ~~(Ord. 763, 1996)~~

~~20.694.040~~ D. General.

~~A.~~ **1.** All landscape materials shall be natural or living materials. Plastic, simulated or synthetic materials are not permitted except for the use as weed block and as irrigation materials.

~~B.~~ **2.** All landscape areas must be irrigated with an underground irrigation system, adequate to service the landscape areas.

~~C.~~ **3.** Final landscape and irrigation plans must be submitted at the time of building permit application.

~~D.~~ **4.** Landscape materials shall follow the approved tree, shrub, and groundcover species list contained within the county design criteria and improvement standards manual to the extent possible. Exceptions to the list are at the sole discretion of the director.

~~E.~~ **5.** Installation of landscaping and irrigation systems must follow the approved plans. Any plant substitutes can only be authorized by the person who develops the plan, with the director's approval. Approval must be obtained prior to plant installation. ~~(Ord.763, 1996)~~

~~20.694.050~~ E. Maintenance.

The owner, or his agent, is responsible for the maintenance of all landscaping and irrigation systems, which shall be maintained in good condition, to present a healthy, neat, and orderly appearance and must be kept free from weeds, refuse, and debris. Maintenance includes the immediate replacement of all dead and diseased plant material. ~~(Ord. 763, 1996)~~

~~20.694.060~~ F. Landscape plans, required.

~~A.~~ **1.** A landscape plan must be filed with the department for the following:

~~1.~~ **a.** Applications for a building permit or improvement plans which requires design review approval;

~~2.~~ **b.** Any tentative map which includes common, improved open space areas, or required street trees.

~~B.~~ **2.** The plan shall, at a minimum, identify all areas to be landscaped and include area and tree calculations and general types of landscaping proposed for the area.

~~C.~~ **3.** A landscape plan must be approved by the director, prior to the issuance of a building permit or the approval of a final map including common area. The landscape plan must be approved for remodel permits for a change of use from residential to non-residential or from single-family to multi-family.

~~D.~~ **4.** The landscape plan must be prepared by one of the following:

~~1.~~ **a.** A licensed landscape architect;
~~2.~~ **b.** A licensed landscape contractor;
~~3.~~ **c.** A licensed architect; or
~~4.~~ **d.** A registered civil engineer. (Ord. 801, 1997, Ord. 763, 1996)

~~20.694.070~~ G. Landscape plans, submittal requirements.

~~A.~~ **1.** Landscape and irrigation plans must be in the format as prescribed in this section and contain the following for the development and installation of all landscape areas.

~~B.~~ **2.** The final landscape plan shall include the following:

~~1.~~ **a.** Scale (one inch equals 20 feet (1″=20′) or one inch equals 30 feet(1″=30′)), north arrow, location of adjacent streets, property lines, easements, sidewalks, drives, paved areas, lighting, signs, buildings, all utilities and mechanical equipment within the landscape areas, existing trees and other natural or man-made site features influencing the use of the site, and surrounding types of landscaping;

~~2.~~ **b.** Construction details for installation of the landscape in accordance with county standards, including topographical features and grading plans, soil type, method of soil preparation, fertilization added at time of planting, area to be excavated before planting and manner of root exposure, tree staking and guying;

~~3.~~ **c.** A note or calculation sheet with all landscape calculations relevant to the application of this chapter, including site area, areas of required number of parking spaces, number of trees and shrubs, type and amount of living and non-living ground cover, type and amount, if any, of decorative paving material, and percentage of each to be used on the property;

~~4.~~ **d.** A plant list utilizing a wide variety of native and drought tolerant trees, shrubs and plants, based upon the recommended list of species provided in this chapter. The plant list shall include the common and botanical names of plants to be used. This plant list must be arranged in legend form with a key number assigned to each plant. On the plan, each plant shall be identified by a key number. The size of the plant, its spacing and the quantity to be used shall follow in the legend, as the following example illustrates: ~~(Ord. 763, 1996)~~

Typical Plant List

No.	Botanical Name	Common Name	Size	Space	Quantity
1	Acer genially	Amur Maple	2-inch caliper	30 feet o.c.*	10
2	Pyrus Coleraine	Flowering Pear	2-inch caliper	20 feet o.c.	12
3	Forsythia	Early Forsythia	1 gallon	3 feet o.c	25
4	Syringa	Late Lilac	5 gallons	5 feet o.c.	7
5	Vinca Minor	Dwarf Periwinkle	flat	12 inches o.c	68

* o.c. = "on center"
~~(Ord. 763, 1996)~~

~~20.694.080~~ H. Irrigation plans, submittal requirements.

~~A.~~ **1.** Irrigation plans, and specifications which comply with the Uniform Plumbing Code, must be submitted with the landscape plan to insure adequate irrigation coverage. To increase water conservation, the system must be automatic drip, babbler, or sprinkler irrigation. Sprinkler irrigation is only allowed on lawn areas, except that some groundcover may use sprinkler irrigation with the approval by the director. All drip and babbler irrigation systems must be installed separately from turf irrigation systems. All irrigation plans must include the following:

~~1.~~ **a.** Scale at the same scale as the landscape plan, north arrow, location of adjacent streets, property lines, easements, sidewalks, drives, paved areas, lighting, signs, buildings, all utilities and mechanical equipment within the landscape areas, existing trees and other natural or man-made site features influencing the use of the site;

~~2.~~ **b.** Identification and description of automatic irrigation components to insure that vegetation is adequately irrigated. All irrigation plans shall incorporate water conserving principles, including multiple program controllers with percent scaling, low precipitation heads, drip irrigation, and check valves. Where applicable, irrigation details must include the method for the watering of required street trees. All valves and other devices are to be housed in a box of adequate size and design to protect the components.

~~3.~~ **c.** Indication of the system point of connection and size, water pressure available, and maximum demand of the system in gallons per minute (GRM);

~~4.~~ **d.** Irrigation equipment specified must be identified by manufacturer's name and equipment identification number;

~~5.~~ **e.** Cross connection devices installed for all construction shall have a reduced pressure backflow presented (R.P. device), except for single-family

development;

~~6.~~ **f.** All locations of irrigation valves, controllers, hose bibs, quick coupler valves, and backflow preventers. Sprinkler location on plans must include typical pattern of sprays (i.e., full circle, half circle), psi, radius of throw and gallons per minute;

~~7.~~ **g.** Irrigation details must be used to clarify particular situations. Typical details must include backflow prevention devices, valves, irrigation heads, and irrigation controllers;

~~8.~~ **h.** Sizes of irrigation lines. Schedule 40 P.V.C. is required for all pressure lines and under all paved areas. Piping must be installed a minimum of 12 inches underground for non pressure irrigation lines and 18 inches underground for constant pressure irrigation lines. ~~(Ord. 763, 1996)~~

~~20.694.090~~ I. Landscape materials.

~~A.~~ **1.** Landscape materials are limited to the following:

~~1.~~ **a.** Living materials, including turf, ground covers, plants and shrubs, vines, hedges, and trees;

~~2.~~ **b.** Non-living materials, including rocks, gravel, tile, bricks, wood, bark, and related materials, may be used as ground cover within the required landscape areas with the approval of the community development department. No more than 20 percent of the landscape material shall include rock or gravel, and at least 50 percent of the area devoted to groundcover and planter areas shall be living materials. A variety of living and non-living ground cover materials is required for all projects;

~~3.~~ **c.** Existing trees and shrubs shall be preserved wherever possible and may be considered part of the required landscape material;

~~4.~~ **d.** Existing trees with a trunk diameter of eight inches or more at a point 12 inches above ground level shall be preserved, unless its removal is authorized on the approved site plan or map;

~~5.~~ **e.** Turf is not allowed in any space measuring less than four feet in width or length. Turf is not allowed in areas with a slope greater than 20 percent (1:5), only drought-tolerant native grasses, which decrease soil erosion and require less water consumption, are allowed on slopes in excess of 20 percent;

~~6.~~ **f.** Plant material and ground cover must be distributed evenly throughout the parking lot or site area.

~~7.~~ **g.** Xeriscape designs using drought tolerant, native plant species are encouraged. ~~(Ord. 763, 1996)~~

~~20.694.100~~ J. Landscape design standards.

~~A.~~ **1.** At least 15 percent of the total paved area devoted to parking and driveway areas must be offset by pervious areas of landscape material (e.g., xeriscaping, turf, and/or new or existing trees and shrubs). All landscaping must be irrigated with an irrigation system approved by the department.

~~B.~~ **2.** Plant materials existing or proposed within public rights-of-way adjacent to a landscaping project shall be included on the landscape plan but will not be counted toward the total required landscape area.

~~C.~~ **3.** Where a perimeter fence or wall is proposed along a street frontage within a

residential subdivision, a minimum five-foot landscape planter area shall be provided outside the fenced area adjacent to the sidewalk. This area shall include street trees and a variety of shrubs and plants to screen the fence and provide an aesthetically pleasing streetscape.

~~D.~~ **4.** On multi-family developments, at least 50 percent of the required common open space areas must be landscaped in pervious material, such as xeriscaping, trees, shrubs, and/or turf.

~~E.~~ **5.** New construction shall provide adequate shade trees in all paved areas and provide an appropriate balance of evergreen and deciduous plantings throughout the site.

~~F.~~ **6.** The landscape plans shall show a minimum of one tree for every 400 square feet of required on-site landscaped area.

~~G.~~ **7.** In addition to paragraph F above, street trees, with a minimum two-inch caliper and five-foot spread, are required for all new commercial, industrial, public, institutional, or residential subdivisions creating parcels of one-half net acre or less. One tree shall be planted, at a maximum, for each 40 lineal feet of street frontage, on average. Street trees must be planted by the developer and include proper irrigation prior to the issuance of a certificate of occupancy. In single-family residential subdivisions, installation of trees and irrigation system shall occur prior to issuance of a certificate of occupancy for each individual dwelling unit. Street trees must be set back a minimum of ten feet from water and sewer lines, 30 feet from an intersection, and ten feet from any driveway, hydrant, or street sign. Trees which grow to more than 20 feet in height may not be planted under overhead utility lines. Street trees within highway rights-of-way shall limit mature spread to 20 feet. Street trees shall follow the approved street tree list found in the Douglas County Design Criteria and Improvement Standards, Appendix B, "Plant List.". Any exceptions to the list shall be at the discretion of the director.

~~H.~~ **8.** All trees must be staked in accordance with the International Society of Arborists standards.

~~I.~~ **9.** Street trees adjacent to sidewalks, parking lots, or streets must be free of fruit or other elements which litter the ground. All street trees must be heat and cold resistant, tolerant of the urban environment, and insect and disease resistant.

~~J.~~ **10.** Shrubs and hedges must be a minimum five-gallon size. Hedges, where required, shall be planted and maintained to form a continuous, unbroken, solid, visual screen within three years after planting. Vines shall be a minimum of two feet in height at the time of planting and may be used only in conjunction with fences, screens, or walls to meet physical barrier requirements.

~~K.~~ **11.** Wherever rock or bark are used as ground cover, the installation must prevent vegetation growth through the ground cover either through the use of herbicides or landscape fabric material. Fabric material must be properly pinned to the soil to avoid lifting.

~~L.~~ **12.** All required street trees, parking lot trees, and trees required for screening purposes must be a minimum two-inch caliper and five-foot spread. All other landscaped trees may be one and one-half inch caliper for deciduous trees, and six-foot

minimum height for evergreen trees. ~~(Ord. 1209; 2007: Ord. 801, 1977; Ord. 763, 1996)~~

~~20.694.110~~ K. Screening.

Plant materials shall be used to screen irrigation equipment boxes, storage, refuse, public utilities, and other features which do not enhance the overall appearance of the site. Landscape screening shall achieve the desired effect within three years. ~~(Ord. 763, 1996)~~

~~20.694.120~~ L. Site distance for landscaping adjacent to public rights-of-way and points of access.

When an access way or driveway intersects a public right-of-way or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping within the traffic safety site area must provide unobstructed cross-visibility at a level between three feet and eight feet in height. Trees having limbs and foliage trimmed in a manner that no limbs or foliage extend into the cross-visibility area are allowed, provided their location does not create a traffic hazard. (Ord. 763, 1996)

~~20.694.130~~ M. Final inspection.

All landscaping must be properly installed and be according to approved plans prior to final inspection and certificate of occupancy by the department. An exception is allowed only when the landscaping cannot be completed due to weather related delays. In lieu of the installation of landscaping, financial security per chapter 20.720, shall be provided at 150 percent of the estimated cost of installation. The owner must guarantee installation as specified in the temporary certificate of occupancy agreement, and final inspection must be completed within six months of the issuance of a temporary certificate. The estimated cost of the landscaping is subject to verification by the department. ~~(Ord. 763, 1996)~~

~~Chapter 20.696~~ 8.15

Sign and Advertising Control

~~Sections:~~

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~~20.696.010~~ A. Title.

This chapter shall be known and may be cited as the "Douglas County Sign and Advertising Control." ~~(Ord. 763, 1996; Ord. 386. 1981)~~

~~20.696.030 Definitions.~~

~~For definition of terms under this chapter, see Appendix A of this title. (Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.100~~ B. Signs exempt from regulation.

A permit is not required for any of the following signs provided the signs are erected and maintained in accordance with the provisions of this chapter:

~~A.~~ **1.** Professional occupation signs denoting only the name or firm name and profession of an occupant in a commercial building, public institutional building or dwelling house when the area of the sign does not exceed two square feet for each professional occupant and is placed on or against a building;

~~B.~~ **2.** Memorial signs or tablets, names of buildings and dates of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material and permanently affixed to the building or structure;

~~C.~~ **3.** Identification nameplates or signs on apartment houses, rooming-houses and trailer parks, public telephones and similar uses not exceeding four square feet in area. The signs may be illuminated only by indirect light and only if the use is in a commercial zone;

~~D.~~ **4.** Bulletin boards not over fifteen square feet in area for public, charitable and religious institutions when the bulletin boards are located on the premises of the institutions and not visible from the public right-of-way;

~~E.~~ **5.** Composite structures for community directory signs subject to the following:

~~1.~~ **a.** Before the installation of any structure, the location, size, height, width and general design must be approved by the director as being in conformance with the general purpose of this chapter through the design review process;

~~2.~~ **b.** A maximum of two composite structures are permitted on each main entrance into Douglas County;

~~3.~~ **c.** Additions or alterations of individual sections of the sign may be made without the approval of the director, provided that the additions or alterations do not exceed the total area and dimensions of the sign as approved under the design review;

~~F.~~ **6.** Off-premises directional signs advertising places of public worship and assembly, hospitals, schools and charitable institutions subject to the following:

~~1.~~ **a.** The signs must be in the form of a standard traffic regulation sign;

~~2.~~ **b.** There must not be more than two signs advertising any one use unless authorized by the director;

~~G.~~ **7.** The changing of advertising copy or message on a painted or printed sign and theater marquee and similar signs specifically designed for the use of replaceable copy;

~~H.~~ **8.** On-premises "For Rent," "For Lease," "Open House," or "For Sale" signs conforming to the provisions of this chapter;

~~I.~~ **9.** On-premises "Open" or "Closed" signs, two square feet or less in area;

~~J.~~ **10.** Political signs, signs designed for the purpose of advertising support of or opposition to a candidate or proposition at public election;

~~K.~~ **11.** Traffic regulation signs on privately owned property, such as "Enter," "Exit," "Private Property," "Parking Reserved," provided they do not exceed two square feet in size and do not contain advertisement for the establishment;

~~L.~~ **12.** "Vacancy," "No Vacancy," or for gas stations, "Full Serve," "Self Serve" signs provided that they do not exceed two square feet in size;

~~M.~~ **13.** One address sign for each street frontage not to exceed two square feet in size, or conforming to provisions of this chapter;

~~N.~~ **14.** Historical marker signs, not to exceed four square feet in size;

~~O.~~ **15.** Any temporary "Open House" sign. Only one sign is allowed on each street frontage of the property. The sign may be a single or double-faced and is limited to three square feet or less. The sign must not exceed four feet in height. A maximum of three off-site signs are allowed. A sign may be erected only while the building being shown is open to the public;

~~P.~~ **16.** Any temporary sign warning of construction, excavation or similar hazards so long as the hazard exists;

~~Q.~~ **17.** Any temporary sign located on a kiosk;

~~R.~~ **18.** One identification sign for a residence of no more than one square foot. One identification sign for a ranch in an agricultural, forest and range, or rural residential zoning district, as defined in this title, of no more than ten square feet and located at the main entrance to the ranch house;

~~S.~~ **19.** Holiday decorations;

~~T.~~ **20.** Any sign that is part of the main structure of a coin-operated vending machine, gasoline pump or telephone booth, provided the sign identifies only the product contained or displays operating instructions. This exemption does not include changeable-copy signs or signs that are added on to the main structure;

~~U.~~ **21.** Any sign that is part of a coin-operated news rack, provided the sign is within the main structure of the news rack;

~~V.~~ **22.** Freestanding signs announcing the opening of a new business which in the aggregate, do not exceed 32 square feet in size. The signs may not be erected more than 30 days prior to the scheduled opening of the business and must be removed no later than 30 days after the opening of the business. The business owner or manager must provide proof of opening date upon request;

~~W.~~ **23.** Signs specifically required by federal, state or county law;

~~X.~~ **24.** Temporary window signs or indoor posters not exceeding 15 square feet or ten percent of the window area of each facade, whichever is greater, and which only provides information about a specific product, price, event or activity. An individual temporary window sign shall not be displayed for more than 90 consecutive calendar days;

~~Y.~~ **25.** A sign, such as a menu, which is on display to the public and, 1) shows prices of goods or services, 2) does not exceed 24 inches by 18 inches, and 3) is located on a wall or in a window;

~~Z.~~ **26.** Temporary "Garage Sale" or other similar signs located only on the premises

upon which the sale is occurring and during the time which the sale is occurring;

~~AA.~~ **27.** "No Trespassing," "Warning," "Posted against Hunting or Fishing" and similar signs, not to exceed 16 square feet in size;

~~BB.~~ **28.** Official flags, not exceeding 60 square feet in area, when flown on a flagpole, subject to the following: Each unit of operation is permitted a maximum of three flags, or one flag per 50 feet of linear primary building frontage, whichever is greater.

~~2.~~ **a.** Freestanding flagpoles shall not exceed 20 feet within the required front, side and rear yard setback areas; freestanding flagpoles that meet the required setbacks of the applicable zoning district shall not exceed the maximum height permitted within the applicable zoning district.

~~3.~~ **b.** A single flag of equal or smaller size with a business logo for the unit of operation may be used when flown with an official flag, provided that the total number of flags displayed does not exceed the total number permitted for the unit of operation.

~~4.~~ **c.** An official flag must not be attached to a sign or sign structure.

~~CC.~~ **29.** Community identification signs, placed by Douglas County, an unincorporated town or general improvement district formed pursuant to NRS Chapter 318 along or within public rights-of-way at the jurisdictional boundary, subject to the following:

~~1.~~ **a.** Before the installation of any structure, the location, size, height, width and general design must be approved by the director as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit shall be obtained;

~~2.~~ **b.** No more than one single or double face sign shall be erected at a jurisdictional boundary;

~~3.~~ **c.** Total sign structure height not to exceed five-feet measured from the closest edge of right-of-way;

~~4.~~ **d.** Maximum sign area of 25 square feet for each sign face;

~~DD.~~ **30.** Hanging signs, not exceeding two square feet in area, provided such signs are located within covered walkways and are oriented to pedestrian users.

~~EE.~~ **31.** Public hearing notice signs and other signs required by federal, state or local governmental agencies.

~~FF.~~ **32.** One non-official flag per unit of operation per street frontage, placed on or hung from the main structure of the operation, not to exceed 12 square feet in total area. ~~(Ord. 919, 2000; Ord. 801, 1997; Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.110~~ C. Official signs and safety signs.

Nothing contained in this chapter prevents the erection, construction and maintenance of official traffic, safety, fire and police signs, signals, devices and markings of the state highway department, the board, or other competent public authorities, nor the posting of notices required by law. Similarly, on-premise traffic regulation signs and signs necessary for the safety and convenience of those members of the public using the premises, whether the signs are officially or privately erected, are not subject to the provisions of this chapter. (Ord. 763, 1996; Ord. 386, 1981)

~~20.696.120~~ D. Directory signs.

A single-faced directory sign may be permitted as a ground sign at the major entrance to residential, commercial, or industrial complexes or as a wall sign within a public mall area to identify occupants or addresses for the convenience of visitors and to facilitate emergency services. Directory signs are only permitted as an element of a master sign plan, must be located no less than 40-feet inside the property line, and must not be visible from the public right-of-way. Directory signs may not be used as advertising for land uses on the site and are not included in allowable sign area limit computations or when calculating the number of signs on a site. The name and address of the primary complex may be included as part of the directory sign not to exceed 20 percent of the total sign area. The maximum size of a directory sign is limited to 32 square feet and not more than four square feet for any single unit of operation or any single occupant. No more than eight units of operation may be displayed on the directory sign. (Ord. 763, 1996)

~~20.696.130~~ E. On-premise signs in agricultural areas.

In agricultural, forest and range, and rural residential zoning districts as defined in this title, the following types of freestanding and wall signs are permitted for either agricultural or non-agricultural related commercial uses with the exception of those signs listed under section 20.696.100:

~~A.~~ **1.** One commercial sign is allowed for a business on an agricultural parcel. The total area for all signs identifying a business shall not exceed ten square feet for parcels of less than ten acres, 16 square feet for parcels of ten acres up to 40 acres and 32 square feet for parcels 40 acres or larger. All signs shall be located within the subject property and located at the entrance to the business site. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.140~~ F. Trade construction signs.

~~A.~~ **1.** In nonresidential zoning districts, one sign advertising the various construction trades on any construction site is permitted. The sign must not exceed 32 square feet in area, must not be installed prior to the start of construction, and shall be removed prior to the issuance of a certificate of occupancy.

~~B.~~ **2.** In agricultural and residential zones, as defined by this title, one sign is allowed advertising the various construction trades on any construction site. The sign must not exceed six square feet in area, and must not be installed prior to the start of construction and must be removed before a certificate of occupancy is issued. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.150~~ G. Real property sales signs.

Real property sales signs are exempt from the permit process if they comply with the following provisions:

~~A.~~ **1.** Placement. Real property signs may be placed upon the property with the following restrictions:

~~1.~~ **a.** The signs must not be affixed to trees or shrubs on the property;

~~2.~~ **b.** The signs must not be placed closer than five feet to any property line;

~~3.~~ **c.** The signs must not be placed so that any portion of it is more than seven feet above the average ground level;

~~4.~~ **d.** The sign may not be placed in a site that interferes with the traffic safety site area.

~~B.~~ **2.** Size and number. Real property sales signs must not exceed the following sign area and number:

~~1.~~ **a.** For residential parcels of less than one acre, one real property sales sign not exceeding four square feet;

~~2.~~ **b.** For residential parcels greater than one acre, but less than ten acres, one real property sign not exceeding six square feet;

~~3.~~ **c.** For commercial and industrial parcels, one sign not exceeding 16 square feet on each street frontage;

~~4.~~ **d.** For all parcels greater than ten acres, one real property sign not to exceed 16 square feet in size may be placed on each street frontage.

~~C.~~ **3.** Construction, illumination, erection, and maintenance**.** Real property signs must conform to the following for type and style of construction:

~~1.~~ **a.** The signs must be constructed of a permanent material which will not deteriorate from weather;

~~2.~~ **b.** The signs must not be illuminated;

~~3.~~ **c.** A real property sign may be placed upon the property either by the owner or by a person having the authority of the owner to do so;

~~4.~~ **d.** All the signs shall be maintained in a state of good order and repair and be removed upon close of escrow or removal from the market. ~~(Ord. 763, 1996; Ord. 641, Ord. 386, 1981)~~

~~20.696.160~~ H. Subdivisions sales signs.

Notwithstanding any other provisions of this chapter, signs and flags may be erected for each subdivision of land, subject to the following:

~~A.~~ **1.** A single or double faced non-illuminated sign may be placed at each entry to the subdivision, subject to the following:

~~1.~~ **a.** Each sign face shall not exceed 32 square feet in area, nor shall the sign and structure exceed 8 feet in total height;

~~2.~~ **b.** Each sign shall be located outside the public right-of-way and traffic safety site area;

~~3.~~ **c.** A maximum of three sign structures are permitted per subdivision, which shall be reduced by the number of signs erected on tribal lands within the county;

~~4.~~ **d.** Each sign may contain the name of the subdivision and or graphic representation, name of seller or sellers, seller or sellers phone number, indicate that model homes are on-site, and provide directions to model homes. No other riders, flags, or other additions may be included on the sign;

~~5.~~**e.** For the purposes of advertising subdivisions, a sign is considered on-site if the sign is located on contiguous property under the same ownership as the subdivision, exclusive of easements;

~~6.~~ **f.** All signs shall be removed upon the close of escrow of the final lot or house being offered for sale by the subdivider or developer.

~~B.~~ **2.** A single faced non-illuminated sign may be placed on the site of the subdivision sales office, provided:

~~1.~~ **a.** The sign face shall not exceed 16 square feet nor shall the sign and structure exceed a height of 6 feet;

~~2.~~ **b.** The sign shall be a minimum of 5 feet from the property line;

~~3.~~ **c.** The sign may contain the name of the subdivision and/or model complex, name of seller, phone number of seller, and hours of operation. No other riders, flags, or other additions may be included on the sign;

~~4.~~ **d.** All signs shall be removed upon the closure of the model home sales complex or the close of escrow of the final lot or house being offered for sale by the subdivider or developer, whichever is earlier.

~~C.~~ **3.** Single faced directional kiosk signs may be placed within the subdivision to direct potential buyers to model home sales complexes, provided:

~~1.~~ **a.** Each directional kiosk sign structure shall be a maximum eight feet in height and maximum four feet in width and indicate the name of the subdivision. Kiosk directional signs are to be uniform in structure, dimension and color throughout the subdivision;

~~2.~~ **b.** Each builder shall be provided a total of eight square feet of sign area which may include only the name of the builder, model home complex name and directional arrow;

~~3.~~ **c.** A maximum of ten directional signs may be constructed within the boundaries of the subdivision;

~~4.~~ **d.** All directional kiosk signs shall be removed upon the closure of the model home sale complexes within the subdivision or the close of escrow of the final lot or house being offered for sale by the subdivider or developer, whichever is earlier.

~~D.~~ **4.** Flags may be used to advertise a subdivision, subject to the following:

~~1.~~ **a.** The flags may be located at the entry to the subdivision or at the model home complex and are to be located outside of the public right-of-way and commonly owned property;

~~2.~~ **b.** All flags shall be affixed to a metal pole, not to exceed twenty-feet in height. No more than one, 3-foot by 5-foot maximum flag shall be affixed to a flag pole. All flags shall be maintained in good repair and be replaced or removed when torn or tattered;

~~3.~~ **c.** A total of one flag per subdivision, plus one flag for every 20 lots may be erected;

~~4.~~ **d.** All flags and poles shall be removed upon the close of escrow of the final lot or house being offered for sale by the subdivider or developer. ~~(Ord. 777, 1997; Ord 763, 1996; Ord. 641, 1994; Ord. 386, 1981)~~

~~20.696.170~~ I. Open house.

A real estate sign designating an open house is allowed for an individual home for sale or lease, other than first-time sales of homes within new subdivisions; provided the

signs:

~~A.~~ **1.** Do not exceed an overall height of 36 inches from the ground and the face of the sign must not exceed a horizontal dimension of 24 inches and a vertical dimension of 18 inches;

~~B.~~ **2.** Have no riders, with the exception of the agent's name; no additions, tags, signs, streamers, balloons or other appurtenances may be added to the standard real estate open house sign. Arrows may be incorporated into the design of the face of the sign but may not be added appurtenant to the sign;

~~C.~~ **3.** Are displayed daily, provided the house is open to the public during the time of display;

~~D.~~ **4.** Must not exceed one on-site open house sign and four off-site open house signs with an aggregate total of five signs per open house. The standard real estate for sale sign posted at the site is not included as part of the aggregate total of signs allowable per open house;

~~E.~~ **5.** Must not be placed, used or maintained in any location upon public property, including rights-of-way;

~~F.~~ **6.** Must not be placed within a five foot radius of a hydrant, fire call box or mail box;

~~G.~~ **7.** Must not be placed on or within the median strip or center divider of a roadway or on or within any other roadway island or traffic safety site area. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.180~~ J. Pre-lease signs.

Pre-lease signs must comply with the following provisions:

~~A.~~ **1.** Placement. Pre-lease signs may be placed upon the property with the following restrictions:

~~1.~~ **a.** The signs must not be affixed to trees or shrubs on the property;

~~2.~~ **b.** The signs must not be placed closer than five feet to any property line;

~~3.~~ **c.** The signs must not be placed so that any portion of it is more than seven feet above the average ground level.

~~4.~~ **d.** The sign may not be placed in a site that interferes with the traffic safety site area.

~~B.~~ **2.** Size and number. Pre-lease signs must not exceed the following sign area and number:

~~1.~~ **a.** One pre-lease sign per street frontage not to exceed two signs total on any development site;

~~2.~~ **b.** No sign shall exceed 16 square feet in size.

~~C.~~ **3.** Construction, illumination, erection, and maintenance. Pre-lease signs must conform to the following for type and style of construction:

~~1.~~ **a.** The signs must be constructed of a permanent material which will not deteriorate from weather;

~~2.~~ **b.** The signs must not be illuminated;

~~3.~~ **c.** A pre-lease sign may be placed upon the property either by the owner or by a person having the authority of the owner to do so;

~~4.~~ **d.** All the signs shall be maintained in a state of good order and repair and be removed within one year of the date of issue of permit. ~~(Ord. 1176, 2006; Ord. 763, 1996)~~

~~20.696.200~~ K. Prohibited signs.

In addition to any sign not conforming to the provisions of this chapter, the following signs are prohibited:

~~A.~~ **1.** Any sign which, by color, shape, working, or location, resembles or conflicts with any traffic control sign or device;

~~B.~~ **2.** Signs attached or placed adjacent to any utility pole, traffic sign post, traffic signal, historical marker or any other official traffic control device;

~~C.~~ **3.** Signs on trees or shrubs;

~~D.~~ **4.** Signs erected on public or private property without the permission of the owner;

~~E.~~ **5.** Off premise signs, including billboards and directional signs, with the exception of open house signs, placed in accordance with section 20.696.100.H, and community identification and directional signs approved by the board as part of an integrated community program, and public community facility signs, points of interest, and community entry signs approved by the board as part of an integrated community facility signage plan per section 20.696.385 and 20.696.390, below;

~~F.~~ **6.** Signs on awnings or canopies except when placed on the valance;

~~G.~~ **7.** Signs that create a hazard by obstructing clear views of pedestrians and vehicular traffic;

~~H.~~ **8.** Pole signs;

~~I.~~ **9.** Temporary signs, except as provided in section 20.696.320;

~~J.~~ **10.** Portable freestanding sandwich or "A" type signs; with the exception of signs advertising "civic events" displayed during the time of the event, or as provided in section 20.696.320;

~~K.~~ **11.** Banners and pennants or pinwheels are prohibited, except as provided for in sections 20.620.040 and 20.620.050;

~~L.~~ **12.** Balloons and other inflatable devices except as provided for in sections 20.620.045 and 20.620.050

~~M.~~ **13.** Bench signs;

~~N.~~ **14.** Mobile signs or portable signs unless carried by a natural person or by a motor vehicle as provided in section 20.696.220 or for advertising a "civic event;"

~~O.~~ **15.** Signs located within any stream, drainage facility or channel;

~~P.~~ **16.** Signs that rotate, move, flash, blink or appear to do so are prohibited unless required by law or utilized by a proper governmental agency.

~~Q.~~ **17.** The provisions of this chapter do not prohibit the following types of signs:

~~1.~~ **a.** A sign changing to show time or temperature;

~~2.~~ **b.** An on-premises barber pole of a height not to exceed 48 inches of traditional design, which is permitted to revolve during the time that a barbershop is open for business;

~~3.~~ **c.** Signs otherwise permitted by this chapter. ~~(Ord. 1137, 2005; Ord. 1009,~~

~~2002; Ord. 956, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 386, 1981)~~

~~20.696.210~~ L. Abandoned signs.

Within 30 days after the discontinuance of a business in any zoning district, or before a new business occupies the premises, whichever occurs first, all abandoned signs must be removed by the owner of the property on which the sign is located. Permanent signs or sign structures applicable to a business temporarily suspended by reason of change of ownership or management of the business are not considered abandoned unless the property remains vacant for a period of three months. A sign structure that conforms with the provisions of this title in terms of size and type is not required to be removed. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.220~~ M. Advertising on vehicles.

No person shall park any vehicle on the street or in a location on private property which is visible from a street which has attached to or suspended from the vehicle any advertising sign except a sign painted directly upon or permanently affixed to the body, including a magnetic decoration, or other integral part of the vehicle for permanent decoration, identification or display indicating the name of the business, address, phone number, applicable trade license number and business logo. The provisions of this section are not applicable to signs affixed to vehicles of public carriers operating within the county. ~~(Ord. 1137, 2005; Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.230~~ N. Traffic hazards.

A sign may not be erected or located to cause a hazard to the movement of vehicles or pedestrians upon public rights-of-way or obstruct or interfere with the traffic safety site area, signal or other safety device located upon a public right-of-way. The minimum height clearance for any sign is not less than eight feet above the ground where pedestrian traffic may travel beneath the sign or less than 13 feet-six inches above any driveway, alleyway or other way designed for vehicular traffic. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.240~~ O. Utility lines.

No permit for any sign shall be issued and no sign shall be constructed or maintained which has less horizontal or vertical clearance from communication or energized electrical power lines than that prescribed by the laws of the state or rules and regulations of the appropriate agencies. (Ord. 763, 1996; Ord. 386, 1981).

~~20.696.250~~ P. Removal of political signs.

~~A.~~ **1.** Every political sign, which has been erected, must be removed by the person, organization, candidate or sponsor responsible for the erection of the sign within seven calendar days after any election; provided, that any candidate successful in any primary election who is opposed in the general election is not required to remove his or her political signs until seven calendar days after the date of the general election.

~~B.~~ **2.** Any person, organization, candidate or sponsor whose name appears on any political sign shall be presumed to be responsible for the removal of the sign under this chapter. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.260~~ Q. Owners consent required.

It is unlawful for any person, except public officers or employees in the performance of a public duty, or a private person in giving legal notice, to paste, post, paint, print, nail, tack or otherwise fasten any card, banner, handbill, sign, poster, advertisement or notice of any kind upon any property without the consent of the owner, holder, lessee, or agent of trustee of the property. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.295~~ R. Number of free standing signs.

~~A.~~ **1.** Except as provided in section 20.696.305, a person may not erect or maintain more than one freestanding accessory, on-premises sign on each parcel of property or legal access easement in a land use district in which a freestanding sign is permitted, provided that no signs are located within the traffic safety sight area of any intersection or within 75 feet from another freestanding sign located within the site or an abutting property and with the following exceptions:

~~B.~~ **2.** Parcels with a frontage of 50 feet or more are allowed one freestanding double-faced sign per frontage. Where a parcel of property abuts two or more public streets, a freestanding sign is permitted on each frontage of the property.

~~C.~~ **3.** Parcels with a legal access easement to a public road of 30 feet or more in width are allowed one freestanding double-faced sign in the easement frontage.

~~D.~~ **4.** Parcels of record within a commercial or industrial subdivision without a frontage on a public street are allowed a single monument sign placed along the frontage of the parcel abutting an internal drive aisle, provided the total structure height does not exceed 5 feet and the sign area does not exceed the maximum provided under table 20.696.1.

~~E.~~ **5.** A parcel within an approved commercial complex which is designated to contain a commercial complex sign, is allowed a single monument sign placed along the frontage of the parcel, provided the total structure height does not exceed 5 feet and the sign area does not exceed the maximum provided under table 20.696.1.

~~(Ord. 1041, 2003; Ord. 1009, 2002; Ord. 879, 1998; Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.300~~ S. Freestanding sign area tables, maximum area.

Except as otherwise provided in sections 20.696.305 and 20.696.315, in commercial, industrial, and other zone districts allowing a freestanding sign, the maximum total sign area permitted each parcel for use in freestanding signs is the total sign area obtained by adding the amounts from tables 20.696.1 and 20.696.2 below.

~~A.~~ **1.** The content of the sign shall be limited to the address, center name or major anchor and may contain a list of tenants.

~~B.~~ **2.** The complex, center, or major anchor name and address are not included in allowable sign area computations provided their combined sign area does not exceed 10

square feet in area. ~~(Ord. 1009, 2002; Ord. 870, 1998; Ord. 777, 1997; Ord. 763, 1996; Ord. 386, 1981)~~

Table 20.696.1

Parcel area (square feet)	Sign area (square feet)	Parcel area (square feet)	Sign area (square feet)
5,000 or less	20	40000	31
6000	23	50000	32
7000	24	70000	33
8000	25	90000	34
9000	26	110000	35
10000	27	140000	36
15000	28	170000	37
20000	29	200,000 or more	38
30000	30		

Table 20.696.2

Parcel frontage (feet)	Sign area (square feet)	Parcel frontage (feet)	Sign area (square feet)
50	10	160	18
60	11	180	19
70	12	200	20
80	13	240	21
90	14	280	22
100	15	320	23
120	16	400	24
140	17	500 or more	25

To calculate the maximum permissible sign area for a parcel, add the sign areas obtained from Tables 20.696.1 and 20.696.2. If the length of the footages falls between numerical categories, the smaller figures to be used. ~~(Ord. 1009, 2002; Ord. 777, 1997; Ord. 763, 1996; Ord. 386, 1987, Ord. 167, 1968)~~

~~20.696.302~~ T. Height and setback of free standing signs.

Except as otherwise provided in sections 20.696.305, the maximum height of any freestanding sign is 20 feet. Freestanding signs must be monument type. A minimum five-foot setback from the property line is required for all signs constructed after the date of adoption of this chapter. Freestanding signs are not allowed in the traffic safety sight area. ~~(Ord. 1009, 2002; Ord. 870, 1998; Ord. 801, 1997; Ord 763, 1996; Ord. 386, 1981)~~

~~20.696.305~~ U. Highway-oriented freestanding sign area tables, maximum area.

~~A.~~ **1.** One additional double faced freestanding sign may be allowed for a parcel within a commercial or industrial complex or subdivision in addition to those freestanding signs permitted under 20.696.295, provided that no other highway-oriented sign is located within 300 feet, and the parcel can meet all of the following:

~~1.~~ **a.** The parcel has frontage on U.S. Highways 50 or 395;

~~2.~~ **b.** The parcel is part of a commercial or industrial complex and the sign serves the complex;

~~3.~~ **c.** The property is zoned commercial;

~~4.~~ **d.** The property or complex is a minimum of 5 acres in area, or part of an approved commercial or industrial subdivision having a total area of 5 acres or greater;

~~5.~~ **e.** The posted speed limit on the major highway fronting the parcel is 45 mph or higher.

~~B.~~ **2.** Except as modified by subsection C, the maximum height is 25 feet and the maximum total sign area permitted each parcel for use in highway-oriented freestanding signs is the amount obtained from table 20.696.3.

~~1.~~ **a.** The complex, center name, or major anchor and the address are not included in the allowable sign area computation, provided their combined sign area does not exceed 20 square feet in the area. The sign must include a listing of at least three tenants;

~~2.~~ **b.** The sign is monument style and consistent with the architecture, color, and materials of the center; and

~~3.~~ **c.** Placement of the sign is consistent with the provisions in sections 20.696.295 and 20.696.302.

~~C.~~ **3.** The maximum sign height and sign area may be increased by the amount obtained from table 20.696.4, below, provided the corresponding posted speed limit exists.

Table 20.696.3

Parcel frontage (feet)	Sign area (square feet)*
200	55
250	60
300	65
350	70
400	75
450	80
500 to 999	85
1000 or more	95

* If the length of the parcel frontage falls between numerical categories, the smaller figure is to be used.

Table 20.696.4

Posted Speed Limit (mph)	Additional Sign height (feet)	Additional Sign Area (square feet)
45	0	0
50	2.5	10
55	5	20
60	7.5	30
65 or higher	10	40

~~(Ord. 1041, 2003; Ord. 1009, 2002; Ord. 870, 1999)~~

~~20.696.310~~ V. Wall, window and projecting signs.

~~A.~~ **1.** Except as otherwise provided in section 20.696.315, the maximum sign area permitted a business or a unit of operation for its primary wall, window or projecting

signs is the total area obtained by multiplying the width of the building or suite frontage with primary public access or the frontage facing the street by 1.25 (the ratio of 1.25 square feet of signage for each linear foot of building frontage).

~~B.~~ **2.** If a business is located on two street frontages or a business with building or suite frontages facing a street, the secondary building frontage is permitted a single wall, window or projecting sign. The total sign area allowed is obtained by multiplying the width of the building or suite frontage facing the secondary street frontage by 0.75 (the ratio of 0.75 square feet of signage for each linear foot of building frontage).

~~C.~~ **3.** If a business, with building or suite frontage faces a driveway or drive-aisle, the building frontage facing the driveway or drive-aisle is permitted a single wall, window or projecting sign. The total sign area allowed is obtained by multiplying the width of the building or suite frontage facing the driveway or drive-aisle by 0.50 (the ratio of 0.50 square feet of signage for each linear foot of building frontage).

~~D.~~ **4.** A business, within an approved commercial complex and based on an approved master sign plan for the complex, may designate any building or suite frontage, as the primary, secondary, or an internal driveway frontage for purposes of determining where the allowed signs are placed.

~~E.~~ **5.** A business subtenant contained in another business, and whose public access is only provided through that other business, is allowed one wall sign, calculated as if the subtenant had frontage, with the maximum sign area obtained by multiplying the width of the tenant space by 0.75 (the ratio of 0.75 square feet of sign for each linear foot in width). The sign must be approved in the master sign plan.

~~F.~~ **6.** A business or a single unit of operation is limited to three signs for wall, window or projecting signs.

~~G.~~ **7.** A business or a single unit of operation within an approved commercial or industrial subdivision or complex is limited to four signs for wall, window, or projecting signs. ~~(Ord. 1041, 2003; Ord. 1009, 2002; Ord. 801, 1997; Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.312~~ W. Commercial or industrial center sign

~~A.~~ **1.** A maximum of one (1) wall mounted sign only is permitted on the primary street frontage within a commercial or industrial zoning district. The maximum sign area permitted is the total obtained by multiplying the width of the building frontage facing the designated primary street frontage by 0.25 (the ratio of 0.25 of signage for each linear foot of building frontage facing the designated primary street frontage). In no event shall the wall sign exceed forty (40) square feet and must meet the following criteria:

~~1.~~ **a.** The center must contain four (4) or more tenants.

~~2.~~ **b.** The designated primary building frontage must be 100 feet or greater.

~~3.~~ **c.** All lettering must be consistent in style, design and coloring with any existing sign lettering, and must be approved as part of a Master Sign Plan.

~~4.~~ **d.** Content of the center sign shall be limited to the center identification name and the center address.

~~5.~~ **e.** The style, architecture, and placement of the center sign shall be compatible with the existing structure. (Ord. 1040; 2003)

~~20.696.315~~ X. On-premise signs.

~~A.~~ **1.** In commercial, industrial and other zones, as defined by the zoning title, the following restrictions apply:

~~1.~~ **a.** In the RO (residential office) overlay district, signs are limited to a monument or wall sign of not more than six square feet to identify the building or business.

~~2.~~ **b.** In the TC (tourist commercial) district, exterior signs (wall mounted and freestanding) are limited to not more than 500 square feet of surface area.

~~3.~~ **c.** In the AP (airport) district, signs are limited to that contained within subsection 20.668.010.D.

~~4.~~ **d.** In the PF (public facility) district, signs are limited to one freestanding sign (single or double-faced) with a maximum 50 square feet of sign area or one wall sign not to exceed 25 square feet.

~~B.~~ **2.** In addition to the above requirements, on-premise signs for buildings two stories or greater in height are allowed subject to the following:

~~1.~~ **a.** Two wall signs above the first floor not to exceed 20 square feet each.

~~2.~~ **b.** Sign must be placed above the windows of the highest floor and below the eave line.

~~3.~~ **c.** Sign copy is limited to one company name per building arranged in a single line.

~~4.~~ **d.** Company logos may be used in combination with letters.

~~5.~~ **e.** Signs shall be designed to be compatible with the architecture of the building. ~~(Ord. 801, 1997; Ord. 763, 1996; Ord. 386, 1981; Ord. 167, 1968)~~

~~20.696.320~~ Y. Temporary sign permits.

Temporary signs may be allowed if permitted pursuant to chapter 20.620, temporary use permit. ~~(Ord. 763, 1996)~~

~~20.696.325~~ Z. Area identification signs, residential institutional uses.

A maximum of two single face signs or one double faced sign may be permitted on-site at each entry point to a site containing an apartment house, rooming-house, trailer park, or residential development of more than five lots or for an institutional use in an agricultural or residential zone district. Size is computed on the basis of one-half (0.5) square foot for each living unit, lot or trailer space with a maximum of 25 square feet for each sign, or a maximum of 25 square feet for institutional uses. Illumination must be by indirect lighting only. The materials used for sign construction and sign support shall be relatively maintenance free. Signs may be freestanding or wall mounted. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.330~~ AA. Area identification signs, non-residential uses.

A maximum of two single faced signs or one double faced sign may be permitted on-site at each entry point to a site containing a non-residential development of 10 acres or greater. Maximum sign area per sign face is 24 square feet. Illumination must be by indirect lighting only. Area identification signs for commercial or industrial areas must contain the name of the area and may contain a logo for up to three tenants, provided that the logo is no more than 20 percent of the total sign area. No advertising copy is allowed. Area identification signs for commercial or industrial areas are intended to assist patrons in locating businesses within the development. The materials used for sign construction and sign support shall be relatively maintenance free. ~~(Ord. 1304, 2010; Ord. 870, 1998; Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.345~~ BB. Roof-mounted sign.

Roof mounted signs are permitted by special use permit approval when the sign is part of an historic structure and which retains the historic character of the structure. Roof-mounted signs do not include signs which are mounted flush with the mansard. ~~(Ord. 763, 1996)~~

~~20.696.350~~ CC. Changeable copy (reader board) signs.

Changeable copy signs are limited to gaming, service stations (gasoline price signs only), theater marquees, recreational and public uses (includes public community facility signs), and institutional uses. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed five cycles per minute. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. ~~(Ord. 1304, 2010; Ord. 1176, 2006; Ord. 763, 1996)~~

~~20.696.355~~ DD. Effect of exempt signs.

Signs exempted from a permit are not included in determining size or number of signs permitted upon a parcel of property. (Ord. 763, 1996; Ord. 386, 1981)

~~20.696.360~~ EE. Construction and maintenance.

All signs erected within the county must:

~~A.~~ **1.** Be maintained in good repair and must be neat in appearance. Any sign which is determined by the director, his designated representative, or the code enforcement officer to be unsafe or unsightly because of bent, broken or missing parts or poor maintenance generally may be declared a public nuisance;

~~B.~~ **2.** Have all parts, portions, units and material comprising the same, together with

the frame, background, supports or anchorage therefore, manufactured, fabricated, assembled, constructed and erected as specified for structures in the applicable building, electrical and fire prevention codes;

~~C.~~ **3.** Have the area surrounding the sign maintained by the owner in a clean, sanitary and inoffensive condition, and free and clear of all obnoxious substances, rubbish and weeds. ~~(Ord. 763, 19967; Ord. 641, 1994; Ord. 386, 1981)~~

~~20.696.365~~ FF. Projection limits.

No projecting building sign, roof sign, or roof-mounted sign may project into a public right of way or easement without approval of an encroachment permit. However, in no event shall a sign be located closer than two feet from the curb line. ~~(Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.370~~ GG. Variance to sign area.

~~A.~~ **1.** A variance to the sign regulations relating to the size of the wall mounted signs is permitted, subject to the following requirements:

~~1.~~ **a.** The variance is necessary due to exceptional circumstances related to the type or location of the business, or in order to achieve a special design effect;

~~2.~~ **b.** The size entitlement of the sign shall not be increased by more than 25 percent;

~~3.~~ **c.** The sign will be integrated into the architecture of the building;

~~4.~~ **d.** The sign will not be detrimental to surrounding uses or properties or the community in general;

~~5.~~ **e.** The approval of such modification is consistent with the purposes of the master plan and this ordinance and the sign standards set forth in this title. ~~(Ord. 763, 1996)~~

~~20.696.375~~ HH. Master sign plan required.

A master sign plan is required for a commercial or industrial complex containing three or more units of operation. ~~(Ord. 763, 1996)~~

~~20.696.380~~ II. Nonconforming signs.

~~A.~~ **1.** Except as otherwise provided in this title, no later than seven years from the effective date of this title, nonconforming signs shall be brought into compliance with the requirements of this chapter.

~~B.~~ **2.** If the posted speed limit on a major highway fronting the parcel as required by section 20.696.305 is reduced and the sign was approved and constructed according to this title, the sign shall be considered nonconforming. ~~(Ord. 870, 1999; Ord. 763, 1996; Ord. 641, 1994; Ord. 386, 1981)~~

~~20.696.385~~ JJ. Off premise public community facility signs.

Notwithstanding any other provisions of this chapter, off-premises signs for public community facilities may be allowed subject to the following:

~~A.~~ **1.** The signs are limited to the identification of a public community facility owned or

leased by Douglas County and the site must be identified in an integrated community facility signing plan, approved by the board:

~~1.~~ **a.** The sign shall be monument type and placed along or within a public right-of-way;

~~2.~~ **b.** Before the installation of any sign structure, the location, size, height, width and general design must be approved by the county as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit shall be obtained;

~~3.~~ **c.** No more than one single or double face monument sign shall be erected at an identification location;

~~4.~~ **d.** The total sign structure height must not exceed eight feet measured from the adjacent natural grade;

~~5.~~ **e.** The maximum sign area is 50 square feet for each sign face;

~~6.~~ **f.** The copy of the sign is limited to the name and logo of the public facility;

~~7.~~ **g.** The sign cannot be internally illuminated. ~~(Ord. 956, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 386, 1981)~~

~~20.696.390~~ KK. Points of interest and community entry signs.

Notwithstanding any other provisions of this chapter, on and off-premise points of interest and community entry signs are subject to the following:

~~A.~~ **1.** Signs identifying special points of interest and community entry points that are not owned or leased by Douglas County may also be approved as identified in the integrated community facility sign plan, as proposed or amended by the Carson Valley Chamber of Commerce and approved by the board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section. The approval of the board is subject to the following:

~~1.~~ **a.** Before the installation of any sign structure, the location, size, height, width and general design must be approved by the county as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

~~2.~~ **b.** No more than one single or double-faced sign may be erected at an identification location.

~~3.~~ **c.** The maximum area for each community entry monument sign is 100 square feet for each sign face and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

~~4.~~ **d.** The maximum area for each point of interest sign, which may be pole mounted, is 12 square feet.

~~5.~~ **e.** The signs must have proper access and maintenance easements.

~~(Ord. 1009, 2002)~~

8.16 Public Art Standards

~~Chapter 20.698~~ 1.06

Nonconforming Uses and Structures

~~**Sections:**~~

~~**20.698.010 Purpose.**~~
~~**20.698.020 Nonconforming uses.**~~
~~**20.698.030 Nonconforming structures.**~~
~~**20.698.040 Termination of nonconforming uses and structures.**~~
~~**20.698.050 Nonconforming accessory uses and accessory structures.**~~
~~**20.698.060 Nonconforming lots.**~~
~~**20.698.070 Loss of legal nonconforming use status procedures.**~~
~~**20.698.080 Amortization of nonconforming uses and structures.**~~

~~20.698.010~~ A. Purpose.

The purpose of this chapter is to regulate and limit the continued existence of uses and structures established prior to the enactment of this title, or any amendments, that do not conform to the provisions of this title. Nonconforming uses may continue, but the provisions of this division are designed to curtail substantial investment in nonconforming uses and structures and, when necessary in order to preserve the integrity of this title, to bring about their eventual elimination. ~~(Ord. 763, 1996; Ord. 167, 1968; Ord. 103, 1955)~~

~~20.698.020~~ B. Nonconforming uses.

~~A.~~ **1.** Continuation. Nonconforming uses may continue in accordance with the provisions of this chapter.

~~B.~~ **2.** Maintenance and repair. Normal maintenance and repair to permit continuation of registered nonconforming uses may be performed.

~~C.~~ **3.** Expansion. Nonconforming uses shall not be extended or enlarged except as provided by this chapter.

~~D.~~ **4.** Change of use. A nonconforming use shall not be changed to any other use unless the new use conforms to the provisions of the zoning district in which it is located. ~~(Ord. 763, 1996; Ord. 1676, 1968).~~

~~20.698.030~~ C. Nonconforming structures.

~~A.~~ **1.** A nonconforming structure devoted to a use permitted in the land use district in which is it located may be continued in accordance with the provisions of this chapter.

~~B.~~ **2.** Normal maintenance and repair of nonconforming structures may be performed.

~~C.~~ **3.** Nonconforming structures which are used in a manner conforming to the provisions of this title may be enlarged or extended provided that the nonconformity is not further enlarged or expanded.

~~D.~~ **4.** A nonconforming structure, other than an historic structure previously listed on the National Register of Historic Places or designated as historic by the board, shall not be moved unless it will conform to the regulations of the land use district in which it is located. ~~(Ord. 763, 1996; Ord. 167, 1968; Ord. 103, 1955)~~

~~20.698.040~~ D. Termination of nonconforming uses and structures.

~~A.~~ **1.** Where a nonconforming use of land or structure is discontinued or abandoned for six consecutive months, the use may not be reestablished or resumed, and any subsequent use must conform to the provisions of this title.

~~B.~~ **2.** Damage or destructions.

~~1.~~ **a.** If a structure in which a nonconforming use is located is damaged or destroyed enough to require substantial improvement, then the structure may be repaired or restored only for uses which conform to the provisions of the zoning district in which it is located. If the cost of improvement exceeds 50 percent of the assessed value of the structure, the improvement is a substantial improvement. Within the unincorporated Town of Genoa, such a structure may be repaired or restored, and the nonconforming use continued, regardless of the extent of such damage or destruction.

~~2.~~ **b.** Any part of a structure, in which a nonconforming use is located, which is damaged or destroyed to the extent that less than 50 percent of the fair market value of the structure may be restored as of right, may be reconstructed if a building permit for reconstruction is issued within six months of the date of the damage and if the resulting structure conforms to the provisions of the land use district in which it is located. ~~(Ord. 763, 1996; Ord. 167, 1968; Ord. 103, 1955)~~

~~20.698.050~~ E. Nonconforming accessory uses and accessory structures.

A nonconforming accessory use or accessory structure shall not continue after the principal structure or use is terminated unless the structure or use conforms to the provisions of the land use district in which it is located. ~~(Ord. 763, 1996; Ord. 167, 1968; Ord. 103, 1955)~~

~~20.698.060~~ F. Nonconforming lots.

~~A.~~ **1.** When an existing nonconforming lot can be used in conformity with all of the regulations applicable to the intended use, except that the lot is smaller than the required minimum lot area applicable to the zoning district, the lot may be used as proposed.

~~B.~~ **2.** When a use proposed for a nonconforming lot is one that is conforming in all other respects with the applicable setback requirements, the property owner may apply for a variance pursuant to chapter 20.606.

~~C.~~ **3.** If an undeveloped nonconforming lot adjoins one or more other undeveloped nonconforming lots in common ownership, a variance shall not be granted if re-subdivision or lot merger to make both lots conforming can be reasonably accomplished. ~~(Ord. 763, 1996; Ord. 167, 1968; Ord. 103, 1995)~~

~~20.698.070~~ G. Loss of legal nonconforming use status procedures.

~~A.~~ **1.** The department shall be charged with the responsibility to ensure compliance with the provisions of this chapter. If at any time the department determines that the provisions of this chapter have been violated, so that a use or structure should no longer enjoy legal nonconforming status, the department shall prepare a report setting forth the reasons for the determination and a recommendation on the appropriate course of action. The report shall be submitted to the planning commission. Personal notice of such determination shall be given by first class mail, to the owner of the property or structure which is the subject of the determination, advising the owner that a hearing to consider the administrator's determination shall be held by the commission on a date certain, not less than 30 working days following the date the notice is mailed and specifying the time and place of the hearing.

~~B.~~ **2.** The hearing before the commission shall be held in accordance with the provisions of chapter 20.24. The decision on whether the use or structure should be required to conform to the provisions of this title shall be rendered by the commission in accordance with the provisions of chapter 20.10. ~~(Ord. 763, 1996; Ord. 167, 1968; Ord. 103. 1955)~~

~~20.698.080~~ H. Amortization of nonconforming uses and structures.

~~A.~~ **1.** Upon a recommendation by the community development department that a type of nonconforming structure or use, or any specific nonconforming structure or use is detrimental to the public health, safety or general welfare, the board may adopt an amortization schedule under which a nonconforming use or structure, or type of nonconforming use or structure, may be gradually eliminated. The schedule shall establish a timetable by which the nonconforming uses or structures shall be eliminated or made conforming and be consistent with the following:

~~1.~~ **a.** Following adoption of an amortization schedule covering a type of nonconforming use or structure, or a particular nonconforming use or structure, the department may initiate amortization proceedings with respect to specific uses or structures in the manner provided in section 20.698.080. Any nonconforming use or structure found to be detrimental to the public health, safety or general welfare, may be ordered to be removed or the use discontinued in accordance with the time frames established in the adopted amortization schedule.

~~2.~~ **b.** Upon failure of the property owner to carry out the order, the county may take any steps necessary to remove such structure or discontinue the use and assess the cost thereof against the property owner. (Ord. 763, 1996)

~~Chapter 20.700~~ Article 5 – Tahoe Basin Regulations

5.01 Applicability and Procedures

~~**Sections:**~~

~~**20.700.010 Declaration.**~~
~~**20.700.020 Applicability to land areas.**~~
~~**20.700.030 Applicability of other regulations.**~~
~~**20.700.040 Historic structures.**~~
~~**20.700.050 Scenic corridors.**~~

~~20.700.010~~ A. Declaration.

This division is known and may be cited in all proceedings as the "Tahoe Basin Regulations," consisting of chapters 20.700 through 20.702 of the Douglas County Development Code.
~~(Ord. 898, 2000)~~

~~20.700.020~~ B. Applicability to land areas.

The provisions of the Tahoe Basin Regulations apply to those lands within Douglas County that are subject to the Tahoe Regional Planning Compact.
~~(Ord. 898, 2000; Pub. L. No. 96-551; 94 Nev. Stat. 3233)~~

~~20.700.030~~ C. Applicability of other regulations.

~~A.~~ 1. All development within the area subject to this division is required by federal and state law to comply with the provisions of the Tahoe Regional Planning Agency (TRPA).

~~B.~~ 2. Other chapters and sections of the Douglas County Development Code apply to the area subject to this division to the extent a provision meets the purpose and intent of this division, the County's primary role of performing design review and building inspection in the Basin, the County's derogation to TRPA's planning and zoning jurisdiction and enforcement authority under the Bi-State Compact, Regional Plan, Community Plans, and Plan area Statements.

~~C.~~ 3. All development within the area subject to this division must comply with the provisions of the Plan Area Statements or Community Plans unless specifically provided otherwise in this division.

~~D.~~ 4. In case of conflicts between the provisions of the Douglas County Development Code and TRPA regulations, the most restrictive provision applies, provided that the Douglas County Development Code provision applies only if it conforms to the Bi-State Compact, TRPA Regional Plan, Community Plans, and Plan Area Statements.

~~E.~~ 5. The terms used in the TRPA regulations, Plan Area Statements, and Community Plans are defined in chapter 11, 12, 21 and 90 of the TRPA Code of Ordinances.

~~F.~~ 6.The provisions of the Tahoe Basin Regulations do not apply to properties

within an adopted Area Plan, subject to the provisions of chapter 20.703, Tahoe Area Plan Regulations. ~~(Ord. 1386, 2013; Ord. 1006; 2002; Ord. 898, 2000)~~

~~20.700.040~~ D. Historic structures.

The construction, reconstruction, repair, maintenance, and demolition of designated historic structures shall conform to chapter 67 of the TRPA Code of Ordinances. ~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~20.700.050~~ E. Scenic corridors.

All development within scenic highway corridors, as defined by chapter 66 of the TRPA Code of Ordinances, is subject to the provisions of that chapter. ~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~**Chapter 20.702**~~

5.02 Zoning Districts and Standards

~~**Sections:**~~

~~**20.702.010 Zoning districts and uses.**~~
~~**20.702.020 Designation of zoning districts.**~~
~~**20.702.030 Allowable uses.**~~
~~**20.702.040 Uses in community plan areas.**~~
~~**20.702.050 Uses in plan area statement areas.**~~
~~**20.702.060 Lot size and density standards.**~~

~~20.702.010~~ A. Zoning districts and uses.

Article 3 (Zoning Districts, Uses, and Lot and Building Standards) through Article 4 (Overlay Districts) ~~Chapters 20.650 through 20.658 inclusive, Zoning Districts and Standards,~~ do not apply. ~~Chapter 20.660~~ Article 7 (Land Use Regulations and Design Standards) does not apply except as specifically provided in this section. The applicable zoning districts and the uses allowed are described below in Section B (Designation of zoning districts) through Section E (Uses in plan area statement areas). ~~sections 20.702.020 through 20.702.050.(Ord. 898, 2000)~~

~~20.702.020~~ B. Designation of zoning districts.

The zoning districts are identified by a three-part designator consisting of a prefix, an area identifier, and a suffix, to be separated in the district name by a slash (/).

~~A.~~ 1. The prefix consists of a letter that indicates the primary character of the zoning district. In addition, the letter may be followed by a number used to distinguish additional zones with the same primary use, but with different development standards or combinations of allowable uses. The following letter prefixes are used:

~~1.~~ a. The letter **R** indicates a primarily residential character.
~~2.~~ b. The letter **C** indicates a primarily commercial character.
~~3.~~ c. The letter **T** indicates a primarily tourist accommodation character.
~~4.~~ d. The letter **S** indicates a primarily sports-oriented or recreation character.
~~5.~~ e. The letter **P** indicates a primarily public service character.
~~6.~~ f. The letter **M** indicates a primarily managed resource character.

~~B.~~ 2.The area identifier consists of three numbers or three numbers followed by a letter, either of which indicate the TRPA Plan Area in which the parcel is located, or two letters that indicate the community plan area in which the parcel is located. The Round Hill Community Plan is identified by **RH.**

~~C.~~ 3.The suffix, which is not used in the designation of all zoning districts, consists of a combination of letters and numbers used to designate sub-areas within the district. The following suffixes are used:

~~1.~~ a. The letters **SA** followed by a number indicate that the parcel is in a special area as described in the applicable Plan Area Statement or

Community Plan.

~~2.~~ b. The letters **TD** followed by a number indicate that the parcel is subject to the applicable TRPA shore zone regulations regarding uses.

~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~20.702.030~~ C. Allowable uses.

The uses allowed in the zoning districts are prescribed by the tables in Section D (Uses in community plan areas) and Section E (Uses in plan area statement) ~~section 20.702.40 and section 20.702.050.~~ In case of conflicts between the list of uses in section 20.702.040 or section 20.702.050 and in the applicable Plan Area Statement or Community Plan, the rule to be applied is that the uses and levels of review shown in section 20.702.040 or section 20.702.050 cannot be less restrictive than the uses and levels of review shown in the Plan Area Statement or Community Plan. (Ord. 898, 2000)

~~20.702.040~~ D. Uses in community plan areas and plan area statements.

~~Table 20.702.1~~ Table XXXX designates the uses that are allowed, allowed subject to a special use permit, and prohibited in the adopted community plans.

~~A.~~ 1. The definitions of the uses are contained in chapter 21 in the TRPA Code of Ordinances.

~~B.~~ 2. The table contained herein does not include the uses allowed or subject to special use provisions for shorezone tolerance districts (zoning districts with a **TD** suffix). The uses in these areas shall be determined by referring to chapter 83 in the TRPA Code of Ordinances.

~~C.~~ 3. The following notations apply for the table:

~~1.~~ a.The letter **P** indicates that the use is permitted (TRPA review required);

~~2.~~ b.The letter **D** indicates that the use is subject to TRPA review, and County design review is required;

~~3.~~ c.The letter **S** indicates that the use is subject to issuance of a County special use permit, and County design review is required;

~~4.~~ d.The letter **T** indicates that the use is subject to issuance of a TRPA special use permit, and County design review is required; and

~~5.~~ e.A blank space indicates that the use is prohibited. ~~(Ord. 1376, 2013; Ord. 898, 2000)~~

Moved to Table 5.04 – Community Plan Consolidated Land Use Table
~~**Table 20.702.1 (Community Plan use tables)**~~

Primary Use Prefix-PAS Identifier > Community Plan > Suffix >	C-071 RH SA1	C-071 RH SA2
I. RESIDENTIAL		
Domestic Animal Raising		
Employee Housing	T	T
Mobile Home Dwelling		
Multiple Family Dwelling	T	T
Multi-Person Dwelling		T
Nursing & Person Care	T	T
Residential Care	T	T
Single Family Dwelling		P
Summer Home		
II. TOURIST ACCOMMODATION		
Bed & Breakfast Facilities	D	D
Hotel, Motel, & Other Transient Dwelling Units	T	T
Time Sharing (Hotel or Motel Design)	T	T
Time Sharing (Residential Design)	T	T
III. COMMERCIAL		
A. Retail		
Auto, Mobile Home & Vehicle Dealers		
Building Materials & Hardware	T	T
Eating & Drinking Places	D	D
Food and Beverage Retail Sales	D	D
Furniture, Home Furnishings	D	D
General Merchandise Stores	D	D
Mail Order and Vending	D	D
Nursery	T	T
Outdoor Retail Sales	T	
Service Stations	D	
B. Entertainment		
Amusements and Recreation Services	D	T
Gaming - Nonrestricted		

(continued on next page)

Moved to Table 5.04 – Community Plan Consolidated Land Use Table
~~**Table 20.702.1 (Community Plan use tables)**~~

Primary Use Prefix-PAS Identifier > Community Plan > Suffix >	C-071 RH SA1	C-071 RH SA2
III. COMMERCIAL (cont.)		
B. Entertainment (cont.)		
Privately Owned Assembly & Entertainment	T	T
Outdoor Amusements	T	
C. Services		
Animal Husbandry Services	T	T
Auto Repair & Service	T	
Broadcasting Studios	D	D
Business Support Services	T	D
Contract Construction Services		
Financial Services	D	D
Health Care Services	D	D
Laundries and Dry Cleaning Plant		
Personal Services	D	D
Professional Offices	D	D
Repair Services	T	T
Sales Lots		
Schools - Business & Vocational	D	D
Secondary Storage	T	D
D. Light Industrial		
Batch Plants		
Food and Kindred Products		
Fuel & Ice Dealers		
Industrial Services		
Printing & Publishing		
Recycling & Scrap		
Small Scale Manufacturing	T	T

(continued on next page)

Moved to Table 5.04 – Community Plan Consolidated Land Use Table
~~**Table 20.702.1 (Community Plan use tables)**~~

Primary Use Prefix-PAS Identifier > Community Plan > Suffix >	C-071 RH SA1	C-071 RH SA2
III. COMMERCIAL (cont.)		
E. Wholesale; Storage		
Storage Yards		
Vehicle & Freight Terminals		
Vehicle Storage & Parking	T	T
Warehousing	T	T
Wholesale & Distribution	T	
IV. PUBLIC SERVICES		
A. General		
Airfields, Landing Strips & Heliports (New non-emergency sites prohibited)		
Cemeteries		
Churches	D	D
Collection Stations	T	T
Cultural Facilities	D	D
Day Care Centers or Pre-schools	D	D
Government Offices	D	D
Hospitals		
Local Assembly & Entertainment	T	T
Local Post Office	D	D
Local Public Health & Safety Facilities	D	T
Membership Organizations	D	D
Power Generating		
Publicly Owned Assembly & Entertainment	T	
Pubic Utility Centers		
Regional Public Health & Safety Facilities	T	T
Schools - Colleges	T	
Schools - Kindergarten through Secondary	T	T
Social Service Organizations	D	D

(continued on next page)

Moved to Table 5.04 – Community Plan Consolidated Land Use Table

~~**Table 20.702.1 (Community Plan use tables, continued)**~~

| Primary Use
Prefix-PAS Identifier >>>>

Moved to Table 5.04 – Community Plan Consolidated Land Use Table

~~**Table 20.702.1 (Community Plan use tables, continued)**~~

| Primary Use
Prefix-PAS Identifier >>>>

Moved to Table 5.04 – Community Plan Consolidated Land Use Table

~~**Table 20.702.1 (Community Plan use tables, continued)**~~

| Primary Use
Prefix-PAS Identifier >>>>

~~**20.702.050 Uses in plan area statement areas.**~~

~~Table 20.702.2 designates the uses that are allowed and those that are prohibited in the areas subject to the plan area statements.~~

~~A. The definitions of the uses are contained in chapter 21 in the TRPA Code of Ordinances.~~

~~B. The table contained herein does not include the uses allowed or subject to special use provisions for shorezone tolerance districts (zoning districts with a **TD** suffix). The uses in these areas shall be determined by referring to the applicable Plan Area Statement.~~

~~C. The following notations apply for the table:~~

~~1. The letter **P** indicates that the use is permitted (TRPA review required);~~

~~2. The letter **D** indicates that the use is subject to TRPA review, and County design review is required;~~

~~3. The letter **S** indicates that the use is subject to issuance of a County special use permit, and County design review is required;~~

~~4. The letter **T** indicates that the use is subject to issuance of a TRPA special use permit, and County design review is required; and~~

~~5. A blank space indicates that the use is prohibited. (Ord. 1386, 2013; Ord. 898, 2000)~~

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2A (PAS 057-066, use tables)**~~

Primary Uses	Zoning District												
Prefix > PAS Identifier > Suffix >	S 057	R 058	R 059	M 060	R 060 SA1	R 061	R 061 SA1	R 062	R 063	C 063 SA1	R 064	R 065	C 06
I. RESIDENTIAL													
Domestic Animal Raising				T	T								T
Employee Housing	T	T											T
Mobile Home Dwelling									T	T			
Multiple Family Dwelling		T*											
Multi-Person Dwelling													
Nursing & Person Care													
Residential Care													
Single Family Dwelling		P	P	T	P	P	P	P	P	P	P	P	T
Summer Home				T									
	*Only on lots designated as eligible for multi-density on the approved subdivision map												
II. TOURIST ACCOMMODATION													
Bed & Breakfast Facilities													
Hotel, Motel, & Other Transient Dwelling Units													T
Time Sharing (Hotel or Motel Design)													
Time Sharing (Residential Design)													
III. COMMERCIAL													
A. Retail													
Auto, Mobile Home & Vehicle Dealers													
Building Materials & Hardware													
Eating & Drinking Places		T					T			D			T
Food and Beverage Retail Sales										D			T
Furniture, Home Furnishings													
General Merchandise Stores										T			T
Mail Order and Vending													
Nursery													
Outdoor Retail Sales													T
Service Stations										D			T
B. Entertainment													
Amusements and Recreation Services													T
Gaming - Nonrestricted													
Privately Owned Assembly & Entertainment													
Outdoor Amusements													

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2A (PAS 057-066, use tables, continued)**~~

Primary Uses	Zoning District												
Prefix >	S	R	R	M	R	R	R	R	R	C	R	R	C
PAS Identifier >	057	058	059	060	060	061	061	062	063	063	064	065	06
Suffix >					SA1		SA1			SA1			
III. COMMERCIAL (cont.)													
C. Services													
Animal Husbandry Services													
Auto Repair & Service													
Broadcasting Studios													
Business Support Services													
Contract Construction Services													
Financial Services													
Health Care Services													
Laundries and Dry Cleaning Plant													
Personal Services													
Professional Offices		T								T			
Repair Services													
Sales Lots													
Schools - Business & Vocational													
Secondary Storage													T
D. Light Industrial													
Batch Plants													
Food and Kindred Products													
Fuel & Ice Dealers													
Industrial Services													
Printing & Publishing													
Recycling & Scrap													
Small Scale Manufacturing													
E. Wholesale, Storage													
Storage Yards													
Vehicle & Freight Terminals													
Vehicle Storage & Parking													
Warehousing													
Wholesale & Distribution													
IV. PUBLIC SERVICES													
A. General													
Airfields, Landing Strips & Heliports (New non-emergency sites prohibited)													
Cemeteries		S											T
Churches											T		T
Collection Stations													
Cultural Facilities	T												T

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2A (PAS 057-066, use tables, continued)**~~

Primary Uses	Zoning District												
Prefix > PAS Identifier > Suffix >	S 057	R 058	R 059	M 060	R 060 SA1	R 061	R 061 SA1	R 062	R 063	C 063 SA1	R 064	R 065	C 06
IV. PUBLIC SERVICES (cont.)													
A. General (cont.)													
Day Care Centers, Pre-schools												T	
Government Offices													T
Hospitals													
Local Assembly & Entertainment													
Local Post Office	T	T	D										
Local Public Health & Safety Facilities	T	T	T	T	T	T	T	T	T	T	T	T	T
Membership Organizations													T
Power Generating													
Publicly Owned Assembly & Entertainment													T
Public Utility Centers		T	T			T	T	T	T	T	T	T	T
Regional Public Health & Safety Facilities													
Schools - College													T
Schools - Kindergarten through Secondary													T
Social Service Organizations													
B. Linear Public Facilities													
Pipelines & Power Transmission	T	T	T	T	T	T	T	T	T	T	T	T	T
Transit Stations & Terminals	T	T	T			T	T	T	T	T	T	T	T
Transmission & Receiving Facilities	T	T	T	T	T	T	T	T	T	T	T	T	T
Transportation Routes	T	T	T	T	T	T	T	T	T	T	T	T	T
V. RECREATION													
Beach Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P
Boat Launching Facilities	T			T	T				P	P			
Cross Country Ski Courses													
Day Use Areas	D	D	D	D	D		D	D	D	D	D	D	D
Developed Campgrounds	D												D
Downhill Ski Facilities													
Golf Courses		D											
Group Facilities	T												T
Marinas							T						T
Off-road Vehicle Courses	T			T	T								
Outdoor Recreation Concessions	D	T							T	T			D

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2A (PAS 057-066, use tables, continued)**~~

Primary Uses	Zoning District												
Prefix > PAS Identifier > Suffix >	S 057	R 058	R 059	M 060	R 060 SA1	R 061	R 061 SA1	R 062	R 063	C 063 SA1	R 064	R 065	C 06
V. RECREATION (cont.)													
Participant Sports Facilities		T	T			T	T	T	T	T	T	T	T
Recreation Centers													D
Recreational Vehicle Parks													T
Riding and Hiking Trails	P	P	P	P	P	P	P	P	P	P	P		P
Rural Sports	T					T	T						T
Snowmobile Courses	T			T	T								T
Sport Assembly													
Undeveloped Campgrounds	D			D	D								D
Visitor Information Centers	T												
VI. RESOURCE MANAGEMENT													
A. Timber Management													
Reforestation	P	P	P	P	P	P	P	P	P	P	P	P	P
Regeneration Harvest													
Sanitation Salvage Cut	P	P	P	P	P	P	P	P	P	P	P	P	P
Selection Cut	T			P	P								P
Special Cut	P	P	P	T	T	P	P	P	P	P	P	P	P
Thinning	P	P	P	P	P	P	P	P	P	P	P	P	P
Timber Stand Improvement				P	P								P
Tree farms				T	T								
B. Wildlife and Fishes													
Early Successional Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Nonstructural Fish Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Nonstructural Wildlife Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Structural Fish Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Structural Wildlife Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
C. Range													
Farm or Ranch Structures		P		T	T								T
Grazing		P		T	T								T
Range Pasture Management				T	T								T
Range Improvement				T	T								T
D. Open Space													
All	P	P	P	P	P	P	P	P	P	P	P	P	P

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~Table 20.702.2A (PAS 057-066, use tables, continued)~~

Primary Uses	Zoning District												
Prefix > **PAS Identifier >** **Suffix >**	**S** **057**	**R** **058**	**R** **059**	**M** **060**	**R** **060** **SA1**	**R** **061**	**R** **061** **SA1**	**R** **062**	**R** **063**	**C** **063** **SA1**	**R** **064**	**R** **065**	**C** **06**
VI. RESOURCE MANAGEMENT (cont.)													
E. Vegetation Protection													
Fire Detection & Suppression	P	P	P	P	P	P	P	P	P	P	P	P	P
Fuels Treatment or Management	P	P	P	P	P	P	P	P	P	P	P	P	T
Insect & Disease Suppression	P	P	P	P	P	P	P	P	P	P	P	P	P
Prescribed Fire or Burning Management				P	P								P
Sensitive Plant Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Uncommon Plant Community Management													
F. Watershed Improvements													
Erosion Control	P	P	P	P	P	P	P	P	P	P	P	P	P
Runoff Control	P	P	P	P	P	P	P	P	P	P	P	P	P
Stream Environment Zone Restoration	P	P	P	P	P	P	P	P	P	P	P	P	P

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
~~Table 20.702.2B (PAS 067-074, use tables)~~

Primary Uses											
Prefix >	**R**	**C**	**T**	**S**	**R**	**R**	**S**	**R**	**R**	**R**	**R**
PAS Identifier >	**067**	**067**	**067**	**068**	**069**	**070A**	**070**	**072**	**073**	**073**	**074**
Suffix >		**SA1**	**SA2**				**B**			**SA1**	
I. RESIDENTIAL											
Domestic Animal Raising				T							
Employee Housing				T				T			
Mobile Home Dwelling											
Multiple Family Dwelling								T	S	D	T
Multi-Person Dwelling											
Nursing & Person Care											
Residential Care											
Single Family Dwelling	P	P	P	T	P	T	T	P	P	P	P
Summer Home				T							
II. TOURIST ACCOMMODATION											
Bed & Breakfast Facilities											
Hotel, Motel, & Other Transient Dwelling Units		T	T	T							
Time Sharing (Hotel or Motel Design)											
Time Sharing (Residential Design)								T			
III. COMMERCIAL											
A. Retail											
Auto, Mobile Home & Vehicle Dealers											
Building Materials & Hardware											
Eating & Drinking Places		D				T					
Food and Beverage Retail Sales		D									
Furniture, Home Furnishings											
General Merchandise Stores		T									
Mail Order and Vending											
Nursery											
Outdoor Retail Sales											
Service Stations											
B. Entertainment											
Amusements and Recreation Services											
Gaming - Nonrestricted											
Privately Owned Assembly & Entertainment			T								
Outdoor Amusements											

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~Table 20.702.2B (PAS 067-074, use tables, continued)~~

~~Primary Uses~~											
Prefix >	**R**	**C**	**T**	**S**	**R**	**R**	**S**	**R**	**R**	**R**	**R**
PAS Identifier >	**067**	**067**	**067**	**068**	**069**	**070A**	**070**	**072**	**073**	**073**	**074**
Suffix >		**SA1**	**SA2**				**B**			**SA1**	
III. COMMERCIAL (cont.)											
C. Services											
Animal Husbandry Services											
Auto Repair & Service											
Broadcasting Studios											
Business Support Services											
Contract Construction Services											
Financial Services											
Health Care Services									T		
Laundries and Dry Cleaning Plant											
Personal Services		T									
Professional Offices		D							D		
Repair Services											
Sales Lots											
Schools - Business & Vocational											
D. Light Industrial											
Batch Plants											
Food and Kindred Products											
Fuel & Ice Dealers											
Industrial Services											
Printing & Publishing											
Recycling & Scrap											
Small Scale Manufacturing											
E. Wholesale, Storage											
Storage Yards											
Vehicle & Freight Terminals											
Vehicle Storage & Parking											
Warehousing											
Wholesale & Distribution											
IV. PUBLIC SERVICES											
A. General											
Airfields, Landing Strips & Heliports (New non-emergency sites prohibited)											
Cemeteries											
Churches				T				T			T
Collection stations											
Cultural Facilities							T				

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2B (PAS 067-074, use tables, continued)**~~

Primary Uses											
Prefix >	**R**	**C**	**T**	**S**	**R**	**R**	**S**	**R**	**R**	**R**	**R**
PAS Identifier >	**067**	**067**	**067**	**068**	**069**	**070A**	**070**	**072**	**073**	**073**	**074**
Suffix >		**SA1**	**SA2**				**B**			**SA1**	
IV. PUBLIC SERVICES (cont.)											
A. General (cont.)											
Day Care Centers, Pre-schools	T	T	T								T
Government Office			T								
Hospitals											
Local Assembly & Entertainment											
Local Post Office								T			
Local Public Health & Safety Facilities	T	T	T	T	T	T	T	T	T	T	T
Membership Organizations							T				
Power Generating											
Publicly Owned Assembly & Entertainment											
Public Utility Centers	T	T	T		T	T	T	T	T		T
Regional Public Health & Safety Facilities											
Schools - College											
Schools - Kindergarten through Secondary						T					
Social Service Organizations											
B. Linear Public Facilities											
Pipelines & Power Transmission	T	T	T	T	T	T	T	T	T	T	T
Transit Stations & Terminals	T	T	T	T	T	T	T	T	T	T	T
Transmission & Receiving Facilities	T	T	T		T	T		T	T	T	T
Transportation Routes	T	T	T	T	T	T	T	T	T	T	T
V. RECREATION											
Beach Recreation	P	P	P	P	P	P	P				
Boat Launching Facilities											
Cross Country Ski Courses				T		T	T	T			
Day Use Areas	D	D	D	D	D	D	D	D	D	D	D
Developed Campgrounds				D			D				
Downhill Ski Facilities											
(Golf Courses						D					
Group Facilities			T	T		T	T				
Marinas				T		T	T				
Off-road Vehicle Courses											
Outdoor Recreation Concessions			T	P		D	D				
Participant Sport Facilities	T	T	T		T	T	T	T	T		T

(continued on next page)

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2B (PAS 067-074, use tables, continued)**~~

Primary Uses											
Prefix >	**R**	**C**	**T**	**S**	**R**	**R**	**S**	**R**	**R**	**R**	**R**
PAS Identifier >	**067**	**067**	**067**	**068**	**069**	**070A**	**070**	**072**	**073**	**073**	**074**
Suffix >		**SA1**	**SA2**				**B**			**SA1**	
V. RECREATION (cont.)											
Recreation Centers											
Recreation Vehicle Parks Entertainment											
Riding and Hiking Trails	P	P	P	P	P		P	P	P	P	P
Rural Sports				T			T				
Snowmobile Courses						T	T				
Sport Assembly											
Undeveloped Campgrounds				P			P				
Visitor Information Centers							T				
VI. RESOURCE MANAGEMENT											
A. Timber Management											
Reforestation	P	P	P	P	P	P	P	P	P	P	P
Regeneration Harvest											
Sanitation Salvage Cut	P	P	P	P	P	P	P	P	P	P	P
Selection Cut						T	P				
Special Cut	P	P	P	P	P	T	P	P	P	P	P
Thinning	P	P	P	P	P	P	P	P	P		P
Tree Farms				P							
B. Wildlife and Fishes											
Early Successional Vegetation Management	P	P	P	P	P		P	P	P	P	P
Nonstructural Fish Habitat Management	P	P	P	P	P	P	P	P	P	P	P
Nonstructural Wildlife Habitat Management	P	P	P	P	P	P	P	P	P	P	P
Structural Fish Habitat Management	P	P	P	T	P	T	P	P	P	P	P
Structural Wildlife Habitat Management	P	P	P	T	P	T	P	P	P	P	P
C. Range											
Farm or Ranch Structures				T							
Grazing				T							
Range Pasture Management				T							
Range Improvement				T							
D. Open Space											
All	P	P	P	P	P	P	P	P	P	P	P

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2B (PAS 067-074, use tables, continued)**~~

Primary Uses											
Prefix >	**R**	**C**	**T**	**S**	**R**	**R**	**S**	**R**	**R**	**R**	**R**
PAS Identifier >	**067**	**067**	**067**	**068**	**069**	**070A**	**070**	**072**	**073**	**073**	**074**
Suffix >		**SA1**	**SA2**				**B**			**SA1**	
VI. RESOURCE MANAGEMENT (cont.)											
E. Vegetation Protection											
Fire Detection & Suppression	P	P	P	P	P	P	P	P	P	P	P
Fuels Treatment or Management	P	P	P	P	P	T	P	P	P	P	P
Insect & Disease Suppression	P	P	P	P	P	P	P	P			P
Prescribed Fire or Burning Management				P		P	P				
Sensitive Plant Management	P	P	P	P	P	P	P	P	P	P	P
Uncommon Plant Community Management	P	P	P	P	P	P	P	P	P	P	P
F. Watershed Improvements											
Erosion Control	P	P	P	P	P	P	P	P	P	P	P
Runoff Control	P	P	P	P	P	P	P	P	P	P	P
Stream Environment Zone Restoration	P	P	P	P	P	P	P	P	P	P	P

Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table
~~Table 20.702.2C (PAS 075-088, use tables)~~

Primary Uses													
Prefix >	**P**	**R**	**R**	**M**	**R**	**R**	**R**	**R**	**C**	**R**	**R**	**C**	**R**
PAS Identifier >	**075**	**077**	**078**	**079**	**080**	**080**	**081**	**08**	**083**	**084**	**084**	**086**	**088**
Suffix >						**SA1**		**2**			**SA1**		
I. RESIDENTIAL													
Domestic Animal Raising					T	T							
Employee Housing		T											
Mobile Home Dwelling		T	T						T				
Multiple Family Dwelling		D											T
Multi-Person Dwelling		T											
Nursing & Person Care													
Residential Care													
Single Family Dwelling		P	P	P	T	T	P	P	P	P	P		P
Summer Home						T	T						
II. TOURIST ACCOMMODATION													
Bed & Breakfast Facilities										T	T		
Hotel, Motel, & Other Transient Dwelling Units													
Time Sharing (Hotel or Motel Design)													
Time Sharing (Residential Design)													D
III. COMMERCIAL													
A. Retail													
Auto, Mobile Home & Vehicle Dealers													
Building Materials & Hardware													
Eating & Drinking Places											T		
Food and Beverage Retail Sales											T		
Furniture, Home Furnishings													
General Merchandise Stores											T		
Mail Order and Vending													
Nursery													
Outdoor Retail Sales													
Service Stations													
B. Entertainment													
Amusements and Recreation Services													
Gaming - Nonrestricted													
Privately Owned Assembly Entertainment													
Outdoor Amusements													

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2C (PAS 075-088, use tables, continued)**~~

Primary Uses													
Prefix > **PAS Identifier >** **Suffix >**	**P 075**	**R 077**	**R 078**	**M 079**	**R 080**	**R 080 SA1**	**R 081**	**R 082**	**C 083**	**R 084**	**R 084 SA1**	**C 086**	**R 088**
C. Services													
Animal Husbandry Services													
Auto Repair & Service													
Broadcasting Studios													
Business Support Services													
Contract Construction Services													
Financial Services													
Health Care Services													
Laundries and Dry Cleaning Plant													
Personal Services											T		
Professional Offices								T			T		
Repair Services													
Sales Lots													
Schools - Business & Vocational													
Secondary Storage													
D. Light Industrial													
Batch Plants													
Food and Kindred Products													
Fuel & Ice Dealers													
Industrial Services													
Printing & Publishing													
Recycling & Scrap													
Small Scale Manufacturing													
E. Wholesale, Storage													
Storage Yards						T							
Vehicle & Freight Terminals													
Vehicle Storage & Parking	T												
Warehousing													
Wholesale & Distribution													
IV. PUBLIC SERVICES													
A. General													
Airfields, Landing Strips & Heliports (New non-emergency sites prohibited)													
Cemeteries					T								
Churches			T										
Collection Stations	T												
Cultural Facilities	T												

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2C (PAS 075-088, use tables, continued)**~~

Primary Uses													
Prefix > **PAS Identifier >** **Suffix >**	**P 075**	**R 077**	**R 078**	**M 079**	**R 080**	**R 080 SA1**	**R 081**	**R 082**	**C 083**	**R 084**	**R 084 SA1**	**C 086**	**R 088**
IV. PUBLIC SERVICES (cont.)													
A. General (cont.)													
Day Care Centers or Pre-schools													
Cultural Facilities	T												
Day Care Centers or Pre-schools													
Government Offices	D												
Hospitals													
Local Assembly & Entertainment	T												
Local Post Office			T	T			T	T	T	T	T		
Local Public Health & Safety Facilities		T	T	T	T	T	T	T	T	T	T	T	T
Membership Organizations													
Power Generating												T	
Publicly Owned Assembly & Entertainment													
Public Utility Centers	D	T	T	T		T	T	T	T	T	T	T	T
Regional Public Health & Safety Facilities	D					T							
IV. PUBLIC SERVICES													
A. General (cont.)													
Schools - College													
Schools - Kindergarten through Secondary	D												
Social Service Organizations													
B. Linear Public Facilities													
Pipelines & Power Transmission	P	T	T	T	T		T	T	T	T	T	T	T
Transit Stations & Terminals	P	T	T	T			T	T	T	T	T	T	T
Transmission & Receiving Facilities	P	T	T	T	T		T	T	T	T	T	T	T
Transportation Routes	P	T	T	T	T		T	T	T	T	T	T	T
V. RECREATION													
Beach Recreation													
Boat Launching Facilities													
Cross Country Ski Courses	T				T	T						T	
Day Use Areas	D	D	D	D	T	T	D	D	D	D	D	D	D

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2C (PAS 075-088, use tables, continued)**~~

Primary Uses													
Prefix > **PAS Identifier >** **Suffix >**	**P 075**	**R 077**	**R 078**	**M 079**	**R 080**	**R 080 SA1**	**R 081**	**R 082**	**C 083**	**R 084**	**R 084 SA1**	**C 086**	**R 088**
V. RECREATION (cont.)													
Developed Campgrounds					T	T							
Downhill Ski Facilities												D	
Golf Courses													
Group Facilities					T	T							
Marinas													
Off-road Vehicle Courses					T	T							
Outdoor Recreation Concessions	T											D	
Participant Sports Facilities	T	T	T	T			T	T	T	T	T	T	T
Recreation Centers													
Recreational Vehicle Parks					T	T							
Riding and Hiking Trails	P	P	P	P	P	P	P	P	P	P	P	P	P
Rural Sports					T	T							
Snowmobile Courses					T	T						T	
Sport Assembly	T												
Undeveloped Campgrounds					T	T							
Visitor Information Centers													
VI. RESOURCE MANAGEMENT													
A. Timber Management													
Reforestation	P	P	P	P	P	P	P	P	P	P	P	P	P
Regeneration Harvest												P	
Sanitation Salvage Cut	P	P	P	P	P	P	P	P	P	P	P	P	P
Selection Cut												P	
Special Cut		P	P	P	P	P	P	P	P	P	P	P	P
Thinning	P	P	P		P	P	P	P	P	P	P	P	P
Timber Stand Improvement	P				P	P						P	
Tree Farms	P				P	P						T	
B. Wildlife and Fishes													
Early Successional Vegetation Management	P	P	P	P	P	P	P	P	P	P	P	P	p
Nonstructural Fish Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Nonstructural Wildlife Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Structural Fish Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Structural Wildlife Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Structural Fish Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P

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Moved to Table 5.05 –Plan Area Statement Consolidated Land Use Table

~~**Table 20.702.2C (PAS 075-088, use tables, continued)**~~

Primary Uses													
Prefix > **PAS Identifier >** **Suffix >**	**P 075**	**R 077**	**R 078**	**M 079**	**R 080**	**R 080 SA1**	**R 081**	**R 082**	**C 083**	**R 084**	**R 084 SA1**	**C 086**	**R 088**
VI. RESOURCE MANAGEMENT (cont.)													
C. Range													
Farm or Ranch Structures					P	P						T	
Grazing					P	P						P	
Range Pasture Management					P	P						T	
Range Improvement					P	P						T	
D. Open Space													
All	P	P	P	P	P	P	P	P	P	P	P	P	
E. Vegetation Protection													
Fire Detection & Suppression	P	P	P	P	P	P	P	P	P	P	P	P	P
Fuels Treatment or Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Insect & Disease Suppression	P	P	P	P	P	P	P	P	P		P	P	P
Prescribed Fire or Burning Management					P	P						P	
Sensitive Plant Management	P	P	P	P	P	P	P	P	P	P	P	P	P
Uncommon Plant Community Management	P	P	P	P	P	P	P	P	P	P	P	P	P
F. Watershed Improvements													
Erosion Control	P	P	P	P	P	P	P	P	P	P	P	P	P
Runoff Control	P	P	P	P	P	P	P	P	P	P	P	P	P
Stream Environment Zone Restoration	P	P	P	P	P	P	P	P	P	P	P	P	P

~~(Ord. 1386, 2013; Ord. 1320, 2010; Ord. 898, 2000)~~

~~**20.702.060**~~ **F.** Lot size and density standards.

~~A.~~ 1. The minimum size of any lot must comply with the following:

~~1.~~ a. Zoning districts with a prefix of **R** have a minimum lot size of 8,000 square feet.

~~2.~~ b. Zoning districts with a prefix of **C** have a minimum lot size of 10,000 square

~~3.~~ c. Zoning districts with a prefix of **T** have a minimum lot size of 10,000 square

~~4.~~ d. Zoning districts with a prefix of **S** have a minimum lot size of 20,000 square

~~5.~~ e. Zoning districts with a prefix of **P** have no minimum lot size requirements.

~~6.~~ f. Zoning districts with a prefix of **M** have a minimum lot size of 40 gross acres.

~~B.~~ 2.The density of any building used for multi-family or multi-person residential purposes and for mobile home parks must not exceed the limits in chapter 31 of the TRPA Code of Ordinances. ~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~**20.702.070**~~ **G.** Setback standards.

~~A.~~ 1. Except as provided by subsections ~~E~~ X and ~~F~~ X (scenic corridors and stream environment zone) of this section, and by chapters 1,2, and 3 of Appendix B, Design Standards and Guidelines to the Community Plans, setback standards for single-family dwellings apply as follows to all principal structures and to all accessory structures 15 feet or greater in height:

~~1.~~ a. The front yard and street side-yard setback is a minimum of 20 feet measured from the edge of the pavement. This setback may be reduced up to 50 percent provided both of the following conditions are met:

~~a.~~ 1. The slope within the front or street side-yard and building footprint is 25 percent or greater; and

~~b.~~ 2. A minimum 20 feet of driveway exists between the garage and the edge of the pavement.

~~2.~~ b. The rear yard setback is a minimum of 20 feet from the property line.

~~3.~~ c. The side yard setback is a minimum of 7 feet from the property line to the foundation or wall. Where the roof is designed to convey runoff to the side yard and size of such roof runoff area exceeds 1,500 square feet, an additional setback of 1 foot for each additional 250 square feet of runoff area must be provided. This setback may be reduced, but not to less than 7 feet, upon an analysis provided by the applicant demonstrating that snow will not shed across the property line. Factors to be considered in this reduction include historical records of amount of snow, roof orientation, roof pitch, exposure of roof to sunlight, drifting patterns, and installation of properly engineered snow-slide restraint devices.

~~B.~~ 2. Except as provided by subsections E and F (scenic corridors and stream environment zones) of this section, and by chapters 1, 2, and 3 of Appendix B, Design Standards and Guidelines to the Community Plans, setback standards for multi-family dwellings and commercial uses apply as follows to all principal structures and to all accessory structures 15 feet or greater in height:

~~1.~~ a.The front yard setback is a minimum of 10 feet from the property line.

~~2.~~ b.The rear yard setback is a minimum of 10 feet from the property line where

the parcel or lot is adjacent to a commercial or multi-family use and a minimum of 15 feet from the property line where the parcel or lot is adjacent to a single-family use.

~~3.~~ c.The side yard setback is a minimum of 10 feet from the property line to the foundation or wall. If the structure exceeds two stories, an additional 1-foot setback for each 2 feet of height is required.

~~C.~~ 3. Setbacks for accessory structures must comply with section 20.664.020.

~~D.~~ 4. Projections, construction, or equipment are permitted within the required setbacks for all uses only as allowed in this section. Building code requirements may further restrict the distance required to be maintained from the property lines and other structures:

~~1.~~ a. Roof overhangs and eaves, oriel and bay windows, porte cocheres, decks, stairway landings, fireplace chimneys, awnings, canopies, and unenclosed porches may encroach up to 50 percent into the required front yard and street-side yard setback. Access stairs may encroach into the required front yard and street side-yard setback a maximum of 5 feet on parcels with an average slope of 16 percent or greater. Elevated driveways and parking decks may be located within the required front yard or street side-yard setback provided they are no more than 30 inches above the highest adjacent grade.

~~2.~~ b. Roof overhangs and eaves, pools, patio covers, tennis courts gazebos, awnings, oriel and bay windows, decks, access stairs and stairway landings, fireplace chimneys, canopies, and unenclosed porches may encroach up to 50 percent into the required rear yard setback.

~~3.~~ c. Roof overhangs and eaves, oriel and bay windows, porches, fireplace chimneys, awnings, and canopies may encroach into the side yard a maximum of 30 inches provided that a minimum 54 inches of clearance is provided for access.

~~4.~~ d. Setbacks between structures must conform to current International Building Code provisions.

~~E.~~ 5. Buildings and structures must be set back 20 feet from the highway right-of-way line in accordance with the TRPA Scenic Threshold Roadways standards in chapter 66 of the TRPA Code of Ordinances for designated corridors except when superseded by chapters 1, 2 and 3 of Appendix B, Design Standards and Guidelines, to the Community Plans. Deviation from this standard is only permissible as provided for in the TRPA Code of Ordinances.

~~F.~~ 6. Buildings, structures and other land coverage or disturbance must be set back from stream environment zones (SEZ's) in accordance with chapter 37 of the TRPA Code of Ordinance. Deviation from this standard is only permissible as provided for in the TRPA Code of Ordinances.

~~G.~~ 7. Building setbacks from cuts and fills must be as set forth in chapter 20.690 and as illustrated in Appendix C.~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~20.702.080~~ H. Height standards.

~~A.~~ 1. Building heights must comply with chapter 37 of the TRPA Code of Ordinances.

~~B.~~ 2. Notwithstanding the provisions of subsection A, above, the height of structures must not exceed the height of existing forest cover in the vicinity

of the structure, except as permitted under the Tahoe Compact for structures that house gaming.~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~20.702.090~~ I. Specific standards.

In addition to the general development standards in contained in section 20.702.100, certain uses are subject to the specific standards in chapters 20.662 through 20.668 inclusive, Specific Standards. The applicable specific standards are shown in Table XXXX ~~20.702.3~~.

~~(Ord. 898, 2000)~~

Table XXXX ~~20.702.3~~ (Specific standards)

Title	Section	Applies
Accessory Dwelling Units	20.664.010	Applies in zoning districts with a prefix of **R** or **M**, except C (5) –size limitation, where the parcel size is greater than one acre.
Accessory Structure	20.664.020	Yes
Bed and Breakfast	20.664.030	Yes
Clustered Development	20.664.040	Applies in zoning districts with a prefix of **M**
Day Care Center	20.664.050	Yes
Golf Courses	20.664.080	Yes
Large Group Care or Group Home	20.664.090	Yes, except for subsection C.2
Manufactured Homes & Manufactured Housing	20.664.100	Yes
Manufactured Home Park Design Standards	20.664.110	Yes
Multi-family Housing	20.664.120	Yes
Recreational Vehicles	20.664.140	Yes
Recreational Vehicle Storage Facilities	20.664.150	Yes
Stationary Tank Storage	20.664.160	Yes
Accessory Dwelling Units	20.668.010	Applies in zoning districts with a prefix of **C**, **T**, **S**, or **P**
Bed & Breakfast	20.668.030	Yes
Campgrounds	20.668.040	Yes
Day Care Center	20.668.050	Yes
Large Group Care or Group Home	20.668.070	Yes
Multi-family Housing	20.668.080	Yes
Personal Storage Facility	20.668.100	Yes
Recreational Vehicles	20.668.110	Yes
Recycling Facilities	20.668.120	Yes
Service Stations	20.668.130	Yes
Service Station Conversions	20.668.140	Yes
Vehicle Sales	20.668.160	Yes
Stationary Tank Storage	20.668.170	Yes

~~(Ord. 898, 2000)~~

~~20.702.100~~ J. General property development standards.

~~A.~~ 1. The Property Development Standards at chapter 20.690 apply unless they conflict with this section or with the TRPA Code of Ordinances.

~~B.~~ 2. For purposes of interpreting Table 20.690, the term **Residential Districts** as used in the table refers to zoning districts with a prefix of **R** and the term **Agricultural Districts** refers to zoning districts with a prefix of **M**.~~(Ord. 898, 2000)~~

~~20.702.110~~ K. Access and circulation standards.

~~A.~~ 1. Access and circulation standards must comply with chapter 20.692 except when in conflict with the provisions of this section.

~~B.~~ 2. Driveways must not exceed 10 percent slope for single-family houses or secondary residences and 5 percent slope for all other uses unless the approving authority finds that a steeper driveway would minimize the amount of grading and site disturbance and not be a threat to public health and safety. A driveway may not exceed 14 percent for a residential use or 8 percent for all other uses.

~~C.~~ 3. Driveway widths must conform to the following standards:

~~1.~~ a. Where a single-family residence includes a garage, the driveway must be at least as wide as the garage door for a distance of 10 feet and must taper to the appropriate width, but no less than that allowed in chapter 20.692. The access-drive requirements in chapter 20.692 for residential property also apply to accessory dwelling units located on the property.

~~2.~~ b. As an alternative to a two-way driveway, driveways for uses other than single-family residences may use one-way driveways with each driveway having a minimum width of 10 feet and a maximum width of 15 feet. Minimum driveway widths may be reduced due to unique site conditions and approval by fire and emergency service providers.

~~D.~~ 4. Pedestrian circulation systems are required for Commercial, Tourist Accommodation, Public Service and Multi-family residential projects. Sidewalks must be a minimum 48 inches wide, with gradients less than five percent. Ramps for use by the handicapped must not exceed the maximum allowed by the International Building Code, CABO/ANSI Codes, or other applicable codes. Sidewalk dimensional standards are applicable to public and right-of-way easement walkways only, and not to pedestrian facilities and structures within the private property, unless otherwise required by safety and fire codes.

~~E.~~ 5. Adequate provision must be made for the access and movement of emergency vehicles.~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~20.702.120~~ L. Parking standards.

~~A.~~ 1. Parking standards must comply with chapter 20.692 except when in conflict with the provisions of this section.

~~B.~~ 2. General.

~~1.~~ a. A "parking facility" is defined as a clearly identifiable location for vehicular parking. A parking facility may be a parking area, parking lot, or parking structure.

~~2.~~ b. A compliance program must apply to new or expansion of existing development that creates a demand for parking, including recreation

and public service projects. Projects not involving new or expanded development are required to comply

with the standards set forth herein unless the approving authority finds the resultant situation would not otherwise cause or continue to cause significant adverse impacts on traffic, transportation, air quality, or water quality.

~~C.~~ 3. Parking requirements.

~~1.~~ a. The number of required parking spaces is set forth in chapter 20.660, except as modified by Table XXXX ~~20.702.4~~.

~~2.~~ b. In lieu of meeting the above requirements in subsection C.1, an applicant may prepare and submit a technically adequate parking analysis including a parking demand estimate, proposed alternatives to standards, and methods to ensure compliance with alternatives. This analysis must be approved concurrently with any other development permit or building permit under consideration.

~~**Table 20.702.4 (Required parking)**~~

Use	Parking Requirements
Broadcasting Studios	1 space per 300 s.f. of gross floor area
Business Support Services	1 space per 300 s.f. of gross floor area
Developed Campgrounds Recreational Vehicle Parks	1 space per campsite, cabin or RV site, and 1 space per full-time employee, and 1 space per 3 part-time employees, and 1 space per 10 campsites, cabins, or RV sites
Employee Housing	Same as Multi-family Dwelling
Gaming B Nonrestricted Only	1 space per 250 s.f. of casino floor area, and 1 space per 1.5 full-time employees, and 1 space per 3 part-time employees
Mail Order and Vending	1 space per 500 s.f. of non-storage area, and 1 space per 1,000 s.f. of storage area
Marinas	1 space per 3 moorings or slips, and 1 space per full-time employee
Outdoor Retail Sales	1 space per 500 s.f. gross sales area, and 1 space per employee
Timeshare Tourist Accommodation	1 space per bedroom, and 1 space per 15 units

(Ord. 898, 2000)

~~D.~~ c. Joint use of parking facilities, in accordance with the provisions of section 20.692.070, are encouraged in order to limit ground coverage and reduce runoff.

~~E.~~ d.Parking requirements for uses other than single-family dwellings

may be reduced 20 percent if a traffic analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction. For each space reduced, the project must contribute annual fees to the County.

~~F.~~ e. Off-site parking is not considered in determining the adequacy of parking facilities except as follows:

1. Off-site parking may be permitted for a temporary use on the basis of an approved parking analysis.
2. Based upon an approved parking analysis, off-site parking may be allowed, provided an appropriate deed restriction is recorded which documents the relationship of the two parcels.
3. Off-site parking provided pursuant to an assessment district and a related parking analysis may be approved.
4. Off-site location may be approved if the approving authority finds that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation. Off-site parking may occur on public roadways or on the shoulders of public roads, provided it does not interfere with snow removal or emergency services, or exceed 25 percent of the total required parking.

~~G.~~ g. Except for single-family driveways all maneuvering must be accomplished on site. Backing out onto a street is not allowed.

~~H.~~ h. Wheel stops must not be allowed in parking facilities in order not to interfere with snow removal.

~~I.~~ i. Uncovered parking facilities and snow storage areas must be sloped on average at least 2 percent to prevent ponding and icing.

~~J.~~ j. Commercial, tourist accommodation, public service, recreation and multi-residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, or arranged by means of recorded easements or an equivalent to remove and store accumulated snow off-site. The minimum area required for snow storage is 25 percent of all uncovered parking and driveway areas. ~~(Ord. 898, 2000)~~

~~20.702.130~~ M. Loading standards.

~~A.~~ 1. Loading requirements and standards must comply with chapter 20.692 except when in conflict with the provisions of this section or as determined as part of project review by a loading analysis.

~~B.~~ 2. The number of loading spaces is based upon the operating characteristics of the individual use, as anticipated for an average business day. Chapter 20.660 must be used as a guide in determining the number of spaces.

~~C.~~ 3. Parcels with uncovered loading spaces must provide snow storage areas of a size adequate to store snow removed from the loading areas, or arrange by means of recorded easements or an equivalent to remove and store accumulated snow off-site. The minimum area required for snow storage is 25 percent of all uncovered loading areas. ~~(Ord. 898, 2000)~~

~~20.702.140~~ N. Landscape standards.

~~A.~~ 1. Landscape standards must comply with chapter 20.694 except when in conflict with the provisions of this section, in which case these provisions apply.

~~B.~~ 2. Street trees are not required.

~~C.~~ 3. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design.

~~D.~~ 4. For projects other than single-family home projects, a minimum of 5 percent of the disturbed area of an entire site and 15 percent of the parking and driveway area must be landscaped.

~~E.~~ 5. Required landscaping must meet the following requirements at the time of planting:

~~1.~~ a. All container-grown stock must be grown in its container for at least six months prior to planting. At time of planting, container-grown stock must be in the following minimum container sizes:

~~a.~~ 1. Trees must be in minimum 15-gallon containers;

~~b.~~ 2. Shrubs must be in minimum 5-gallon containers; and

~~c.~~ 3. Ground covers must be in minimum 1-gallon containers or 4-inch pots.

~~2.~~ b. Field grown or bare root native trees are acceptable if, in the judgment of a licensed landscape architect or certified arborist, they are suitable for specific site conditions and may adapt faster than container plants to challenging growing conditions.

~~F.~~ 6. An irrigation system is required in landscaped areas. Sections 20.694.070 and 20.694.080 apply.

~~G.~~ 7. Landscaping in parking lots must meet the following standards:

~~1.~~ a. Planting beds must have a minimum width of 6 feet for perimeter beds and 4 feet for interior beds, with a minimum area of 25 square feet.

~~2.~~ b. Each planting bed abutting traffic areas must be enclosed by concrete or masonry curbing a minimum 6 inches in width and 6 inches in height above the paving surface or other approved materials. Alternatives may be considered on a case-by-case basis.

~~3.~~ c. Each planting bed must contain a minimum of one tree per 400 square feet of planting area.

~~H.~~ 8. In addition to other standards in this section, parking areas for commercial, tourist accommodation, public service and multi-residential projects must comply with the following:

~~1.~~ a. Perimeter landscaping of parking areas should be provided to reduce the visual impact of large expanses of paved area and to provide shade. Planting should include trees, shrubs, and ground covers. Shrub coverage from ground level to a height of 3 feet should be dense and opaque in order to screen the zone of most intense visual impact.

~~2.~~ b. On-site parking areas must be provided with landscaped perimeters of a minimum of 6 feet in width. Where adjacent parking areas share a joint landscape perimeter, a minimum width of 10 feet is

required.

~~3.~~ c. On-site parking areas greater than 3 acres in size must be provided with landscaped islands designed in accordance with TRPA's Handbook of Best Management Practices.

~~4.~~ d. Any off-street parking that abuts or faces a residential lot must provide a planting screen, landscaped fence or wall at least 4 feet in height along the side facing the residential lot.

~~5.~~ e. Existing or proposed plant materials within public rights-of-way adjacent to a landscaping project must be included on the landscape plan but will not be counted toward the required landscape area.

~~6.~~ f. Plant materials must be used to screen utility boxes, storage areas, refuse areas, trash receptacles, and irrigation control boxes that would not enhance the appearance of the site.

~~7.~~ g. All landscape plantings must achieve the desired landscaping or buffering effect within five years.

~~I.~~ 9. No vegetation in excess of 2 feet high may be placed within a triangular area formed by the street and driveway at property line and a line connecting them at points 25 feet from their intersection, except that trees pruned high enough to permit driver visibility are acceptable. ~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~20.702.150~~ O. Visual impact and screening.

~~A.~~ 1. All external mechanical equipment, including trash enclosures, electrical transformer pads and vaults, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground must be screened from public view from all directions through the architectural design elements of the project.

~~B.~~ 2. Service yards, maintenance yards, warehousing, outdoor storage, and trash and refuse collection areas which are visible to the public from view corridors and public thoroughfares must be screened by the use of walls, fencing, landscape plantings, berming, topographic screening, or combinations thereof. Screening must be effective in both winter and summer.

~~C.~~ 3. Service yards, maintenance yards, warehousing, and outdoor storage areas must be located in areas which are not highly visible from major transportation corridors, scenic turnouts, public recreation areas or the waters or lakes in the region.

~~D.~~ 4. Adequate refuse handling facilities must be provided to prevent the accumulation of trash and litter.

~~E.~~ 5. Roofs, including mechanical equipment and skylights, must be constructed of non-glare finishes that minimize reflectivity.

~~F.~~ 6. All metal flashings and mechanical equipment visible to the public from view corridors and public thoroughfares must be painted to match the exterior colors of the structure. ~~(Ord. 898, 2000)~~

~~20.702.160~~ P. Lighting standards.

~~A.~~ 1. Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source over 10 feet in height must

incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.

~~B.~~ 2. Exterior lighting must be stationary and not blink, flash, or change intensity.

~~C.~~ 3. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season.

~~D.~~ 4. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.

~~E.~~ 5. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.

~~F.~~ 6. The commercial operation of searchlights for advertising or any other purpose is prohibited.

~~G.~~ 7. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to chapter 7 of the TRPA Code of Ordinances.~~(Ord. 898, 2000)~~

~~20.702.170~~ Q. Grading and drainage standards.

Grading and drainage activities must comply with chapter 33 and chapters 60 through 65 of the TRPA Code of Ordinances. Grading and drainage activities must also comply with subsection K, Hillside Grading, of section 20.690.030 except as they conflict with the TRPA regulations and, to the extent practicable, those standards required in the Douglas County Design Criteria and Improvement Standards.~~(Ord. 1386, 2013: Ord. 898, 2000)~~

~~20.702.180~~ R. Noise standards.

A. Exterior noise levels must comply with the provisions in the Plan Area Statements, Community Plans, or subsection N of section 20.690.030, whichever is most restrictive.

B. Interior noise levels must comply with the provisions in subsection N of section 20.690.030. ~~(Ord. 898, 2000)~~

~~20.702.190~~ S. Floodplain standards.

All development in floodplains that is allowed by chapter 35 of the TRPA Code of Ordinances must comply with the provisions of chapter 20.50. ~~(Ord. 1386, 2013; Ord. 898, 2000)~~

~~20.702.200~~ T. Snow standards.

~~A.~~ 1. In addition to the setback requirements in Section G: Setback Standards, ~~section 20.702.070~~, snow shed impact areas must be provided as required to prevent snow from encroaching on adjacent properties.

~~B.~~ 2. The roofs and eaves of all structures must be designed to avoid snow shedding onto entries, exits, public areas, driveways,

parking areas, and walkways.

~~C.~~ 3. Standards set forth in chapter 8 of the TRPA Code of Ordinances for snow disposal requirements and road paving apply. ~~(Ord. 898, 2000)~~

~~Chapter~~

~~20.703~~ 5.03 Tahoe

Area Plan

Regulations

~~**Sections:**~~

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~~**20.703.020 Purpose.**~~
~~**20.703.030 Applicability to land area.**~~
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~~20.703.010~~ A. Statutory authority and purpose

~~A.~~ 1. Pursuant to the Tahoe Regional Planning Agency (TRPA) Regional Plan and Code of Code of Ordinances, Chapter 13, *Area Plans*, the County adopts the following regulations to implement an Area Plan within Douglas County, Nevada. ~~(Ord. 1400, 2013)~~

~~B.~~ 2. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.

~~C.~~ 3. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.

~~D.~~ 4. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans.

~~20.703.020 Purpose.~~

~~A. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.~~

~~B. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.~~

~~C. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans. (Ord. 1400, 2013)~~

~~20.703.030~~ B. Applicability ~~to land area.~~

~~A.~~ 1. Applicability to land area. The provisions of the Tahoe Area Plan Regulations apply to those lands within Douglas County that are subject to an Area Plan adopted by the TRPA Governing Board.

~~B.~~ a. The boundaries of an adopted Area Plan shall be depicted on the Official Douglas County Zoning Map. ~~(Ord. 1400, 2013)~~

~~20.703.040~~ 2. Applicability to other regulations.

~~A.~~ All development within the Lake Tahoe Region is required by federal and state law to comply with the Tahoe Regional Planning Compact (Public Law 96-551), Regional Plan, Code of Ordinances, and other provisions of the TRPA.

~~B.~~ a. No Area Plan may limit TRPA's responsibility to enforce the Tahoe Regional Planning Compact, TRPA Regional Plan, and TRPA Code of Ordinances.

~~C.~~ b. All regulations in the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of an Area Plan.

~~D.~~ c. Other chapters and sections of this code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual, and TRPA Code of Ordinances apply to the area within a conforming Area Plan only to the extent that a provision meets the purpose and intent of this chapter.

~~E.~~ d. In case of conflicts between the provisions of this chapter and other code provisions, the most restrictive provision applies.

~~F.~~ e. All Community Plans and Plan Area Statements shall remain in effect and are subject to the Tahoe Basin Regulations, consisting of Chapters 20.700 through 20.702 of this code, unless superseded by the provisions of an Area Plan subject to this chapter. ~~(Ord. 1400, 2013)~~

~~G.~~ **~~20.703.050~~ C. Definitions.**

Definitions of the words used in this chapter are defined in this chapter or contained in the TRPA Code of Ordinances, Chapter 90, *Definitions*. In cases where the words are not defined in this chapter or the TRPA Code of Ordinances, refer to the definitions in Appendix A of this code. The Director has the authority to interpret the words or phrases used in this chapter to give them the meaning they have in common usage and to give this chapter its most reasonable application. ~~(Ord. 1400, 2013)~~

~~20.703.060~~ D. Tahoe zoning districts.

~~A.~~ The following zoning districts have been established to implement an Area Plan within Douglas County: (following information what put into table format)

~~1. "T-F" (Tahoe – Forest). This district is for federal, state, or county lands managed for conservation and passive public recreation purposes.~~

~~2. "T-MU" (Tahoe – Mixed Use). This district is for areas that are targeted for redevelopment and that may include a mix of tourist, recreation, commercial, light industrial, public service, and residential uses.~~

~~3. "T-MFR" (Tahoe-Multi-Family Residential, maximum density of 15 dwelling units (du)/acre). This district is for existing and future multi-family housing.~~

~~4. "T-R" (Tahoe – Recreation). This district is for private and public recreation areas, such as golf courses, beaches, state parks, and ski resorts.~~

~~5. "T-RR" (Tahoe – Resort Recreation). This district is limited to Edgewood Mountain parcels and allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New~~

~~development must be the result of development transfers that result in the retirement of existing development.~~

~~6. "T-SFR-8,000" (Tahoe-Single-Family Residential, 8,000-square foot minimum parcel size). This district is for existing and future single-family homes.~~

~~7. "T-T" (Tahoe-Tourist). This district is for existing and future tourist oriented uses.~~

~~8. "T-PF" (Tahoe-Public Facility). This district is for existing and future public facilities.~~

~~B.~~ 2. The following overlay zoning districts have been established to implement an Area Plan within Douglas County:(following information what put into table format)

~~1. HDT (High Density Tourist) Overlay. This overlay district contains existing hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, provides greater access to recreational opportunities, and provides economic opportunities. The district is the appropriate location for the Lake Tahoe Region's highest intensity development.~~

~~2. TC (Town Center) Overlay. This overlay district is for areas targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities and future development that will bring environmental gain to the Region.~~

~~3. PD (Planned Development) Overlay. This overlay district contains planned developments approved before December 12, 2012. All new planned developments within the Lake Tahoe Region are subject to the provisions of Chapter 39, *Subdivision*, of the TRPA Code of Ordinances and Chapter 20.676, *Planned Development (PD) Overlay District*, of this code.~~

~~C.~~ 3. The following shall be depicted on the Official Douglas County Zoning Map:

~~1.~~ a. Specific and Master Plans. The boundaries of specific and master plans, including the Heavenly Mountain Resort Master Plan (updated in 2007), developed pursuant to Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

~~2.~~ b. TRPA Jurisdictional Boundary. The TRPA jurisdictional boundary as established by the Tahoe Regional Planning Compact. ~~(Ord. 1400, 2013)~~

~~20.703.070~~ E. South Shore Area Plan.

1. South Shore Area Plan development standards (Table).

2. South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).

a. The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to Chapter 20.614, Design Review, of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building

Permit and Site Improvement Permit review and approval.

~~Sections 20.703.080 through 20.703.090 include provisions to implement the South Shore Area Plan. (Ord. 1400, 2013)~~

Tables to be reinserted ~~20.703.080 South Shore Area Plan Development Standards (Table).~~

~~**Development Standards**~~	~~**T-T/HDT Overlay** *(High Density Tourist District)*~~	~~**T-MU/TC Overlay** *(Lower Kingsbury)*~~	~~**T-RR** *(Edgewood Mountain Parcel)*~~	~~**T-R** *(Edgewood Golf Course and Lodge)*~~
~~Height (maximum) [1][9]~~	~~197 feet[2] /95 feet~~	~~56 feet/35 feet [10]~~	~~42 feet~~	~~42 feet/60 feet [7]~~
~~Density, Single Family Residential [8]~~	~~1 unit per parcel (parcels less than one acre)~~ ~~2 units per parcel (parcels greater than or equal to one acre)~~			
~~Density, Multiple Family Residential (maximum) [8][9]~~	~~25 units/acre~~	~~25 units/acre~~	~~15 units/acre~~	~~15 units/acre~~
~~Density, Multi-person, nursing and personal care, and residential care [8][9]~~	~~25 units/acre~~	~~25 units/acre~~	~~25 units/acre~~	~~25 units/acre~~
~~Density, Tourist (maximum) [6] [8]~~	~~40 units/acre~~	~~40 units/acre~~	~~40 units/acre~~	~~250 units for site~~
~~Density, Recreation [8]~~	~~Developed campgrounds – 8 sites /acre~~ ~~Recreation vehicle sites – 10 sites/acre~~ ~~Group facilities – 25 persons/acre~~			
~~Front Yard Setback (feet) [3] [5]~~	~~25′ (from Hwy 50)~~	~~25′ (from Hwy 50 and S.R. 207)~~	~~25′~~	~~25′~~
~~Rear Yard Setback (feet) [3] [5]~~	~~25′ (from Lake Parkway)~~	~~25′~~	~~25′~~	~~25′~~
~~Side Yard Setback (feet) [4] [5]~~	~~0′~~	~~0′~~	~~25′~~	~~25′~~
~~Side Yard Setback, Street Side (feet) [5]~~	~~25′ (from Lake Parkway)~~	~~25′~~	~~25′~~	~~25′~~
~~Minimum Parcel Size (square feet)~~	~~10,000~~	~~10,000~~	~~20,000~~	~~20,000~~
~~Land Coverage (maximum) [9]~~	~~Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%.~~			
~~[1] Structures must not project above the forest canopy, ridge lines, or otherwise detract from the viewshed, except as permitted within the T-T/HDT and T-MU/TC Overlay zoning districts. For structures within the T-MU/TC Overlay zoning district that are over three stories, the findings in Section 37.7.16 of the TRPA Code of Ordinances must be met. Eighty percent of structures fronting Highway 50 within the T-T/HDT Overlay zoning district shall not exceed 56 feet in height when an existing building or buildings are being replaced within 100 feet of the right-of-way. See DCDCIS Manual, Part I, Division 7, South Shore Design Standards and Guidelines and TRPA Code of Ordinances for additional height requirements.~~				

~~[2] Limited to replacement structures, provided, the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as measured from the lowest point of natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code of Ordinances.~~

~~[3] Setbacks from major roadways (Highway 50, S.R. 207, and Lake Parkway) shall be measured from the back of curb line. All other setbacks shall be measured from property lines.~~

~~[4] Setbacks between structures must conform to International Building Code requirements.~~

~~[5] Projections, including roof overhangs and eves, porte coheres, decks, stairs and stairway landings, awnings, oriel and bay windows, and canopies, may encroach up to 20 percent into a setback as long as the projection conforms to International Building Code requirements.~~

~~[6] Bed and breakfast facilities are limited to 10 units/acre; all others are limited to 40 units/acre if less than 10% of the units have kitchens and 15 units/acre if greater than or equal to 10% of the units have kitchens. The 250 TAUs allowed on the Edgewood Golf Course and Lodge site shall be limited to Special Area (SA) #1 as shown on the Record of Survey Map for Park Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.~~

~~[7] The Edgewood Lodge may be constructed to a maximum of 60 feet in height; all other structures shall not exceed 42 feet in height.~~

~~[8] For mixed-use projects, the density standards contained in this table shall be superseded by the maximum densities calculated in accordance with Section 31.5.2 of the TRPA Code of Ordinances.~~

~~[9] Not withstanding other sections of the South Shore Area Plan, residential or mixed-use developments with a residential component that is 100 percent deed-restricted, affordable, moderate, or achievable housing are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and 30.4.2.B.5, and the parking standards in TRPA Code Section 34.4.1.~~

~~[10] Buildings are limited to 35 feet in the portion of the Town Center that is the Kingsbury Mobile Home Park, 201 Manor Drive, APN: 1318-23-401-019; buildings in all other portions of the Town Center are limited to 56 feet.~~

~~(Ord. 1642, 2025; Ord. 1400, 2013)~~

~~20.703.090 South Shore Area Plan permitted, development permitted, and special use permitted uses (Table).~~

~~The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to Chapter 20.614, *Design Review*, of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building Permit and Site Improvement Permit review and approval.~~

~~20.703.090 Use~~	**~~T-T/HDT~~**	**~~T-R~~**	**~~T-RR~~**	**~~T-MU/TC [3]~~**
~~.010 Residential~~				
~~(A) Employee housing~~	~~TRPA P~~	~~S[5]~~	~~TRPA S~~	~~P~~
~~(B) Mobile Home Dwelling [1]~~				~~P~~
~~(C) Multiple-family dwelling.~~	~~TRPA P~~	~~S[5]~~	~~TRPA S~~	~~P~~
~~(D) Multi-person dwelling~~	~~TRPA S~~		~~TRPA S~~	~~S~~
~~(E) Nursing and personal care~~				~~S~~
~~(F) Residential care~~				~~S~~
~~(G) Single-family dwelling (includes condominiums)~~	~~TRPA S [2]~~	~~S [2]~~	~~TRPA S [2]~~	~~P~~
~~.020 Tourist Accommodation~~				
~~(A) Bed and breakfast facilities~~		~~S[5]~~	~~TRPA S~~	~~P~~
~~(B) Hotel, motel, and other transient dwelling units~~	~~TRPA P~~	~~S[5]~~	~~TRPA S~~	~~P~~
~~(C) Time sharing (hotel/motel design)~~	~~TRPA S~~	~~S[5]~~	~~TRPA S~~	~~S~~
~~(D) Time sharing (residential design)~~	~~TRPA S~~	~~S[5]~~	~~TRPA S~~	~~S~~
~~.030 Commercial~~				
~~(A) Eating and drinking places~~	~~TRPA P~~	~~P~~	~~TRPA P~~	~~P~~
~~(B) Nursery~~				~~P~~
~~(C) Outdoor retail sales~~	~~TRPA S~~		~~TRPA S~~	~~P~~
~~(D) Retail or personal service facility~~	~~TRPA P~~	~~P[5]~~	~~TRPA S~~	~~P~~
~~(E) Service stations~~	~~TRPA S~~			~~S~~
~~.040 Entertainment~~				
~~(A) Amusements and recreation services~~	~~TRPA P~~	~~S[5]~~	~~TRPA S~~	~~P~~
~~(B) Gaming-non restricted~~	~~TRPA P~~			~~P~~

~~20.703.090 Use (Cont.)~~	**~~T-T/HDT~~**	**~~T-R~~**	**~~T-RR~~**	**~~T-MU/TC~~**
~~(C) Outdoor amusements~~	~~TRPA P~~			~~S~~

~~(D) Privately owned assembly and entertainment~~	~~TRPA S~~	~~S[5]~~	~~TRPA S~~	~~S~~
~~.050 Services~~				
~~(A) Animal services~~				~~P~~
~~(B) Business support services~~	~~TRPA P~~			~~P~~
~~(C) Health care services~~	~~TRPA P~~			~~P~~
~~(D) Laundries and dry cleaning plant~~				~~S~~
~~(E) Professional offices~~	~~TRPA P~~			~~P~~
~~.060 Light industrial [4]~~				
~~(A) Food and kindred products~~				~~S~~
~~(B) Industrial services~~				~~S~~
~~(C) Small scale manufacturing~~				~~P~~
~~.070 Wholesale/Storage~~				
~~(A) Storage yards~~				~~S~~
~~(B) Vehicle and freight terminals~~				~~S~~
~~(C) Vehicle storage & parking~~	~~TRPA P~~			~~S~~
~~(D) Warehousing~~				~~P~~
~~.080 Public service~~				
~~(A) Collection stations~~	~~TRPA S~~			~~S~~
~~(B) Cultural facilities~~	~~TRPA P~~	~~S[5]~~	~~TRPA S~~	~~P~~
~~(C) Day care centers/pre-schools~~	~~TRPA P~~	~~S[5]~~		~~S~~
~~(D) Government offices and facilities~~				~~P~~
~~(E) Hospitals~~				~~S~~
~~(F) Local assembly and entertainment~~	~~TRPA P~~	~~S[5]~~	~~TRPA S~~	~~p~~
~~(G) Membership organizations~~				~~P~~
~~(H) Post office~~	~~TRPA P~~			~~P~~
~~(I) Public health and safety facilities~~	~~TRPA P~~	~~S~~	~~TRPA S~~	~~P~~
~~(J) Public owned assembly and entertainment~~	~~TRPA S~~	~~S~~		~~S~~
~~(K) Public utility centers~~		~~S~~		~~S~~

~~20.703.090 Use (Cont.)~~	**~~T-T/HDT~~**	**~~T-R~~**	**~~T-RR~~**	**~~T-MU/TC~~**
~~(L) Religious assembly~~	~~TRPA S~~			~~P~~
~~(M) Schools - college~~	~~TRPA S~~			~~S~~
~~(N) Schools - kindergarten through secondary~~				~~S~~
~~(O) Social service organizations~~				~~P~~
~~(P) Threshold related research facilities~~	~~TRPA S~~	~~S[5]~~	~~TRPA S~~	~~S~~
~~.090 Linear public facilities~~				

~~(A) Pipelines and power transmission~~	~~TRPA S~~	~~S~~	~~TRPA S~~	~~S~~
~~(B) Transit stations and terminals~~	~~TRPA P~~	~~S~~		~~P~~
~~(C) Transmission and receiving facilities~~	~~TRPA S~~	~~S~~	~~TRPA S~~	~~S~~
~~(D) Transportation routes [6]~~	~~P~~	~~P~~	~~P~~	~~P~~
~~.100 Recreation~~				
~~(A) Beach recreation~~		~~TRPA P~~		
~~(B) Campground, developed~~	~~TRPA P~~	~~S[5]~~	~~TRPA S~~	
~~(C) Campground, undeveloped~~		~~S[5]~~	~~TRPA S~~	
~~(D) Cross country ski courses~~		~~P~~	~~TRPA S~~	
~~(E) Day use areas~~	~~TRPA P~~	~~P~~	~~TRPA S~~	~~P~~
~~(F) Equestrian stables.~~			~~TRPA S~~	
~~(G) Golf courses~~		~~P~~		
~~(H) Group facilities~~	~~TRPA P~~	~~S~~	~~TRPA S~~	~~TRPA S~~
~~(I) Marinas~~		~~TRPA S~~		
~~(J) Off-road vehicle courses~~			~~TRPA S~~	
~~(K) Outdoor recreation concessions~~	~~TRPA P~~	~~P~~	~~TRPA P~~	~~P~~
~~(L) Participant sports facilities~~	~~TRPA P~~	~~S~~	~~TRPA P~~	~~P~~
~~(M) Recreation centers~~	~~TRPA S~~		~~TRPA P~~	~~P~~
~~(N) Riding and hiking trails~~	~~TRPA P~~	~~P~~	~~TRPA P~~	~~P~~
~~(O) Snowmobile courses~~		~~S[7]~~	~~TRPA S~~	
~~(P) Sport assembly~~	~~TRPA S~~	~~S[5]~~	~~TRPA P~~	~~S~~
~~(Q) Visitor information centers~~	~~TRPA P~~		~~TRPA P~~	~~P~~
~~.110 Resource management~~				
~~(A) Resource protection, restoration, and management~~	~~TRPA P~~	~~P~~	~~TRPA P~~	~~P~~

~~[1] Mobile home dwellings shall only be allowed within mobile home parks established before December 12, 2012.~~
~~[2] Single-family dwellings in Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) are limited to two or more units, such as a town house or condominium. A special use permit shall only be required if two or more units are being proposed.~~
~~[3] Primary uses on the Kahle Community Center site (APN 1318-23-401-005) shall be limited to government offices, public recreation, health care services, health and wellness services (refer to "Retail or personal service facility" definition), and uses considered accessory to a primary use.~~
~~[4] Light industrial uses in the T-C/MUC Overlay zoning district (lower Kingsbury area) are only allowed east of Shady Lane.~~
~~[5] The following uses outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 34529) within the T-R zoning district are prohibited: employee housing; multiple-family dwelling; bed and breakfast facilities; hotel, motel, and other transient dwelling units; time sharing (hotel-motel design); time sharing (residential design); retail and personal service; amusements and recreation services; privately owned assembly and entertainment; cultural facilities; day-care centers/pre-schools; local assembly and entertainment; threshold related research facilities; campground (developed); campground (undeveloped); and sport assembly.~~
~~[6] New transportation routes shall only be allowed if included in the adopted Regional Transportation Plan or Bicycle and Pedestrian Plan.~~
~~[7] Snowmobile courses are prohibited within Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the official Records of Douglas County (Document No. 345290).~~

~~(Ord. 1603, 2022; Ord. 1400, 2013)~~

~~20.703.095~~ F. Accessory uses.

Accessory uses may be permitted per Sections 21.3.1. through 21.3.8. of the TRPA Code of Ordinances. ~~(Ord. 1400, 2013)~~

~~20.703.100 Reserved~~ ~~(Ord. 1400, 2013)~~

~~20.703.110 Reserved~~ ~~(Ord. 1400, 2013)~~

~~20.703.120 Reserved~~ ~~(Ord. 1400, 2013)~~

~~20.703.130~~ G. List of primary uses and use definitions. (Table to be reinserted)

~~Use~~	~~Definition~~
~~Residential~~	
~~Employee housing~~	~~Residential units owned and maintained by public or private entities for housing employees.~~
~~Mobile home dwelling~~	~~A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect.~~
~~Multiple-family dwelling~~	~~More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. One detached secondary residence is included.~~
~~Multi-person dwelling~~	~~A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.~~
~~Nursing and personal care~~	~~Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.~~
~~Raising domestic animals~~	~~The keeping, feeding, or grazing of animals as an avocation, hobby, or school project, secondary to the principal residential use of a property greater than two acres. The use applies to species commonly considered as farm animals, but does not include exotic animals. Household pets, such as dogs and cats, are included when such animals are being bred for commercial reasons. Outside storage or display is included as part of the use.~~
~~Residential care~~	~~Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self-care, but where medical care is not a major element. The use includes, but is not limited to, children's homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.~~
~~Single-family dwelling (includes condominiums)~~	~~One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a single-family house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. A caretaker residence is included.~~
~~Summer home~~	~~A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access.~~
~~Use~~	~~Definition~~
~~Tourist Accommodation~~	

~~Bed and breakfast facilities~~	~~Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").~~
~~Hotel, motel, and other transient dwelling units~~	~~Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include Bed and Breakfast Facilities or Vacation Rentals.~~
~~Time sharing (hotel/motel design)~~	~~A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.~~
~~Time sharing (residential design)~~	~~A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.~~
~~**Commercial**~~	
~~Eating and drinking places~~	~~Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.~~
~~Nursery~~	~~Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use.~~
~~Outdoor retail sales~~	~~Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.~~

~~Use~~	~~Definition~~
~~Retail or personal service facility~~	~~An establishment for the retail sale of merchandise or the provision of personal services. A retail facility includes but is not limited to antique or art shops, clothing, drug, dry good, florist, furniture, gift, building materials, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, bike or moped, boats, golf carts, snowmobiles, jet skis, automobile parts, books, toy stores, and other miscellaneous retail shopping goods (auto, mobile home and vehicle sales are not included in this definition). A personal service facility includes facilities primarily engaged in providing services generally involving the care of persons, such as: beauty and barber shops; nail salons; shoe repair shops; saunas and hot tubs; massage services; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; offsite rental of sporting equipment; health and wellness services; minor medical services, and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.~~
~~Service stations~~	~~Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.~~
~~**Entertainment**~~	
~~Amusements and recreation services~~	~~Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities.~~
~~Gaming-non restricted~~	~~Establishments, regulated pursuant to Article VI(d) through (i) of the Compact, that deal, operate, carry on, conduct, maintain, or expose for play any banking or percentage game played with cards, dice, or any mechanical device or machine for money, property, checks, credit, or any representative of value. The use does not include social games played solely for drinks, or cigars or cigarettes served individually, games played in private homes or residences for prizes, or games operated by charitable or educational organizations to the extent excluded by state law. Restricted gaming is permissible only as an accessory use.~~
~~Outdoor amusements~~	~~Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; ice rinks; and miniature golf courses. Outside storage or display is included as part of the use.~~
~~**Use**~~	~~**Definition**~~
~~Privately owned assembly and entertainment~~	~~Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.~~
~~**Services**~~	

~~Animal services~~	~~Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, animal grooming, and pet sitting and overnight boarding services.~~
~~Business support services~~	~~Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services.~~
~~Health care services~~	~~Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and personal care," and mental health-related services, including various types of counseling practiced by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under Professional Offices.~~
~~Laundries and dry cleaning plant~~	~~Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Retail and personal service facilities").~~
~~Professional offices~~	~~A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; financial services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; broadcasting studios; employment services; off premise concessions (OPC); reporting services; computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.~~
~~Schools - business and vocational~~	~~Business and vocational schools offering specialized trade and commercial courses.~~
~~**Use**~~	~~**Definition**~~
~~**Light Industrial**~~	
~~Food and kindred products~~	~~Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use.~~
~~Industrial services~~	~~Service establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair; research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings, including leasing tools, machinery and other business item ; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.~~

~~Recycling and scrap~~	~~Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.~~
~~Small scale manufacturing~~	~~Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.~~
~~**Wholesale/storage**~~	
~~Storage yards~~	~~Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, or industrial supplies. Outside storage or display is included as part of the use.~~
~~Vehicle and freight terminals~~	~~Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.~~
~~Vehicle storage & parking~~	~~Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and scrap").~~
~~**Use**~~	~~**Definition**~~
~~Warehousing~~	~~Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and freight terminals").~~
~~Wholesale and distribution~~	~~Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.~~
~~**Public service**~~	
~~Collection stations~~	~~Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use.~~

~~Cultural facilities~~	~~Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums.~~
~~Day care centers/pre-schools~~	~~Establishments used for the care of seven or more children residing elsewhere.~~
~~Government offices and facilities~~	~~Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities.~~
~~Hospitals~~	~~Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.~~
~~Local assembly and entertainment~~	~~Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.~~
~~Membership organizations~~	~~Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling").~~
~~Post office~~	~~Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers.~~
~~**Use**~~	~~**Definition**~~
~~Power generating~~	~~Establishments engaged in the generation of electrical energy for sale to consumers, including hydro facilities, gas facilities, and diesel facilities. Outside storage or display is included as part of the use. Transmission lines located off the site of the power plant are included under "Pipelines and power transmission." Electrical substations are included under "Public utility centers."~~
~~Public health and safety facilities~~	~~Facilities operated by public or quasi-public entities for the local protection of the public, such as: satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and emergency services. Outside storage or display is included as part of the use.~~
~~Public owned assembly and entertainment~~	~~Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.~~
~~Public utility centers~~	~~Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices").~~

~~Religious assembly~~	~~Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.~~
~~Schools – college~~	~~Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.~~
~~Schools - kindergarten through secondary~~	~~Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.~~
~~Social service organizations~~	~~Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.~~
~~Use~~	**~~Definition~~**
~~Threshold related research facilities~~	~~Public or non-profit research establishments primarily engaged in implementing social, political, and scientific research relating to the Lake Tahoe Environmental Thresholds or the Lake Tahoe ecosystem. The use includes laboratories, monitoring stations, scientific interpretive centers, research and training classrooms, and related support facilities. Overnight multi-person facilities, outside storage, and caretaker facilities may be considered as accessory to this use. The use does not include facilities unrelated to threshold-related research, such as: general college administrative offices and classrooms (see Schools-College); and government administrative offices (see Government offices and facilities); or non- threshold-related research (which may be conducted under the "Professional office" use).~~
~~Linear public facilities~~	
~~Pipelines and power transmission~~	~~Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional offices"); equipment and material storage yards (see "Storage yards"); distribution substations (see "Public utility centers"); and power plants (see "Power generating plants").~~
~~Transit stations and terminals~~	~~Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.~~

~~Transmission and receiving facilities~~	~~Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under Broadcasting Studios.~~
~~Transportation route~~	~~Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.~~
~~**Recreation**~~	
~~Beach recreation~~	~~Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, picnic sites, and rental services, and nearshore facilities such as multiple-use piers and buoys. Nearshore and foreshore facilities are included in Chapter 81, *Permissible Uses and Structures in the Shorezone and Lakezone*, of the TRPA Code of Ordinances.~~
~~Boat launching facilities~~	~~Recreational establishments that provide boat launching, parking, and short-term trailer storage for the general public. The storage, mooring, and maintenance of boats are included under "Marinas." Raft launching is included under "Day Use Areas." Outside storage or display is included as part of the use.~~
~~**Use**~~	~~**Definition**~~
~~Campground, developed~~	~~Land or premises designed to be used and rented for temporary occupancy by campers traveling by motorized vehicle or recreational vehicles, and that contain such facilities as campsites with parking areas, barbecue grills, tables, restrooms, and at least some utilities.~~
~~Campground, undeveloped~~	~~Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.~~
~~Cross country ski courses~~	~~Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.~~
~~Day use areas~~	~~Land or premises, other than Participant Sports Facilities, designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.~~
~~Downhill ski facilities~~	~~Uses and facilities pertaining to ski areas, including but not limited to: runs, trails, lift-lines cables, chairs, cars, warming huts, care taking quarters, parking, vehicles, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. Outside storage or display is included as part of the use. Uses and facilities serving non-skiing activities or operating year-round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area shall be considered under the appropriate use classification in the TRPA Code of Ordinances.~~
~~Equestrian stables.~~	~~Equestrian stables for boarding horses that may be used for sleigh and carriage rides or horseback riding.~~
~~Golf courses~~	~~An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as eating and drinking places, clubhouses, and general retail stores. Outside storage or display is included as part of the use.~~

~~Group facilities~~	~~Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.~~
~~Marinas~~	~~Establishments primarily providing water-oriented services, such as: yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities, excursion boat and sightseeing facilities; and other marina-related activities, including but not limited to fuel sales, boat pumpout facilities, and boat and engine repair. Marinas contain water-oriented facilities and structures, which are regulated and defined in Chapter 81. Outside storage or display is included as part of the use. The use does not include condominiums, hotels, restaurants, and other such uses with accessory water-oriented, multiple-use facilities.~~

~~Use~~	~~Definition~~
~~Off-road vehicle courses~~	~~Areas authorized by the Agency for the use of off-road vehicles including, but not limited to, dirt bike, enduro, hill climbing, or other off-road motorcycle courses. The use also includes areas authorized by the Agency for competitive events utilizing four-wheel-drive vehicles. The use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.~~
~~Outdoor recreation concessions~~	~~Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.~~
~~Participant sports facilities~~	~~Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, zip lines, and athletic fields (non-professional). Outside storage or display is included as part of the use.~~
~~Recreation centers~~	~~Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, multi-purpose courts, weight rooms, and meeting and crafts rooms.~~
~~Riding and hiking trails~~	~~Planned paths for pedestrian, bike, and equestrian traffic, including trail heads.~~
~~Snowmobile courses~~	~~Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.~~
~~Sport assembly~~	~~Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses.~~
~~Visitor information centers~~	~~Nonprofit establishments providing visitor information and orientation.~~
~~**Resource management**~~	
~~Resource protection, restoration, and management~~	~~Activities associated with the protection, restoration, and management of timber, wildlife and fishes, open space, vegetation, and watersheds to protect and restore the Lake Tahoe environment.~~

~~(Ord. 1400, 2013)~~

~~20.703.140~~ H. Design standards and guidelines.

~~A.~~ 1. All development under the jurisdiction of the TRPA must comply with the provisions of the DCDCIS manual, unless a stricter provision has been adopted in this section or by the TRPA, including, but not limited to:

~~1.~~ a. BMPs shall be required pursuant to Section 60.4, *Best Management Practice Requirements*, of the TRPA Code of Ordinances and as described in the Handbook of Best Management Practices (2012), and as amended.

~~B.~~ 2. In order to ensure quality design and bring the South Shore Area Plan into threshold attainment, all future development within the South Shore Area Plan shall be designed to meet the provisions of Part I, Planning Design Criteria, Division 7, South Shore Design Standards and Guidelines, of the DCDCIS manual. ~~(Ord. 1400, 2013)~~

~~20.703.150~~ I. Parking and loading.

~~A.~~ 1. The number of required parking and loading spaces shall be based on the requirements set forth in Chapter 20.692*, Off-Street Parking and Loading*, of this code. In cases where parking and loading standards for a

use listed in this Chapter are not addressed in Chapter 20.692, the Director may determine parking requirements based on a similar use or require a parking analysis, pursuant to Subsection B below, to determine minimum parking requirements.

~~B.~~ 2. In lieu of meeting the above requirements in Subsection A, an applicant may prepare and submit a parking analysis including:

~~1.~~ a. A parking demand estimate;

~~2.~~ b. Proposed alternatives to reduce or relax minimum parking standards, which may include:

~~a.~~ 1. Joint use of parking facilities (see Section 20.692.070 of this code);

~~b.~~ 2. In-lieu payment to meet parking requirements;

~~c.~~ 3. On-street parking (see Section 20.692.050.B.3. of this code);

~~d.~~ 4. Free or discounted transit; and

~~e.~~ 5. Paid parking management; and

~~3.~~ c. Methods to ensure compliance with alternatives.

~~C.~~ 3. Parking requirements for uses other than single-family dwellings may be reduced 20 percent if a parking analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction.

~~D.~~ 4. Off-site parking locations may be approved if it can be found that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation.

~~E.~~ 5. Commercial, tourist accommodation, public service, recreation and multi-residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, as required by the Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.8, Snow Storage, of the DCDCIS Manual.

~~F.~~ 6. Bicycle access and racks shall be provided with all commercial, recreation, and multi-family residential projects in accordance with Part I, Planning Design Criteria, Division 2, Non-Residential, Section 2.6, Bicycle Access, of the DCDCIS Manual. ~~(Ord. 1400, 2013)~~

~~20.703.160~~ J. Landscape and irrigation plans.

Landscape and irrigation plans are required with all non-residential projects and must comply with Chapter 20.694, *Landscape Standards*, of this code, except when in conflict with a TRPA provision, in which case the TRPA provision applies. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design. ~~(Ord. 1400, 2013)~~

~~20.703.170~~ K. Lighting standards.

~~A.~~ 1. Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source must incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.

~~B.~~ 2. Exterior lighting must be stationary and not blink, flash, or change intensity.

~~C.~~ 3. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season, which is between Thanksgiving and March 1 of the following year.

~~D.~~ 4. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.

~~E.~~ 5. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.

~~F.~~ 6. The commercial operation of searchlights for advertising or any other purpose is prohibited.

~~G.~~ 7. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22 of the TRPA Code of Ordinances. ~~(Ord. 1400, 2013)~~

~~20.703.180~~ L. Signage.

~~A.~~ 1. The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the County in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines and Subsections F through K below.

~~B.~~ 2. TRPA shall review all signage associated with a project that has not been delegated to the County through an MOU. The County shall not require a sign permit, pursuant to Chapter 20.618, *Sign Permit*, of this code, for signage approved by the TRPA.

~~C.~~ 3. For all signage associated with a project delegated to the County through an MOU, the County shall require a sign permit as required by Chapter 20.618, Sign Permit.

~~D.~~ 4. For all non-residential developments containing three or more units, the County shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to Section 20.696.375, *Master sign plan required*, of this code.

~~E.~~ 5. In all cases, the County is responsible for the review and approval of Building Permits for signage.

~~F.~~ 6. Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a

gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses, and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy sign may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed twelve cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

~~G.~~ 7. In the T-HDT district, the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

~~1.~~ a. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

~~2.~~ b. Building signs. Each primary use within a project area may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 300 square feet of sign area per building frontage for each distinct use with a total floor area greater than 500,000 square feet. Each primary use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 450 square feet.

~~3.~~ c. Each project area may be allowed one square foot of sign area for each one lineal foot of building frontage separate and distinct from (1) above, up to a maximum of 120 square feet of sign area per building frontage for other primary uses with a total floor area greater than 50,000 square feet. Each use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 300 square feet.

~~4.~~ d. Maximum height of building signs shall be 40 feet above grade or to the top of the wall on which the sign is located, whichever is less.

~~5.~~ e. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

~~6.~~ f. Existing tower signs (signs existing and or approved as of the effective date of this chapter), defined as business name or corporate logo, located in proximity of building roof line and within building profile, may remain and are not included in the calculation of allowable building sign area. Such signs may be maintained and replaced in kind, but any relocation or reconfiguration is subject to the provisions of this chapter.

~~7.~~ g. Freestanding signs. Each project area which is greater than 5

acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50, provided the signage: is not enlarged, is incorporated into a landscape planter or monument, does not exceed 600 square feet in area, and has a maximum sign height of 30 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

~~H.~~ 8. In the T-MU/TC Overlay district (Kingsbury Town Center), the sign provisions in Chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

~~1.~~ a. Building Frontage: For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

~~2.~~ b. Building signs. Each primary use within a project area maybe allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 200 square feet of sign area per building frontage for each distinct use with a total floor area of 50,000 square feet. Each parcel or project area may be allowed a maximum of four building frontages. Maximum height of building signs shall be 30 feet above grade or to the top of the wall on which the sign is located, whichever is less. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

~~3.~~ c. Freestanding signs. Each project area which is greater than 5 acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50 provided the signage: is not enlarged, is incorporated into a landscape planter or monument, does not exceed 300 square feet in area, and has a maximum sign height of 20 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than 5 acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

~~I.~~ 9. Direction and/or safety signs. In the T-HDT and T-MC/TC Overlay (Kingsbury Town Center) districts, directional and/or safety signs, which are no greater than 24 square feet in area, no greater than 12 feet in height, contain no advertising copy, and have a consistent set of colors and materials, may be allowed, and shall not be included in the total allowable sign area for each use. The height of direction and/or safety signs on buildings, parking garages and porte cochere entrances/exits may exceed 12 feet but shall be the minimum necessary to identify the entrance/exit and safely facilitate pedestrian and vehicular circulation. The number and area of direction and/or safety signs shall be limited to

the minimum necessary to safely facilitate pedestrian and vehicular traffic circulation and ensure safety.

~~J.~~ 10. Regulation of Existing, Non-Conforming Signs in the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts.

~~1.~~ a. Any signs which do not conform with the applicable requirements of this Chapter, Chapter 38 of the TRPA Code of Ordinances, and the South Shore Design Standards and Guidelines, as applicable, are considered non-conforming.

~~2.~~ b. Non-conforming signs must be removed or replaced with conforming signs upon the occurrence of any of the following:

~~a.~~ 1. The non-conforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value;

~~b.~~ 2. The non-conforming sign is relocated;

~~c.~~ 3. The non-conforming sign is altered structurally; or

~~d.~~ 4. More than 50 percent of the non-conforming sign's copy is altered, except for changeable copy signs and maintenance.

~~1.~~ c. Exceptions. Exceptions to the requirements of subsection 2 above may be approved for modification or replacement of existing signs, provided the following findings can be made for a sign package for the entire project area. Once an exception is approved, the non-conforming sign or signs shall be considered conforming.

~~a.~~ 1. The exception is in harmony with the purpose and intent of this Chapter, Chapter 38 of the TRPA Code of Ordinances, and the South Shore Design Standards and Guidelines;

~~b.~~ 2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this Chapter.

~~c.~~ 3. The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

~~d.~~ 4. Alternative signage concepts that comply with the provision to which the exception is requested have been evaluate, and undue hardship would result if the strict adherence to the provision is required;

~~e.~~ 5. A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final Environmental Impact Statement, 1989;

~~f.~~ 6. The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;

~~g.~~ 7. The exception which is approved for a building site shall not exceed the total permissible sign area for all signs; and

~~h.~~ 8. The exception is the minimum departure from the standards.

~~K.~~ 11. Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

~~1.~~ a. Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of

Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

~~2.~~ b. The approval of the Board is subject to the following:

~~a.~~ 1. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the County as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

~~b.~~ 2. The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

~~c.~~ 3. All signs must have proper access and maintenance easements.

~~d.~~ 4. Signs along an NDOT right-of-way must be approved by NDOT. ~~(Ord. 1642, 2025; Ord. 1400, 2013)~~

~~20.703.190~~ M. Scenic quality.

~~A.~~ 1. The County shall require a Scenic Assessment with all project applications requiring a Scenic Assessment, pursuant to Chapter 66, *Scenic Quality*, of the TRPA Code of Ordinances.

~~B.~~ 2. Prior to approving a project that may potentially affect an identified scenic resource, the County shall find that a project is consistent with applicable recommendations in the Scenic Assessment for preserving or improving the scenic quality of the identified scenic resource.~~(Ord. 1400, 2013)~~

~~20.703.200~~ N. Area-wide water quality.

~~A.~~ 1. Area-wide water quality treatments and funding mechanisms may be established in lieu of certain site-specific BMPs, subject to the provisions of Section 13.5.3.B.3., Area-wide Water Quality Treatments and Funding Mechanisms, of the TRPA Code of Ordinances.

~~B.~~ 2. The Stateline Stormwater Association, formed by the Stateline Regional Stormwater Treatment Disposal System Agreement (Document No. 405734), is recognized as providing area-wide water quality treatment for properties, subject to the terms of the agreement and applicable Nevada Division of Environmental Protection (NDEP) permit, within the South Shore Area Plan. ~~(Ord. 1400, 2013)~~

~~20.703.205~~ O. Noise.

All provisions of Chapter 68, *Noise Limitations*, of the TRPA Code of Ordinances shall apply to projects subject to the provisions of this chapter.

~~A.~~ 1. CNEL Noise Standards. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the following noise standards: 65 CNEL for the T-T/HDT Overlay and T-MU/TC Overlay zoning districts; 55 CNEL for the T-RR and T-R zoning districts; 65 CNEL for the U.S. 50 Highway and Lake Parkway corridor; and 55 CNEL for the State Route 207 corridor. Highway corridors are limited to the area within 300 feet from the edge of right-of-way.

~~B.~~ 2. Single-Event Noise. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with the single-event noise standards set forth in Section 68.3.1 of the TRPA

Code of Ordinances.

~~C.~~ 3. Exemptions. The standards set forth in Chapter 68 of the TRPA Code of Ordinances shall not apply to approved construction or maintenance projects or the demolition of structures provided such activities are limited to the hours between 8:00 a.m. and 6:30 p.m. The standards set forth in Chapter 68 shall not apply to safety signals, warning devices, or emergency pressure relief valves, and other similar devices. Emergency work to protect life or property shall be exempt from noise standards, as shall be fireworks used in accordance with an authorized permit. ~~(Ord. 1400, 2013)~~

~~20.703.210~~ P. TRPA Code of Ordinances.

~~Sections 20.703.230 through 20.703.290~~ Section Q through V specify the provisions of the TRPA Code of Ordinances that the County will enforce as part of a conforming Area Plan. ~~(Ord. 1400, 2013)~~

~~20.703.220~~ Q. General provisions.

~~A.~~ 1. Applicability of the TRPA Code of Ordinances. For projects delegated to the County pursuant to an MOU, the Director shall review projects delegated to the Executive Director of the TRPA, the Commission shall review projects delegated to the Advisory Planning Commission and Hearings Officer, and the Board shall review projects reviewed by the TRPA Governing Board pursuant to the provisions of the TRPA Code of Ordinances.

~~B.~~ 2. Exempt Activities. The County may approve exempt activities and qualified exempt activities identified in Sections 2.3.1. through 2.3.8., *Exempt Activities*, of the TRPA Code of Ordinances, or as further specified in an MOU.

~~C.~~ 3. Environmental Documentation. For projects delegated to the County, the County shall require environmental documentation be submitted with project applications to ensure compliance with Chapter 3, *Environmental Documentation*, of the TRPA Code of Ordinances and require that they are prepared in accordance with Article 6, *Environmental Impact Statement*, of the TRPA Code of Ordinances, *Rules and Procedures*.

~~D.~~ 4. Required Findings. For projects delegated to the County through an MOU, the County shall require a statement of justification addressing all applicable findings within this code and the TRPA Code of Ordinances, including Chapter 4, *Required Findings*, to ensure compliance with both County and TRPA standards.

~~E.~~ 5. Compliance. The TRPA shall specify the provisions of Chapter 5, *Compliance*, of the TRPA Code of Ordinances that the County is responsible for enforcing in an MOU.

~~F.~~ 6. Tracking, Accounting, and Banking. The information that the County is responsible for tracking, accounting, or banking shall be specified in an MOU to ensure that the TRPA is provided the necessary information to comply with the provisions of Chapter 6, *Tracking, Accounting, and Banking*, of the TRPA Code of Ordinances.

~~G.~~ 7. Timelines. In the review of projects delegated to the County by TRPA through an MOU, the County shall follow all timelines established in the TRPA Code of Ordinances.

~~H.~~ 8. Expiration of Approvals. All project approvals shall expire if they do not meet the provisions of Section 2.2.4., *Expiration of TRPA Approvals*, of

the TRPA Code of Ordinances. ~~(Ord. 1400, 2013)~~

~~20.703.230~~ R. Planning.

~~A.~~ 1. TRPA Regional Plan Maps. The TRPA and County shall coordinate GIS data to ensure that both agencies have access to the official TRPA maps listed in Chapter 10, *TRPA Regional Plan Maps*, of the TRPA Code of Ordinances as well as other information necessary to implement conforming Area Plans.

~~B.~~ 2. Plan Area Statements and Community Plans. The provisions of Chapter 11, *Plan Area Statements and Plan Area Maps*, and Chapter 12, *Community Plans*, of the TRPA Code of Ordinances shall not be applicable once Community Plans and Plan Area Statements are replaced by a conforming Area Plan.

~~C.~~ 3. Area Plans. The County, in coordination with TRPA, shall prepare an Area Plan, and modifications to a conforming Area Plan, in accordance with Chapter 13, *Areas Plans*, of the TRPA Code of Ordinances.

~~D.~~ 4. Specific and Master Plans. The TRPA, in coordination with the County, shall process all requests for specific and master plans in accordance with Chapter 14, *Specific and Master Plans*, of the TRPA Code of Ordinances.

~~E.~~ 5. Environmental Improvement Program. The TRPA is responsible for coordinating the Environmental Improvement Program as discussed in Chapter 15, *Environmental Improvement Program*, of the TRPA Code of Ordinances. The County is responsible for developing and implementing Environmental Improvement Projects to assist in the attainment and maintenance of the Environmental Threshold Carrying Capacities.

~~F.~~ 6. Regional Plan and Environmental Threshold Review. The TRPA is responsible for conducting regional plan and environmental threshold review in accordance with Chapter 16, *Regional Plan and Environmental Threshold Review*, of the TRPA Code of Ordinances. ~~(Ord. 1400, 2013)~~

~~20.703.240~~ S. Land uses.

~~A.~~ 1. Permissible Uses. The permissible uses in Chapter 21, *Permissible Uses*, of the TRPA Code of Ordinances are superseded by the permissible uses identified and defined in this chapter.

~~B.~~ 2. Temporary Uses, Structures, and Activities. The County may issue a Temporary Use Permit for a temporary use, structure, or activity if the temporary use, structure, or activity meets the provisions of Chapter 22, *Temporary Uses, Structures, and Activities*, of the TRPA Code of Ordinances and is not located within an area subject to TRPA review, as outlined in an MOU. ~~(Ord. 1400, 2013)~~

~~20.703.250~~ T. Site development.

~~A.~~ 1. Land Coverage. All applications for projects, including those delegated to the County through an MOU, must demonstrate compliance with Chapter 30, *Land Coverage*, of the TRPA Code of Ordinances through the submittal of a land capability and land coverage verification completed by TRPA, or a TRPA-Certified Contractor.

~~B.~~ 2. Density. Maximum densities set forth in an Area Plan must

not exceed the maximum densities established in Chapter 31, *Density*, of the TRPA Code of Ordinances.

~~C.~~ 3. Basic Services. All projects proposing a new structure or reconstruction or expansion of an existing structure shall provide basic services in accordance with Chapter 20.100, *Public Facilities and Improvement Standards*, of this code, the DCDCIS manual, and Chapter 32, *Basic Services*, of the TRPA Code of Ordinances.

~~D.~~ 4. Grading and Construction. Grading and construction in the Lake Tahoe Region shall meet the provisions of this code, the DCDCIS manual, and TRPA Code of Ordinances, Chapter 33, *Grading and Construction*. Excavation, filling, and clearing of vegetation or other disturbance of the soil shall not occur between October 15 and May 1 of each year, unless approval has been granted by TRPA.

~~E.~~ 5. Driveway Standards. Driveways must be constructed in accordance with the DCDCIS manual and this code. The provisions of Chapter 34, *Parking and Driveway Standards*, of the TRPA Code of Ordinances shall not apply.

~~F.~~ 6. Natural Hazard Standards and Floodplain Management. All development in floodplains that is allowed in Chapter 35, *Natural Hazards*, of the TRPA Code of Ordinances must comply with the provisions of Article 6, Floodplain Management, ~~Chapter 20.50, *Floodplain Management*,~~ of this code.

~~G.~~ 7. Design Standards. Design standards and guidelines for an Area Plan, including the South Shore Design Standards and Guidelines, shall supersede the provisions of Chapter 36, *Design Standards*, of the TRPA Code of Ordinances.

~~H.~~ 8. Height. The height standards in Chapter 37, *Height*, of the TRPA Code of Ordinances shall be followed in cases where substitute height standards have not been adopted as part of an Area Plan.

~~I.~~ 9. Signs. See Section 20.703.180, *Signage*, for signage standards.

~~J.~~ 10. Subdivision. All requests for subdivisions are limited to the provisions in Chapter 39, *Subdivision*, of the TRPA Code of Ordinances. Subdivisions in the T-RR zoning district are limited to air space condominium divisions; no lot and block subdivisions are allowed. If a request for a subdivision complies with the TRPA Code of Ordinances, then the provisions of Chapters 20.704 through 20.770, *Procedures for the Division of Land*, of this code shall apply. ~~(Ord. 1400, 2013)~~

~~20.703.260~~ U. Growth management.

~~A.~~ 1. The TRPA is responsible for enforcing and implementing Growth Management regulations, Chapters 50 through 53, of the TRPA Code of Ordinances.

~~B.~~ 2. For commodities allocated to the County by TRPA, including residential allocations and commercial floor area, the County is responsible for allocating commodities to projects and maintaining records of allocations which shall be transmitted to TRPA annually or as specified in an MOU. ~~(Ord. 1400, 2013)~~

~~20.703.270~~ V. Resource management and protection.

In the review of projects delegated to the County through a conforming Area Plan and MOU, the County shall ensure compliance with the provisions of the Resource Management and Protection regulations, Chapters 60 through

68, of the TRPA Code of Ordinances. ~~(Ord. 1400, 2013)~~

~~20.703.280~~ W. Shorezone.

The TRPA is responsible for enforcing and implementing Shorezone regulations, Chapters 80 through 85, of the TRPA Code of Ordinances. ~~(Ord. 1400, 2013)~~

~~20.703.290~~ X. Rules and procedures.

For projects delegated to the County through an MOU by the TRPA, the County shall process the applications in accordance with the procedures in the TRPA Code of Ordinances, Rules and Procedures, Article 5, *Project Revie*w. ~~(Ord. 1400, 2013)~~

~~20.703.300~~ Y. Authority to condition development permits.

~~A.~~ 1. Whenever this Title or TRPA Code of Ordinances authorizes the Director, the Planning Commission, Board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition to those standards and special conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

~~1.~~ a. Conformity with the goals and policies embodied in the TRPA Regional Plan and Code of Ordinances;

~~2.~~ b. Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;

~~3.~~ c. Compatibility between the proposed development and adjacent development and neighborhoods;

~~4.~~ d. Preservation of the character and integrity of adjacent development and neighborhoods; and

~~5.~~ e. Protection of the health, safety and general welfare of the citizens of the county.

~~B.~~ 2. Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the Director or Planning Commission may be modified subsequently by the final decision-maker or by the appellate body upon appeal of those conditions.

~~C.~~ 3. The Director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant. ~~(Ord. 1400, 2013)~~

~~20.703.310~~ Z. Conformity review for an amendment to an Area Plan.

Following approval of an Area Plan by the TRPA Governing Board, any subsequent amendment to a plan or ordinance contained within an approved Area Plan approved
by the Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for conformity with the

requirements of the TRPA Regional Plan. (Ord. 1400, 2013)

~~20.703.320~~ AA. Activities requiring TRPA approval.

~~A.~~ 1. Projects that meet one of the following criteria require review and approval by TRPA:

~~1.~~ a. All development within the High Density Tourist District, Resort Recreation, Conservation, and Backcountry Land Use Districts shown on Map 1, Conceptual Regional Land Use Map, of the TRPA Regional Plan;

~~2.~~ b. All development within the Shorezone of Lake Tahoe; and

~~3.~~ c. All development meeting the criteria in the following table:

(To reinsert / format table) **~~Thresholds for TRPA Governing Board Review of Projects~~**

~~(all measurements are new building floor area)~~		
	~~Town Center~~	**~~Not in a Center~~**
~~Residential~~	~~≥ 50,000 square feet~~	~~≥ 25,000 square feet~~
~~Non-Residential~~	~~≥ 40,000 square feet~~	~~≥ 12,500 square feet~~

~~B.~~ 2. The TRPA must approve all plans associated with a Building Permit or Site Improvement Permit for projects that meet the criteria in Subsection A and that are not delegated to the County through an MOU, before the County will issue a Building Permit or Site Improvement Permit.~~(Ord. 1400, 2013)~~

~~20.703.330~~ BB. Notification to TRPA and Washoe Tribe of proposed activities.

Douglas County shall send to TRPA and the Washoe Tribe notice of all proposed activities within an Area Plan that require public notification, pursuant to Chapter 20.20, *Notice Provisions*, of this code, no less than 10 days prior to a hearing to provide TRPA and the Washoe Tribe adequate time to comment. ~~(Ord. 1400, 2013)~~

~~20.703.340~~ CC. Monitoring.

On at least a quarterly basis, Douglas County shall send to TRPA copies of all building permits and development information that TRPA needs to measure compliance with the terms of a conforming Area Plan. At minimum, such building permits shall contain and make clear the necessary development information that TRPA needs to measure compliance with the terms of the Area Plan, such as additional land coverage, commercial floor area, residential units, or tourist accommodation units (TAUs). ~~(Ord. 1400, 2013)~~

~~20.703.350~~ DD. Variances.

Douglas County may process variances to setbacks and parking standards for projects within a conforming Area Plan in accordance with the provisions of Chapter 20.606, *Variance*, of this code, as long as it can be found that the granting of a variance will not negatively impact an environmental threshold. ~~(Ord. 1400, 2013)~~

~~20.703.360~~ EE. Appeals.

~~A.~~ 1. An "aggrieved person" as defined in Article VI(j)(3) of the Tahoe

Regional Planning Compact, by a final determination on a development permit by the Director or Commission made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may appeal the final determination of the Director or Commission to the appellate body, which is the Board or the Board of Adjustments, and the County shall process the appeal in accordance with the procedures established in Subsections C through E of Section 20.28.020, *Appeals to county*, of this code.

~~B.~~ 2. Any final decision by the Board or Board of Adjustment made pursuant to TRPA's delegated authority as provided for in the provisions of this Chapter, may be appealed to the TRPA pursuant to Sections 13.9.1 through 13.9.10, *Appeals*, of the TRPA Code of Ordinances.

~~C.~~ 3. An appeal of a final determination on a development permit based on independent local, state or federal law, exclusive of the Tahoe Regional Planning Compact (Public Law 96-551), must be made and processed pursuant to Sections 20.28.020 and 20.28.030 of this code. ~~(Ord. 1400, 2013)~~

~~Chapter 20.704~~

9.28 Land Division Permits ~~General Provisions~~

~~**Sections:**~~

~~**20.704.010 Declaration.**~~
~~**20.704.020 Policy.**~~
~~**20.704.030 Purpose.**~~
~~**20.704.040 Authority and jurisdiction.**~~
~~**20.704.050 Interpretation, conflict and separability.**~~
~~**20.704.060 Classification of division of land.**~~
~~**20.704.070 Variances.**~~
~~**20.704.100 Incorporation of standards by reference.**~~
~~**20.704.110 Maps within three miles of town boundary.**~~
~~**20.704.120 Review by other agencies.**~~
~~**20.704.130 Subdivision name.**~~
~~**20.704.140 Effect of recordation.**~~
~~**20.704.150 Prohibited activities.**~~

A. Definitions

1. Wherever the term "International Plumbing Code" is used throughout any of the adopted specialized or uniform codes, that term is deleted and replaced with "2024 Uniform Plumbing Code."

B. General Provisions

~~**20.704.010**~~ **1.** Declaration.

This part shall be known and may be cited in all proceedings as the "Procedures for Division of Land," consisting of chapter 20.704 of the Douglas County Development Code. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~**20.704.020**~~ **2.** Policy.

~~A.~~ **a.** It is declared to be the policy of the county to consider the division of land and the subsequent development of the divided land as subject to the control of the county pursuant to the master plan for the orderly, planned, efficient, and economical development of the county.

~~B.~~ **b.** Land to be divided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, slope instability or other menace, and land shall not be divided until adequate public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements in accordance with the provisions of this code.

~~C.~~ **c.** The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the master plan and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinance, master plan, land use plan, and capital improvements plan and programs of the county. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.704.030~~ 3. Purpose.

The general purpose of this chapter is to safeguard the public health, safety and general welfare by regulating the division of land and requiring certain necessary improvements as a consequence of the division of land. The specific purposes of this title are as follows:

~~A.~~ **a.** To promote public health, safety, convenience and general welfare by ensuring development of land in a manner consistent with community objectives as set forth in the master plan and community plans;

~~B.~~ **b.** To preserve and protect the natural environment, including the water and air; and to safeguard against excessive storm water run off, erosion, flooding, wildfire and the depletion or pollution of water resources;

~~C.~~ **c.** To encourage conservation of natural resources, including but not limited to, water, land, streambeds, ridge lines, hillsides and scenic areas, and concurrently assuring that open space and trails are established within a coordinated system;

~~D.~~ **d.** To facilitate, through orderly design and development, law enforcement, fire protection, and other services;

~~E.~~ **e.** To safeguard the general welfare by limiting the division of land in areas where excessive costs and low efficiency services may result;

~~F.~~ **f.** To ensure at the time of land division the provision of adequate water supply, storm drainage and sewer disposal, and other utilities, services and improvements needed as a consequence of any change or intensification of the land use;

~~G.~~ **g.** To ensure that governmental maintenance costs are minimized by requiring the installation of improvements adequate in size and quality;

~~H.~~ **h.** To provide streets of adequate capacity so as to give access to abutting property as well as to carry anticipated increased traffic;

~~I.~~ **i.** To ensure that roadways are designed so as to minimize safety hazards to vehicles and their occupants as well as to cyclists, pedestrians and equestrians;

~~J.~~ **j.** To encourage an organized pattern of urban development and efficient provision of utilities and public services;

~~K.~~ **k.** To conserve agricultural resources;

~~L.~~ **l.** To prevent the pollution of air, streams, and ponds; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the county in order to preserve the integrity, stability, and beauty of the community and the value of the land;

~~M.~~ **m.** To preserve the topography of the county and to insure appropriate development with regard to these natural features; and

~~N.~~ **n.** To provide for open spaces through the most efficient design and layout of the land.~~(Ord. 763, 1996; Ord. 495, 1989; Ord. 390, 1981; Ord. 158, 1967)~~

~~**20.704.040**~~ **4.** Authority and jurisdiction.

~~A.~~ **a.** Authority. The design, improvement, mapping and sale of subdivision lots, parcel map lots, or land division map lots, are regulated by Chapters 117, 278 and 278A of the NRS, and by the provisions of this code.

~~B.~~ **b.** Jurisdiction. These procedures shall apply uniformly to all divisions of land within the county. No land shall be divided or within the limits of the county after the effective date of these regulations until:

1. The owner or his agent submits a tentative map application to the county through the department;

2. The tentative and final maps are approved;

3. Subdivision improvements have been constructed as follows:

~~a.~~ i. On and off-site water and sewer improvements are complete including all necessary improvements for fire flows;

~~b.~~ ii. Streets are complete or at minimum sub-base is in place and is adequate to support emergency access vehicles to the satisfaction of the fire department;

~~c.~~ iii. Street identification signs are in place; and

~~d.~~ iv. Drainage conveyance facilities and other improvements have been constructed and functional;

4. The approved map is recorded with the county recorder.

~~C.~~ **c.** Except as provided in section 20.720.120, no building permit will be issued for any parcel or lot created after the effective date of these regulations until the conditions in subsections 1, 2, 3, and 4 above are met. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 390, 1981; Ord. 158, 1967)~~

~~**20.704.050**~~ **5.** Interpretation, conflict, and separability.

~~A.~~ **a.** In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

~~B.~~ **b.** Conflict with other law. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of these regulations impose restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 390, 1981)~~

~~**20.704.060**~~ **6.** Classification of division of land.

~~A.~~ **a.** Whenever any division of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed division shall be granted, the owner, or his authorized agent, shall apply

for and secure approval of such proposed division of land in accordance with the procedure indicated in this title. For the purposes of this title, land proposed to be divided shall be classed as follows:

1. Subdivision map, five or more parcels;
2. Commercial subdivision map;
3. Parcel map, four parcels or fewer;
4. Division of land into large parcels, parcels of 40 acres or more.
5. Division of land for agricultural purposes. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)~~

~~20.704.070~~ 7. Variances.

~~A.~~ **a.** General. Where the final decision-maker finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these regulations so that substantial justice may be done and the public interest secured, provided that such variances shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the approving authority shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property;
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
3. Because of the physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;
4. The variance will not in any manner vary the provisions of the zoning ordinance, or master plan;
5. The granting of the variance substantially conforms to adequate public facilities requirements of this code; and
6. The variance will not have the effect of preventing the orderly division of other land in the area in accordance with the provisions of this code.

~~B.~~ **b.** Criteria for variances from development exactions. Where the final decision-maker finds that the imposition of any development exaction pursuant to these regulations exceeds that permitted by law, it may approve variances to such requirements, so the exaction is proportionate to the impact of the development. In considering such request, the final decision-maker also shall take into account the detriment to the public health, safety and welfare from not imposing the requirements.

~~C.~~ **c.** Conditions. In approving variances, the final decision-maker may require conditions to substantially meet the objectives of the standards or requirements of this code in accordance with chapter 20.14.

~~D.~~ **d.** Procedures. A petition for a variance shall be submitted in writing by the owner or authorized agent, together with the prescribed fee, in conjunction with the

application for approval of a subdivision, parcel map or land division map. The petition shall state fully the grounds for the variance and all of the facts relied upon by the applicant. The petition shall be processed and a decision shall be rendered utilizing the standards contained in this chapter simultaneous with the decision-maker's action on the map. The decision on the variance is subject to the same rights of appeal as the decision-maker's action on the map application.

~~E.~~ **e.** Planned developments. It is the intent of this chapter that the subdivision of land that is the subject of a planned development be processed concurrently with plan approval, pursuant to chapter 20.676. If the subdivision map is consistent with the planned development permit and tentative and final plan for the planned development approved by the board, any variation in the standards or requirements otherwise made applicable to the map by these regulations, which is necessitated by the planned development permit may be approved without regard to the standards and procedures for variances required by this chapter; provided that the board may impose such conditions as are necessary to assure that the purposes of this Part III are met. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 390 1981)~~

~~**20.704.100**~~ **8.** Incorporation of standards by reference.

The standards to be applied for approving divisions of land relating to adequate public facilities, improvement and design standards, environmental performance standards and other substantive criteria established elsewhere in the land development code are incorporated by reference. ~~(Ord. 801, 1998; Ord. 763, 1996)~~

~~**20.704.110**~~ **9.** Maps within three miles of town boundary.

Whenever any owner proposes to divide any land within three miles of the exterior boundary of an unincorporated town within the county, the county shall cause to be filed a copy of the tentative map application with the town board or other governing body, as may be authorized to review land divisions within town boundaries. The commission and board shall take into consideration the report of the town concerning the tentative map application, provided such report is received in time for the hearing. ~~(Ord. 763, 1996)~~

~~**20.704.120**~~ **10.** Review by other agencies.

Tentative map applications will be submitted to other agencies for review, comment, and approval, as prescribed by NRS, or as otherwise provided by law. ~~(Ord. 763, 1996; Ord. 390, 1981)~~

~~**20.704.130**~~ **11.** Subdivision name.

The name of any proposed subdivision shall not duplicate, or closely approximate the name of any other subdivision in the area covered by these regulations. The county will be responsible for assigning a unique map reference number to each tentative map filed. ~~(Ord. 763, 1996)~~

~~**20.704.140**~~ **12.** Effect of recordation.

The title of any property dedicated to the county by the owner shall pass to the county when the approved map is recorded. If, at the time of final map approval, any

properties or improvements are rejected, offers of dedication shall remain open and the board may, by resolution, at any later date and without further action by the land divider, rescind its action and accept improvements for public use, which shall be recorded in the official county records. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 500, 1989; Ord. 390, 1981; Ord. 158, 1956)~~

~~20.704.150~~ 13. Prohibited activities.

~~A.~~ **a.** No owner, or agent of the owner, of any parcel of land located in a proposed subdivision of land shall transfer or sell any such parcel before a map of such division has been approved by the county, and recorded by the county recorder.

~~B.~~ **b.** The division of any lot or any parcel of land, by the use of metes and bounds description for the purpose of sale, transfer, or lease with the intent of evading these regulations, shall not be permitted.

~~C.~~ **c.** No building permit shall be issued for the construction of any building or structure located on a lot or parcel divided or sold in violation of the provisions of these regulations, except as otherwise provided in this title. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 390, 1981; Ord. 329, 1980; Ord. 167, 1968)~~

~~Chapter 20.708~~

9.29 Subdivision ~~Application Procedure and Approval Process~~

~~**Sections:**~~

~~**20.708.010 General requirements.**~~
~~**20.708.020 Tentative subdivision map procedures.**~~
~~**20.708.030 Tentative subdivision map findings.**~~
~~**20.708.040 Conditions and phasing of maps.**~~
~~**20.708.050 Duration, extension, and amendment of tentative subdivision map.**~~
~~**20.708.060 Procedures for final subdivision map.**~~
~~**20.708.070 Effect of approval.**~~
~~**20.708.080 Signing and recordation of final subdivision map.**~~
~~**20.708.090 Reversion of final subdivision map.**~~
~~**20.708.100 Procedures for planned development application.**~~

~~**20.708.010**~~ **A.** General requirements.

~~A.~~ **1.** General procedures. All subdivision applications shall be processed in two stages:

~~1.~~ **a.** Application for tentative map approval; and

~~2.~~ **b.** Application for final map approval.

The director shall be the designated official. The board shall be the final decision maker for purposes of tentative subdivision maps; the director shall be the final decision maker for purposes of final subdivision maps, except as otherwise provided.

~~B.~~ **2.** Preapplication conference. Before preparing the tentative subdivision map, the subdivider may file a preliminary review application with the department to discuss the procedure for approval of a tentative subdivision map and the requirements as to the general layout of streets and for reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services, including schools.

~~C.~~ **3.** Applicability. All owners of land or their authorized representatives who propose to divide any land or portion thereof, vacant or unimproved, for transfer or development into five or more lots, parcels, sites, units or plots, or to create a commercial subdivision, pursuant to NRS 278.325, shall file an application for approval of a tentative subdivision map.

Unless a method of disposition is adopted for the purpose of evading this chapter or would have the effect of evading this chapter, the provisions of this part shall not apply to:

~~1.~~ **a.** A division of land into large parcels which creates lots, parcels, sites, units or plots of land, each of which comprises 40 nominal acres or more of land including

roads

and roadway easements, and is subject to chapter 20.716, below;

~~2.~~ **b.** Any division of land which is ordered by any court in this state or created by operation of law;

~~3.~~ **c.** A lien, mortgage, deed or trust or any other security instrument, provided, however, that creation or foreclosure of such an instrument on a portion of a larger parcel shall not result in the division of the larger parcel;

~~4.~~ **d.** A security or unit of interest in any investment trust regulated under the laws of the state or any other interest in an investment entity;

~~5.~~ **e.** Cemetery lots; or

~~6.~~ **f.** An interest in oil, gas, minerals or building materials which are now or hereafter severed from the surface ownership of the real property. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.708.020~~ B. Tentative subdivision map procedures.

~~A.~~ **1.** Application. The landowner or his authorized representative shall tender a complete tentative map application with the department in accordance with the established and published submittal schedule. The application shall contain the following items:

~~1.~~ **a.** A description of all contiguous holdings of the owner, including land in the same ownership with indication of the portion of the property which is to be subdivided;

~~2.~~ **b.** The number of copies of the tentative subdivision map, with contents as prescribed in the application form;

~~3.~~ **c.** A certificate from the county treasurer stating that no taxes or assessments are delinquent;

~~4.~~ **d.** A statement as to whether the subdivision is to be developed in phases;

~~5.~~ **e.** Written evidence indicating that all applicable fees and application materials have been submitted to the Nevada Division of Environmental Protection, Water Quality Division;

~~6.~~ **f.** Copies of all applicable "will serve" letters;

~~7.~~ **g.** Copies of all applicable special studies and reports;

~~8.~~ **h.** Other information necessary for review of the tentative subdivision map required by administrative regulations or this code.

~~B.~~ **2.** Contents of tentative subdivision map. Every tentative subdivision map shall show, at minimum, the following data and information:

~~1.~~ **a.** List of the names, addresses and telephone numbers of the owners of record, subdivider and the engineer or surveyor preparing the map;

~~2.~~ **b.** List of the names, addresses and telephone numbers of public utility companies which will serve the subject property, including water supply and method of sewage disposal;

~~3.~~ **c.** A north point, scale, date, boundary line and dimensions of the project. The direction of the north arrow should be shown pointing towards the top or right hand side of the map;

~~4.~~ **d.** Show the entire assessor's parcel, identify any remainder portion, and any contiguous properties under common ownership (whole or partial ownership);

~~5.~~ **e.** Legal description of the land included within the tentative subdivision map sufficient to define the boundaries of the map. Note: A portion of a section is not sufficient. If the boundary is by metes and bounds, that description shall be on the tentative map;

~~6.~~ **f.** The parcel layout, the approximate dimensions of each lot, where pads are proposed for building sites, the approximate pad elevation, the elevations of all adjacent parcels, the top and toe of cut and fill slopes to scale, preliminary design and approximate finish of all grading, and a number for each parcel on consecutive numbers. Any portion of property in common contiguous ownership not included in the map shall be labeled as a remainder parcel;

~~7.~~ **g.** In tabular form, indicate the approximate acreage, the number of lots, proposed density, existing and proposed zoning and master plan designations, proposed use of lots, number of lineal feet of new streets, and acreage of any remainder parcels;

~~8.~~ **h.** Zoning and master plan designations and land uses of adjoining properties, including across any rights-of-way. Indicate distance from property line to any off-site structures that are within 25 feet of property line;

~~9.~~ **i.** Note and dimensions of all existing structures, indicating the use of each structure and whether structure is to remain or to be removed. In addition, show all parking facilities and driveways;

~~10.~~ **j.** The street, approximate gradient or centerline profile for each proposed highway, street easement and drainage improvement shown of the tentative subdivision map;

~~11.~~ **k.** Note the width and approximate locations of all existing and proposed easements or rights-of-way, including any proposed to be abandoned as part of the subdivision map whether for public or private roads, drainage, sewers, or flood control purposes, shown by dashed lines. Overhead utility lines on peripheral streets shall also be indicated. Existing easements shall show the name of the easement holder, purpose of easement, and legal reference (official records) for the easement. If an easement is blanket or intermittent in nature, a note to this effect shall be placed on the tentative map;

~~12.~~ **l.** Note of the approximate radius of all centerline curves on highways, streets or ways;

~~13.~~ **m.** The locations of all areas subject to inundation or flood hazard and the locations, width, and directions of flow of all watercourses and flood control areas within and adjacent to the property involved. Include community panel number, date of the Flood Insurance Rate Map (FIRM) index map, and the method for handling storm water;

~~14.~~ **n.** Locate, by distance from existing and proposed property lines and other above ground structures, the placement on the property of all existing structures and other manmade features including buildings, utility poles, fences, driveways, signs, existing wells, sewers, septic systems (including leach lines), culverts, bridges, drain pipes, fire hydrants and sand, gravel or other excavations within the subdivision. Indicate which existing structures will remain and which will be removed;

~~15.~~ **o.** The tentative subdivision map must show contour of land at intervals of not more than two feet if the general slope of the land is less than the 10 percent and five feet for all other areas. This shall include an area of not less than 100 feet surrounding the tentative subdivision map. Indicate contour interval and the source and date the contours were compiled;

~~16.~~ **p.** Vicinity map of the area showing the proposed subdivision map in relation to any established roads or other landmarks so that the site can be easily located. Indicate the proposed access route to the site from the nearest public maintained road;

~~17.~~ **q.** On a subdivision map consisting of a condominium project or a planned development, the tentative subdivision map shall show, by dashed lines, the approximate location from all existing and proposed property lines and building envelopes and other structures to be erected;

~~18.~~ **r.** The claimant number under the Alpine Decree or any other court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed subdivision. The subdivision map shall also provide dimensioned typical channel cross sections with centerline, average slope through the property, arrows indicating direction of irrigation flow, and design flow capacity of conveyance structures. If the proposed subdivision includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval for the water rights.

~~C.~~ **3.** Processing by director. The director or his designee will distribute copies of the tentative subdivision map and accompanying materials to all agencies charged by statute. The director will determine within 3 working days whether the application for a tentative subdivision map is complete, and notify the applicant, in writing, of his finding. If complete, and applicable fees are tendered and collected, the director will file his report with the commission and schedule the application for public hearing.

~~D.~~ **4.** Hearing notice and procedure. Notice of the hearings before the commission and the board shall be provided in accordance with chapter 20.20. In addition to the notice otherwise required, notice shall be given to any conveyance ditch users adjacent to or downstream of the proposed map. The ditch users to be notified shall be determined from the list of water right owners compiled by the Federal Water Master's Office, or for those conveyance facilities not covered by the Alpine Decree from the list of water right owners maintained by the state engineer. Hearings shall be held in accordance with the procedures established in chapter 20.24.

~~E.~~ **5.** Planning commission recommendation. Within 60 days after the official filing date, the commission shall hear the application and recommend to the board approval, conditional approval or disapproval of the tentative subdivision map in accordance with the procedures established in chapter 20.10, unless the time period is extended by mutual consent of the applicant and the commission. The commission shall set forth findings and reasons for its decision in accordance with the criteria identified in chapter 20.708.030.

~~F.~~ **6.** Decision by board. Within 30 days after receipt of the commission's recommendation, unless the time is extended by mutual consent of the applicant and

the board, the board shall conduct a public hearing, and approve, conditionally approve or disapprove the tentative subdivision map. The review and decision of the board shall conform to the provisions of chapter 20.12 and include findings and reasons for its decision in accordance with the criteria identified in chapter 20.708.030~~. (Ord. 1292, 2009; Ord. 1241, 2008; Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 606, 1993; Ord. 539, 1991; Ord. 495, 1989; Ord. 390, 1981; Ord. 158, 1967)~~

~~**20.708.030**~~ **C.** Tentative subdivision map findings.

~~A.~~ **1.** The commission in making its recommendation and the board in rendering a decision on the tentative subdivision map shall base its decision on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:

~~1.~~ **a.** The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this code;

~~2.~~ **b.** If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;

~~3.~~ **c.** The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;

~~4.~~ **d.** The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;

~~5.~~ **e.** If applicable, that a phasing plan has been submitted and is deemed acceptable;

~~6.~~ **f.** The approval contains terms that plan for the possibility of abandonment or termination of the project;

~~7.~~ **g.** There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;

~~8.~~ **h.** The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.~~ (Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)~~

~~**20.708.040**~~ **D.** Conditions and phasing of maps.

In addition to all other conditions that may be recommended by the commission and required by the board pursuant to chapter 20.14 in reviewing a tentative subdivision map, the following actions may be taken:

~~A.~~ **1.** Except as otherwise provided, as a condition of tentative subdivision map approval, the commission may recommend and the board may require that the subdivider install and dedicate to the county all public improvements, whether on-site or off-site, prior to the signing of the final subdivision map by the chairman of the commission. In lieu of such requirement, the board shall require that the subdivider provide adequate assurances for completion and maintenance of improvements.

~~B.~~ **2.** The commission may recommend and the board may require as a condition of tentative subdivision map approval that the subdivider divide the subdivision into two or more phases, provided as follows:

~~1.~~ **a.** Each phase must be designed to meet the public facilities and improvement standards independently and as part of the overall design.

~~2.~~ **b.** The final map must be approved and recorded for the initial phase within four years of tentative subdivision map approval, and the final map for each subsequent phase must be approved and recorded within two years following recording of the final map for the previous phase. The board may grant a single extension of two years for final map approval for each phase.

~~3.~~ **c.** All phases must be completed, and all final maps approved and recorded, within ten years of the date of initial subdivision map approval by the board.

~~4.~~ **d.** Amendment of the approval to permit development beyond the initial ten year period will require submission and approval of a new tentative subdivision map application, and the approval may be conditioned on compliance with statutes, codes, design standards, fees and capital improvements plans current at the time of application for such amendment.

~~5.~~ **e.** The board and the applicant may enter and adopt a development agreement, pursuant to chapter 20.400, to implement the provisions of this chapter.

~~C.~~ **3.** Where a commercial subdivision is proposed pursuant to NRS, and the subdivider desires to record a single final map without the completion or securing of improvements, the Board may approve the map and allow recording of the final map subject to the following:

~~1.~~ **a.** A conceptual development phase plan is submitted concurrently with the tentative map indicating the proposed development phasing, including a general description of improvements, on-site and off-site to be constructed with each development phase.

~~2.~~ **b.** Improvement plans are to be submitted and approved for the entire project site. The improvement plans shall be subject to modification, based on changes to title 20 or the county design criteria and improvement standards as they relate to public health and safety.

~~3.~~ **c.** A security agreement shall be prepared and approved subsequent to the filing of the final map, consistent with title 20. In addition to the standard provisions, the plan must provide a detailed description of on-site and off-site improvements to be provided prior to the issuance of a building permit within a given development phase.

~~4.~~ **d.** No building permit will be issued on the site until any and all required improvements are constructed or secured, and provided that those improvements required for fire protection and emergency access are in place. ~~(Ord. 1345, 2011; Ord. 801, 1998; Ord. 763, 1996; Ord. 516, 1990; Ord. 390, 1981)~~

~~**20.708.050**~~ **E.** Duration, extension, and amendment of tentative subdivision map.

~~A.~~ **1.** The subdivider shall present to the director a final subdivision map, prepared in accordance with the tentative subdivision map. The map shall cover the entire area for which the tentative subdivision map was approved, or one of a series of final

subdivision maps, each covering one or more phases of the approved tentative subdivision map. Unless a longer time is provided in a development agreement or an agreement pursuant to NRS 278.350, the final map covering the entire subdivision or the first of a series of final maps covering a portion of the approved tentative map shall be recorded within four years after the date of approval of tentative subdivision map by the board, or if the subdivider elects to present a successive map in a series of final maps, the subdivider shall present, on or before the second anniversary of the date on which the subdivider presented to community development the first in the series of final maps, the next final map covering a potion or the entire area of the approved tentative map.

~~B.~~ **2.** The board may extend the period for presentation of final successive subdivision map covering a portion of the approved tentative map for not more than two years after the expiration of the two-year period for presenting the successive final subdivision map. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare. Extension applications must be accompanied by the applicable fee and written statement of justification and must be filed 45 days prior to the expiration of the final map.

~~C.~~ **3.** At any time after tentative subdivision map approval, and before the time required for presentation of a final subdivision map, the subdivider may request amendment to the approval or conditional approval of the tentative subdivision map. The director may approve minor tentative subdivision map amendments in accordance with section 20.768.020, subject to appeal to the commission, in accordance with chapter 20.28. Major amendments shall be determined in accordance with the procedures for original approval of the tentative subdivision map under this chapter. Additional conditions may be attached to approval of the tentative subdivision map amendment which are reasonably related to the proposed amendment. A subdivider who is unwilling to accept conditions attached to the proposed amendment may withdraw the amendment. Action on the application for amendment of the tentative subdivision map shall not stay the period for presenting the final subdivision map, unless a request for extension pursuant to paragraph B is approved. ~~(Ord. 1345, 2011; Ord. 1292, 2009; Ord 973, 2001; Ord. 801, 1998; Ord. 763, 1996; Ord. 615, 1993; Ord. 598, 1993; Ord. 499, 1989; Ord. 390, 1981)~~

~~20.708.060~~ F. Procedures for final subdivision map.

~~A.~~ **1.** Application requirements. Following approval of the tentative subdivision map, a subdivider who wishes to proceed with the subdivision shall file with the director an application for final approval and recordation of the final subdivision map, prepared on standardized forms available at the office of the department. The application shall contain the following information:

~~1.~~ **a.** The original signed linen and at least five blue line copies of the final subdivision map in the form required by paragraphs B and C, containing all required certificates and acknowledgments required by paragraph D;

~~2.~~ **b.** A certificate from the county treasurer stating that taxes and assessments are paid in full;

~~3.~~ **c.** Improvement plans approved by the county engineer, and other agencies required to approve the construction plan along with either a signed executed improvement agreement or a certificate of satisfactory completion issued by the county engineer;

~~4.~~ **d.** Written documentation that all conditions of the tentative map have been met;

~~5.~~ **e.** Other items listed on the application form.

~~B.~~ **2.** Form of final subdivision map. The entire final subdivision map shall be clearly and legibly drawn or stamped in black waterproof India ink upon good tracing linen or mylar. Each sheet shall be 24 inches by 32 inches in size; a marginal line shall be drawn completely around each sheet leaving an entirely black margin of one inch at the bottom, top and right edge and two inches at the left edge on the 24-inch dimension. The exterior boundary of land included within the subdivision shall be indicated by a colored border.

~~C.~~ **3.** Final subdivision map contents. Every final subdivision map shall show all data required for the tentative subdivision map except contour lines, position of buildings, relationship to streets and highways beyond areas shown on the map and the proposed use of building sites and shall contain in addition the following data:

~~1.~~ **a.** The map shall show all details clearly with the necessary information for intelligent interpretation of the items and location of points, lines and areas shown. All streets, drives, walks, alleys, parks, easements, etc., must be designated as such and be definitely established with bearings and distances. The subdivision shall show bearings and lengths of all lines and the radius, central angle, length of curve and tangent length for all curved lines. The calculated closure shall be mathematically exact to the nearest one-hundredth foot and to one-second of angle. The scale and basis of bearing shall be shown. Ties shall be made to the USCG Control Points or Nevada State Coordinate System Points by the State Highway Department or other engineers, whenever these controls are available. The map scale should not be smaller than 100 feet to one inch;

~~2.~~ **b.** The location and description of monuments or other evidence bound upon the ground and using the terrain the boundaries of subdivisions. The exterior boundaries of subdivisions shall be indicated by a colored border and any land included within said boundary which is not a part of the subdivision or any adjoining subdivision shall be sufficiently identified in order to locate precise limits of the proposed subdivision;

~~3.~~ **c.** Each town boundary and government land survey line crossing adjoining the subdivision with adequate ties to monuments set or boundary within same. No lot shall be cut by a town or a county boundary line;

~~4.~~ **d.** The title of the final subdivision map shall be the same of the subdivision map as it appears on the approved tentative subdivision map, with all conditions satisfied, and shall be shown together with the scale used on each sheet of the final subdivision map and the number of the sheets totaled;

~~5.~~ **e.** If any portion of the land within the boundaries of the final subdivision

map is subject to inundation, storm flow conditions, geologic hazard or other hazard, the land so affected shall be clearly marked by prominent note on each sheet;

~~6.~~ **f.** A reference to any private covenants, conditions and records to be recorded with the map;

~~7.~~ **g.** A signed statement indicating a petition of annexation into any special taxing district, if the subject property is so located.

~~8.~~ **h.** Other items listed on the application or required by conditions of approval.

~~9.~~ **4.** Final subdivision map certificates. The following certificates and acknowledgments shall appear on the final subdivision map and shall be combined when appropriate:

~~1.~~ **a.** A certificate signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recordation of the map;

~~2.~~ **b.** A certificate signed and acknowledged as above, offering for dedication for certain specified public uses those certain parcels of land which the parties desire so dedicated;

~~3.~~ **c.** A certificate of title indicating:

~~a.~~ 1. That each person signing the final subdivision map owns a record of interest in the land and that all the owners of record of the land have signed the final subdivision map;

~~b.~~ 2. Listing of any lien or mortgage holders of record, if any. If there are no lien or mortgage holders of record, the fact that there are none shall be stated in the certificate;

~~c.~~ 3. The certificate of title shall be signed and dated by an officer of the title company responsible for the statements contained within said title certificate;

~~4.~~ **d.** A certificate by the surveyor responsible for the survey and final subdivision map as prescribed by state law;

~~5.~~ **e.** A certificate by the county engineer stating that he has examined the final subdivision map, that he is satisfied that the map is technically correct, and that subdivider has complied with one of the following alternatives:

~~d.~~ 1. All the improvements have been installed in accordance with the requirements of these regulations; or

~~e.~~ 2. Adequate assurances have been provided that improvements will be completed and maintained in accordance with chapter 20.720;

~~6.~~ **f.** A certificate by the health division of the department of human resources indicating that the final subdivision map is approved concerning sewage disposal, water pollution, water quality and water supply facilities;

~~7.~~ **g.** A certificate by the division of water resources of the state department of conservation and natural resources showing that the final subdivision map is approved concerning water quality and any other matters in its jurisdiction;

~~8.~~ **h.** A certificate of the district that the map conforms to the approved tentative subdivision map and all conditions imposed upon such approval have been satisfied;

~~9.~~ **i.** A certificate for execution by the county clerk stating that the county has approved the map and accepted (or deferred) on behalf of the public the parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication;

~~10.~~ **j.** A certificate by the appropriate public utilities accepting the designated easements;

~~11.~~ **k.** Proper certificates of a notary public as required;

~~12.~~ **l.** A certificate for execution by the county recorder concerning the appropriate recording data required by NRS § 278.460.

~~13.~~ **m.** If the property includes, impacts, or is adjacent to a conveyance ditch, a letter to the chief planning official by the water conveyance advisory committee stating that all irrigation water conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map;

~~14.~~ **n.** A certificate granting rights-of-way for water conveyance and maintenance.

The grant of the right-of-way shall run to the benefit of all persons entitled to the use of the conveyance ditch under the Alpine Decree or other court decree and their successors in interest or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures;

~~15.~~ **o.** Other certificates as may be required.

~~D.~~ **5.** Director's decision.

~~1.~~ **a.** Prior to its expiration or within 35 working days following the determination that the final map application is complete, the director shall render his or her decision on the application for final subdivision map approval.

~~2.~~ **b.** The director shall approve the map only if he or she finds that:

~~a.~~ 1. The map conforms in every respect with the approved tentative subdivision map, as amended;

~~b.~~ 2. All conditions established upon approval of the tentative subdivision map, as amended, have been satisfied;

~~c.~~ 3. The final subdivision map conforms with all county ordinances applicable at the time of the decision on the final subdivision map;

~~d.~~ 4. All required improvements have been installed as certified by the county engineer, or sufficient assurances for completion and maintenance of improvements have been made pursuant to this development code;

~~e.~~ 5. All necessary certificates required by state law or by the development code have been presented with the application of approval of the final subdivision map;

~~3.~~ **c.** The director may defer a decision on the final map to the planning commission, and the decision of the director may be appealed to the planning commission pursuant to section 20.28.020.

~~E.~~ **6.** The director may, at the time of approval of the final subdivision map, reject any or all offers of dedication. Acceptance shall be made in accordance with adopted board policy. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 615, 1993; Ord. 539, 1991; Ord. 500, 1989; Ord. 394, 1981; Ord. 390, 1981; Ord. 158, 1967)~~

~~**20.708.070**~~ **G.** Effect of approval.

No vested right shall accrue to the owner, subdivider or developer of any subdivision by reason of tentative or final subdivision map approval until the actual signing of the final subdivision map by all parties required to sign the map. All

requirements, conditions, or regulations adopted by the county applicable to the subdivision or on all subdivisions generally shall be deemed a condition for any subdivision prior to the time of signing of the final subdivision map by the county engineer. Where the county has required the installation of improvements prior to signing of the final subdivision map, and improvements have, in fact, been completed, the subdivider may be required to comply with the local laws and regulations in effect at the time when the final subdivision map is considered for approval only if the commission makes a finding on the record that such compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 500, 1989; Ord. 390, 1981)~~

~~20.708.080~~ H. Signing and recordation of final subdivision map.

~~A.~~ **1.** Signing of map.

~~1.~~ **a.** When an improvement agreement and security are required, the county engineer shall endorse approval of the map only after security has been provided and all conditions of the map have been satisfied.

~~2.~~ **b.** When installation of improvements is required, the county engineer shall endorse approval on the map only after all conditions of the map have been satisfied and upon issuance of a notice of completion.

~~3.~~ **c.** The county engineer shall sign the map only after determination in cooperation with any utility providing water service to the subdivision or accepting improvements for maintenance that the map is in compliance with the county code relating to the dedication of facilities, water rights and rights-of-way.

~~B.~~ **2.** Recording of the map. It shall be the responsibility of the department to file the original map with the county clerk for signing and submission to the county recorder within 15 working days of the date of approval of the final subdivision map by the commission. Simultaneously with the filing of the map the department shall cause to be recorded such other legal documents as may be required to be recorded by the county. ~~(Ord. 763, 1996; Ord. 500, 1989; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.708.090~~ I. Reversion of final subdivision map.

A final subdivision map which has been recorded may be revoked pursuant to chapter 20.32, and the subdivision reverted to acreage, pursuant to sections 20.768.030 and 20.768.040, where applicable, in the event that the subdivider or his successor in interest fails to complete improvements as required by the subdivision improvement agreement, development agreement or as otherwise provided by law. The proceeding may be initiated by either the owner or the county. At the initiation of proceedings to revoke or revert to acreage, the county shall record a document with the county clerk and recorder's office giving notice thereof. If final subdivision approval is revoked or the property reverted to acreage, the board order to that effect will be recorded with the county clerk and recorder's offices, the subdivision will no longer be valid and further sale or development of lots or parcels within the revoked subdivision shall be prohibited without approved division of land pursuant to this development code. ~~(Ord. 1311, 2010; Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~**20.708.100**~~ **J.** Procedures for planned development applications.

Whenever an application for planned development proposes the division of land into five or more parts, the applicant shall include with such application a tentative subdivision map, to be processed in accordance with the provisions of chapter 20.676 and this chapter. Consideration of the tentative subdivision map shall be reviewed in conjunction with the application for planned development approval, and approval of the tentative subdivision map shall be conditioned upon final approval of the planned development. ~~(Ord. 763, 1996; Ord. 167, 1968)~~

~~Chapter 20.712~~ 9.30

Parcel Maps

~~**Sections:**~~

~~**20.712.010 General requirements**~~
~~**20.712.020 Application for tentative parcel map.**~~
~~**20.712.030 Procedure for tentative parcel maps.**~~
~~**20.712.040 Waiver requests.**~~
~~**20.712.050 Procedure for referral and processing as subdivision.**~~
~~**20.712.060 Findings for tentative parcel maps.**~~
~~**20.712.070 Amendment of parcel map approval.**~~
~~**20.712.080 Procedures for final parcel map.**~~
~~**20.712.090 Effect of final parcel map approval.**~~
~~**20.712.100 Reversion of final parcel map.**~~
~~**20.712.110 Signing and recording of final parcel map.**~~

~~**20.712.010**~~ **A.** General requirements.

~~A.~~ **1.** The director shall be the designated official and the final decision-maker for purposes of applications for parcel maps, subject to appeal to the commission. If the commission denies the appeal, the applicant may appeal the denial of the commission to the board. Appeals to the commission and board shall be in accordance with chapter 20.28.

~~B.~~ **2.** All owners of land or their authorized representatives who propose to divide any land for transfer or development into four or fewer lots shall file an application for tentative approval of a parcel map.

~~C.~~ **3.** Unless a method of dividing land is adopted for the purpose or would have the effect of evading this chapter, no parcel map shall be required when the division of land is for the express purpose of the following:

~~1.~~ **a.** The creation or realignment of a public right-of-way by a public agency;

~~2.~~ **b.** The creation or realignment of an easement;

~~3.~~ **c.** An adjustment of the boundary line or the transfer of land between two owners of adjacent property which does not result in the creation of any additional parcels;

~~4.~~ **d.** The purchase, transfer or development of space within an apartment building or an industrial or commercial building;

~~5.~~ **e.** Carrying out any order of any court or dividing land as a result of the operation of law;

~~6.~~ **f.** The following transactions involving land:

~~a.~~ 1. The creation of a lien, mortgage, deed of trust or other security instrument, provided, however, that foreclosure of an interest in a portion of a parcel will not result in the lawful division of the parcel;

~~b.~~ 2. The creation of a security or a unit of interest in any investment

trust regulated pursuant to the laws of the state of Nevada or any other interest in an investment entity;

~~c.~~ 3. The conveyance of an interest in oil, gas, minerals or building materials, which are severed from the surface ownership of the real property;

~~d.~~ 4. The conveyance of an interest in land acquired by the Department of Transportation pursuant to chapter 408 of NRS;

~~e.~~ 5. The filing of a certificate of amendment pursuant to NRS 278.473;

~~7.~~ **g.** A division of land into large parcels, pursuant to chapter 20.716.

~~8.~~ **h.** A lien, mortgage deed or trust or any other security instrument provided that the creation of foreclosure of such an instrument on a portion of a larger parcel shall not result in the division of the larger parcel.

~~D.~~ **4.** When two or more separate lots, parcels, sites, units or plots of land are purchased, they remain separate for the purposes of this chapter and NRS 278.468, 278.590 and 278.630. When the lots, parcels, sites, units or plots are resold or conveyed they are exempt from the provisions of this chapter until further divided. ~~(Ord. 801, 1998; Ord. 763, 1996)~~

~~**20.712.020**~~ **B.** Application for tentative parcel map.

~~A.~~ **1.** Contents of application. Prior to dividing land by parcel map, the landowner or his authorized representative, shall file an application for approval of a tentative parcel map with the director, together with any request for waivers pursuant to section 20.712.040. The application shall be made on forms supplied by the department and shall contain the following information:

~~1.~~ **a.** List of the names, addresses and telephone numbers of the owner of record, applicant and the engineer or surveyor preparing the map;

~~2.~~ **b.** List of the names, addresses and telephone numbers of public utility companies which will serve the subject property, including water supply and method of sewage disposal;

~~3.~~ **c.** A north point, scale, date, boundary line and dimensions of the project. The direction of the north arrow should be shown pointing towards the top or right hand side of the map;

~~4.~~ **d.** The entire assessor's parcel, identify any remainder portion, and any contiguous properties under common ownership (whole or partial ownership);

~~5.~~ **e.** Legal description of the land included within the tentative parcel map sufficient to define the boundaries of the map. Note: A portion of a section is not sufficient. If the boundary is by metes and bounds, that description shall be on the tentative parcel map;

~~6.~~ **f.** The parcel layout, the approximate dimensions of each parcel (ditto marks not acceptable) where pads are proposed for building sites, the approximate pad elevation, the elevations of all adjacent parcels, the top and toe of cut and fill slopes to scale, preliminary design and approximate finish of all grading, and a number for each parcel in consecutive numbers. Any portion of property in common contiguous ownership not included in the map shall be labeled as a remainder parcel;

~~7.~~ **g.** In tabular form, indicate the approximate acreage, the number of

parcels, proposed density, existing and proposed zoning and master plan designations, proposed use of parcels, number of lineal feet of new streets, and acreage of any remainder parcel;

~~8.~~ **h.** Zoning and master plan designations and land uses of adjoining property, including across any rights-of-way. Indicate distance from property line to any off-site structures that are within 25 feet of property line;

~~9.~~ **i.** Note and dimension all existing structures, indicating the use of each structure and whether structure is to remain or to be removed. In addition, show all parking facilities and driveways;

~~10.~~ **j.** The street approximate gradient or centerline profile for each proposed highway, street casement and drainage improvement shown on the tentative parcel map;

~~11.~~ **k.** Note the width and approximate locations of all existing and proposed easements or rights-of-way whether for public or private roads, drainage, sewers, or flood control purposes, shown by dashed lines. Overhead utility lines on peripheral streets shall also be indicated. Existing easements shall show the name of the easement holder, purpose of easement, and legal reference (official records) for the easement. If an easement is blanket or intermittent in nature, a note to this effect shall be placed on the tentative map;

~~12.~~ **l.** Note the approximate radius of all centerline curves on highways, streets or ways;

~~13.~~ **m.** The locations of all areas subject to inundation or flood hazard and the locations, width, and directions of flow of all watercourses and flood control areas within and adjacent to the property involved. Include community panel number, date of most recent revision per Flood Insurance Rate Map (FIRM), and the method for handling storm water;

~~14.~~ **n.** Locate, by distance from existing and proposed property lines and other above ground structures, the placement on the property of all existing structures and other manmade features including buildings, utility poles, fences, driveways, signs, existing wells, sewers, septic systems (including leach lines), culverts, bridges, drain pipes, fire hydrants and sand, gravel or other excavations within the subdivision. Indicate which existing structures will remain and which will be removed;

~~15.~~ **o.** The contour of land at intervals of not more than two feet if the general slope of the land is less than the ten percent, and five feet for all other areas. This shall include an area of not less than 100 feet surrounding the tentative parcel map. Please indicate contour interval and the source and date the contours were compiled;

~~16.~~ **p.** Vicinity map of the area showing the proposed parcel map in relation to any established roads and other landmarks so that the site can be easily located. Indicate the proposed access route to the site from the nearest public right-of-way;

~~17.~~ **q.** On a parcel map consisting of a condominium project or a planned development, the tentative parcel map shall show, by dashed lines, the approximate location from all existing and proposed property lines and building envelopes and other structures to be erected.

~~18.~~ **r.** The number of copies of the tentative parcel map, with contents as prescribed in the application form;

~~19.~~ **s.** A certificate from the county treasurer stating that no taxes or assessments are delinquent;

~~20.~~ **t.** Written evidence indicating that all applicable fees and application materials have been submitted to the Nevada division of environmental protection, water quality division.

~~21.~~ **u.** Copies of all applicable "will serve" letters.

~~22.~~ **v.** Copies of all applicable special studies and reports.

~~23.~~ **w.** Such other information necessary for review of the tentative subdivision map as shall be required in accordance with administrative regulations or this code.

~~24.~~ **x.** The claimant number under the Alpine Decree or any other court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed parcel map. The parcel map shall also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The committee may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed parceling includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval.

~~B.~~ **2.** Certification. If a survey is not required for the preparation of a parcel map, the map shall be prepared by a registered land surveyor, and contain a certificate which includes substantially the following: "This map was prepared from existing information (identifying it and stating where filed or recorded), and the undersigned assumes no responsibility for the existence of monuments or correctness of other information shown on or copies of any such prior document." ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 539, 1991; Ord. 495, 1989; Ord. 494, 1989; Ord. 390, 1981)~~

~~20.712.030~~ C. Procedure for tentative parcel maps.

~~A.~~ **1.** Action by director. The director shall process the application for tentative parcel map approval pursuant to chapter 20.04. Using the standards for approval in section 20.712.060, the director, or his designee, shall approve, conditionally approve, or deny the application for tentative parcel map in accordance with chapter 20.06

~~B.~~ **2.** Appeal and decision. An applicant aggrieved by a decision of the director may appeal in writing to the commission in the manner provided in chapter 20.28.

~~C.~~ **3.** Duration of approval.

~~1.~~ **a.** Unless the time is extended in the manner set forth in paragraph D, the applicant shall present a final parcel map which conforms to all conditions of approval to the director for processing and recording, except as provided in subsection 2, within one year from the date of the final decision on the tentative parcel map application. If the applicant fails to submit a conforming map within the above time limits, all proceedings concerning the parcel map are terminated. If the final parcel map is submitted within one year and conforms to all conditions of approval and with the provisions of chapter 20.712.020, it shall be approved by the director.

~~2.~~ **b.** Unless the time is extended in the manner set forth in paragraph D, the applicant shall present a final parcel map which includes a conservation easement totaling 50 acres or greater and which conforms to all the conditions of approval to the director for processing and recording within three years from the date of the final decision on the tentative parcel map application. If the applicant fails to submit a conforming map within the above time limits, all proceedings concerning the parcel map are terminated. If the final parcel map is submitted within three years and conforms to all conditions of approval and with the provisions of chapter 20.712.020, it shall be approved by the director.

~~a.~~ 1. As used in this subsection, "conservation easement" means an easement that permanently preserves or protects open space, a floodplain or agricultural land from being parceled, subdivided or otherwise developed in a manner incompatible with the preservation or protection of the open space, floodplain or agricultural land.

~~D.~~ **4.** Extension. For good cause shown, the director may extend the period for presentation of a conforming final parcel map for not more than one year after the expiration of the initial one-year period for presenting the map or initial three year period for presenting the map with a conservation easement of 50 acres or greater. The extension shall be consistent with any applicable policies of the master plan and may include conditions requiring compliance with current provisions of the development code. ~~(Ord. 1345, 2011; Ord. 910, 2000; Ord. 763, 1996; Ord. 669, 1994; Ord. 495; 1989; Ord. 494, 1989; Ord. 390, 1981)~~

~~20.712.040~~ D. Waiver requests.

~~A.~~ **1.** A person proposing to divide land subject to these parcel map regulations may request in writing a waiver from the requirement of a survey or a waiver of adequate public facility standards for roads.

~~B.~~ **2.** The request for waiver shall be submitted with the application for tentative parcel map approval. The decision on the request is made by the director in accordance with chapter 20.06 under the standards set forth in section 20.712.060. Reasonable conditions may be placed on any waiver granted under this subsection, in the manner provided in chapter 20.14.

~~C.~~ **3.** Before the director waives the survey requirement, he must obtain a written finding from the county surveyor or other professional land surveyor that a survey is not required to accomplish the purposes of NRS 278.010 to 278.630, inclusive.

~~D.~~ **4.** Waiver of adequacy standards for roads may be made in the areas of off-site access requirements, street alignment, surfacing and width, only if the applicant demonstrates that:

~~1.~~ **a.** The proposed parcel map, if approved, does not result in the creation of any parcels less than five acres in size;

~~2.~~ **b.** The land lies outside the boundaries of urban service areas designated in the adopted master plan;

~~3.~~ **c.** The waiver of one or more adequate facilities standards for roads does not result in road improvements which are inconsistent with any existing use of land zoned

for similar use which lies within 660 feet of any proposed parcel.
If the waiver request is denied, the tentative parcel map application must meet all requirements for a land survey and adequate public facilities standards for roads. ~~(Ord. 801, 1998; Ord. 763, 1996)~~

~~20.712.050~~ E. Procedure for referral and processing as subdivision.

If the tentative parcel map application or applications constitute a scheme for avoiding the rules governing the subdivision of land within the meaning of this title, or constitutes the second division of a tract or portion of a tract of land under the same ownership, the application may be deemed incomplete and the director shall notify the applicant or applicants that the proposed division of land must be processed and evaluated as a subdivision pursuant to chapter 20.708. ~~(Ord. 763, 1996)~~

~~20.712.060~~ F. Findings for tentative parcel maps.

The director or his designee in rendering a decision on the application for tentative parcel map approval and the commission on appeal shall base the decision on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:

~~A.~~ **1.** The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the development code;

~~B.~~ **2.** The proposed parcel map conforms to public facilities and improvement standards of this land development code;

~~C.~~ **3.** The proposed parcel map conforms to the improvement and design standards contained in this title;

~~D.~~ **4.** There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer;

~~E.~~ **5.** The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)~~

~~20.712.070~~ G. Amendment of parcel map approval.

At any time before the recording of the final parcel map, the owner may apply to the director to amend the tentative parcel map approval in accordance with section 20.768.020. Minor amendments may be approved in the context of final parcel map approval. For any proposed major amendment to the map or terms of approval, the director may require resubmission of a tentative parcel map application. The owner may appeal any decision on amendments to the commission. ~~(Ord. 763, 1996)~~

~~20.712.080~~ H. Procedures for final parcel map.

~~A.~~ **1.** Application requirements. Following approval of the tentative parcel map, an owner who wishes to proceed with the parcel map shall file with the director an

application for final approval and recordation of the final parcel map, prepared on standardized forms available at the office of the department. The application shall contain the following information:

~~1.~~ **a.** The original signed linen and at least five blue line copies of the final parcel map in the form required by paragraphs B and C, containing all required certificates and acknowledgments required by paragraph D;

~~2.~~ **b.** A certificate from the county treasurer stating that taxes and assessments are paid in full;

~~3.~~ **c.** Improvement plans approved by the county engineer, and other agencies required to approve the construction plan along with an approved and executed improvement agreement and required security or a certificate of satisfactory completion issued by the county engineer;

~~4.~~ **d.** Written documentation that all conditions of the tentative map have been met;

~~5.~~ **e.** Other items listed on the application form.

~~B.~~ **2.** Form of final parcel map. The parcel map shall be drawn in black waterproof India Ink on tracing cloth or produced by the use or other materials of a permanent nature generally used for such purposes in the engineering profession, the size and border of which shall conform to the requirements of this title, and shall, in addition, include the following:

~~1.~~ **a.** If a survey is required:

~~a.~~ 1. All monuments found, set, reset, replaced or removed, describing their kind, size and location and giving other data relating thereto;

~~b.~~ 2. Bearing or witness monuments, bases of bearings, bearings and length of lines and scale of map;

~~c.~~ 3. Name and legal designation of tract or grant in which the survey is located and ties to adjoining tracts;

~~d.~~ 4. Memorandum of oaths;

~~e.~~ 5. Signature of surveyor;

~~f.~~ 6. Date of survey;

~~g.~~ 7. Signature of the owner or owners of the land to be divided, witnessed by a notary;

~~h.~~ 8. Any easement granted or dedications made;

~~i.~~ 9. The exterior boundary of the land to be divided shall be indicated by a graphic border;

~~j.~~ 10. Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines and areas shown.

~~2.~~ **b.** If a survey is not required:

~~a.~~ 1. The tract to be divided and the resulting lot, by appropriate reference to the existing information on which it is based;

~~b.~~ 2. The means of access to the severed lot;

~~c.~~ 3. The signature of the owner or owners of the land to be divided, witnessed by a notary;

~~d.~~ 4. Any easements granted or dedications made;

~~e.~~ 5. Any other data necessary for intelligent interpretation of the division and access.

~~C.~~ **3.** Signing of map. The director shall assure that the following signatures and certificates appear on or accompany the approved final parcel map prior to recordation:

~~1.~~ **a.** When financial security is required, the county engineer shall endorse approval of the map after the security has been provided and all the conditions of the map have been satisfied. Security must comply with chapter 20.720.

~~2.~~ **b.** When installation of improvements is required, the county engineer shall endorse approval of the map after all conditions of the map have been satisfied and all improvements satisfactorily completed. There shall be written evidence that the required public facilities have been installed in a manner satisfactory to the county shown by a certificate signed by the county engineer.

~~3.~~ **c.** The county engineer shall sign the map only after determining in cooperation with any utility providing water service to the parcel that the map is in accordance with section 20.100.040, water rights dedication.

~~4.~~ **d.** The following certificates and acknowledgments must accompany the final parcel map:

~~a.~~ 1. A certificate signed and acknowledged by all parties having any record or title of interest in the land subdivided, consenting the preparation and recordation of the map;

~~b.~~ 2. A certificate signed and acknowledged as above, offering for dedication for certain specified public uses those certain parcels of land which the parties desire so to dedicate;

~~c.~~ 3. A certificate of title indicating:

i. That each person signing the final parcel map owns a record of interest in the land and that all the owners of record of land have signed the final parcel map;

ii. Listing of any lien or mortgage holders of record, if any. If there are no lien or mortgage holders of record, the fact that there are none shall be stated in the certificate;

iii. The certificate of title required by this title shall be signed and dated by an officer of the title company responsible for these statements contained within the title certificate;

~~d.~~ 4. A certificate by the surveyor responsible for the survey and parcel as may be prescribed by Nevada state law;

~~e.~~ 5. A certificate by the county engineer stating that he has examined the parcel map, that the map is technically correct, and that the applicant has complied with each of the following alternatives:

i. All the improvements have been installed in accordance with the requirements of these regulations; or

ii. Security in conformance with chapter 20.720 has been posted with the board in an amount sufficient to assure completion of all required improvements;

~~f.~~ 6. A certificate by the director stating that he has examined the final parcel map and that he is satisfied that the map is in conformance with all applicable provisions of state and local law;

~~g.~~ 7. A certificate for execution by the county clerk stating that the county has approved the map and accepted (or deferred) on behalf of the public any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication;

~~h.~~ 8. Certificates from the division of water resources of the state department of conservation and from the health division of the state department of human resources, where required by the adequate public facilities policies in chapter 20.100;

~~i.~~ 9. A certificate by the appropriate public utilities accepting the designated easements;

~~j.~~ 10. Proper certificates of a notary public as required;

~~k.~~ 11. A certificate for execution by the county recorder concerning the appropriate recording data required by law;

~~l.~~ 12. If the property includes, impacts, or is adjacent to a conveyance ditch, a letter to the chief planning official by the water conveyance advisory committee stating that all irrigation water conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map;

~~m.~~ 13. A certificate granting rights-of-way for water conveyance and maintenance. The grant of the right-of-way shall run to the benefit of all persons entitled to the use of the conveyance ditch under the Alpine Decree or other court decree and their successors in interest or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures.

~~D.~~ **4.** It shall be the responsibility of the director to file the original map with the county clerk for signing and submission to the county recorder within 15 days of the date of presentation of the conformity map to the department. Simultaneously with the filing of the map, the department shall record any other legal documents required to be recorded by the county. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 539, 1991; Ord. 495, 1989; Ord. 394, 1981; Ord. 390, 1981)~~

~~20.712.090~~ I. Effect of final parcel map approval.

No vested right shall accrue to the owner or developer of any parcel map by reason of map approval until the actual signing of the conforming final parcel map by all parties required to sign the map. All requirements, conditions, or regulations adopted by the county applicable to parcel maps shall be deemed a condition for any parcel map prior to the time of signing of the map by the county engineer. Where the county has required the installation of improvements prior to signing of the final parcel map, and improvements have, in fact, been completed, the developer may be required to comply with the local laws and regulations in effect at the time when the parcel map is presented for signing only if the director determines that such compliance is necessary

to prevent a substantial risk of injury to the public health, safety and general welfare. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 500, 1989; Ord.390, 1981)~~

~~**20.712.100**~~ **J.** Reversion of final parcel map.

A final parcel map which has been recorded may be revoked pursuant to sections 20.768.030 and 20.768.040, where applicable, and the parcel map reverted to acreage, pursuant to chapter 20.768, in the event that the owner or his successor in interest fails to complete improvements as required by the parcel map and any improvement agreement, development agreement or as otherwise provided by law. The proceeding may be initiated by either the owner or the county. At the initiation of proceedings to revoke or revert to acreage, the county shall record a document with the county clerk and recorder's office giving notice thereof. If final parcel approval is revoked or the property reverted to acreage, the board order to that effect will be recorded with the county clerk and recorder's offices, the parcel map will no longer be valid and further sale or development of lots or parcels within the revoked parcel shall be prohibited without approved division of land pursuant to this development code. ~~(Ord. 1311, 2010; Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)~~

~~**20.712.110**~~ **K.** Signing and recording of final parcel map.

~~A.~~ **1.** Signing of the map.

~~1.~~ **a.** When an improvement agreement and security are required, the county engineer shall endorse approval of the map only after security has been provided and all conditions of the map have been satisfied.

~~2.~~ **b.** When installation of improvements is required, the county engineer shall endorse approval on the map only after all conditions of the map have been satisfied and upon issuance of a notice of completion.

~~3.~~ **c.** The county engineer shall sign the map only after determination, in cooperation with any utility providing water service to the subdivision or accepting improvements for maintenance that the map is in compliance with the county code relating to the dedication of facilities, water rights and rights-of-way.

~~B.~~ **2.** Recording of the map. It shall be the responsibility of the department to file the original map with the county clerk for signing and submission to the county recorder within 15 working days of the date of approval of the final subdivision map by the commission. Simultaneously with the filing of the map the department shall cause to be recorded such other legal documents as may be required to be recorded by the county. ~~(Ord. 763, 1996; Ord. 495, 1989; Ord. 494, 1989; Ord. 390, 1981)~~

~~Chapter 20.716~~

9.31 Division of Land into Large Parcels

~~**Sections:**~~

~~**20.716.010 General procedures.**~~
~~**20.716.020 Applicability.**~~
~~**20.716.030 Tentative land division map procedure.**~~
~~**20.716.040 Findings for tentative map.**~~
~~**20.716.050 Duration, extension, and amendment of tentative map of division into large parcels.**~~
~~**20.716.060 Final land division map procedure.**~~
~~**20.716.070 Effect of approval.**~~
~~**20.716.080 Recording.**~~

~~**20.716.010**~~ **A.** General procedures.

Except as provided in section 20.716.030, all land division applications shall be processed in two stages:

1. Application for tentative map of division into large parcels; and

2. Application for final map of division into large parcels.

The director shall be the designated official. The board shall be the final decision-maker for purposes of final maps of division of land into large parcels. ~~(Ord. 763, 1996)~~

~~**20.716.020**~~ **B.** Applicability.

All owners of land or their authorized representatives who propose to divide any land or portion thereof, vacant or improved, for transfer or development into lots or parcels, each of which is at least: 1) one-sixteenth (1/16) of a section as described by government land office survey; or 2) 40 acres in area, including roads and easements, shall file an application for approval of a tentative map of division into large parcels; provided that, the provisions of this chapter shall not apply to the proposed division of land where each lot is at least one section or 640 acres. ~~(Ord. 763, 1996; Ord. 390, 1981)~~

~~**20.716.030**~~ **C.** Tentative land division map procedure.

~~A.~~ **1.** Application. Prior to dividing land pursuant to the provisions of this chapter, the owner of the land, or his authorized representative, shall tender a completed application for a tentative map of division into large parcels with the department in accordance with the established and published submittal schedule. The application shall be made on forms supplied by the department and shall contain the following information:

~~1.~~ **a.** A description of all contiguous holdings of the owner, including land in the same ownership as defined herein, with indication of the portion of the property which is to be subdivided;

~~2.~~ **b.** The number of copies of the tentative land division map, with contents as prescribed in the application form;

~~3.~~ **c.** A certificate from the county treasurer stating that no taxes or assessments are delinquent;

~~4.~~ **d.** Such other information necessary for review of the tentative land division map as shall be required in accordance with administrative regulations or this code;

~~5.~~ **e.** The claimant number under the Alpine Decree or any other court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed land division map. The land division map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The committee may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed parceling includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval;

~~6.~~ **f.** Any other information necessary for review of the tentative map established by the director.

~~B.~~ **2.** Form and contents of tentative map of division into large parcels. Every tentative map shall be entitled: "Tentative Map of Division into Large Parcels" and be prepared and certified by a professional land surveyor, and shall show the following data and information:

~~1.~~ **a.** The approximate, calculated or actual acreage of each lot and the total acreage of the land to be divided;

~~2.~~ **b.** All roads or easements of access which exist are proposed in the applicable master plan or are proposed by the person who intends to divide the land;

~~3.~~ **c.** Any easements for public utilities which exist or which are proposed;

~~4.~~ **d.** Any existing easements for irrigation or drainage, and any normally continuous flowing watercourses and the claimant number under the Alpine Decree or any other court decree, identity and location of any conveyance ditches or other irrigation water conveyance structure within the proposed land division map. The land division map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The water conveyance advisory committee may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed division of land includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval;

~~5.~~ **e.** An indication of any existing road or easement which the owner does not intend to dedicate; and

~~6.~~ **f.** The name and address of the owner(s) of the land.

~~C.~~ **3.** Processing by director. The director shall process the application for tentative map approval pursuant to chapter 20.04. Pursuant to chapter 20.24, the director shall

schedule the application for public hearing before the commission.

~~D.~~ **4.** Hearing notice and procedure. Notice of the hearing before the commission shall be provided in accordance with chapter 20.20. Hearings shall be held in accordance with the procedures established in chapter 20.24.

~~E.~~ **5.** Planning commission action. Within 45 days after the official filing date, unless the time is extended by mutual consent of the applicant and the commission, the commission shall, following a public hearing, approve, conditionally approve or disapprove the tentative map of division into large parcels by a majority vote of the members present. The review and decision of the commission shall conform to the provisions of chapter 20.10. The commission shall set forth findings and reasons for its decisions in accordance with the criteria identified in section 20.716.040. Appeals from the decision of the commission shall be processed in accordance with chapter 20.28. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)~~

~~**20.716.040**~~ **D.** Findings for tentative map.

~~A.~~ **1.** The commission, in rendering its decision on the tentative map, shall base approval on finding in the affirmative the following:

~~1.~~ **a.** The tentative map meets the formal requirements of this chapter and NRS;

~~2.~~ **b.** The tentative map secures adequate access for subsequent purchasers;

~~3.~~ **c.** Where applicable, the tentative map secures the ability to irrigate and drain each parcel, consistent with the water rights appurtenant, and that the rights of downstream users are secured and not impaired;

~~4.~~ **d.** The location and width of easements for roads and public utilities are adequate for the area to be divided;

~~5.~~ **e.** The location and width of easements for drainage and irrigation purposes are adequate for the area to be divided; and

~~6.~~ **f.** There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer. ~~(Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)~~

~~**20.716.050**~~ **E.** Duration, extension, and amendment of a tentative map of division into large parcels.

~~A.~~ **1.** Time for submission of final map. Unless the time is extended by the commission in the manner set forth in paragraph B, the applicant shall present a final map of division into large parcels, prepared in accordance with the tentative map, to the board. The final map shall include the entire area for which a tentative map has been approved. The final map shall be filed within one year from the date of approval of the tentative map by the commission or the date that the requirement of its filing was waived pursuant to chapter 20.716.030.

~~B.~~ **2.** Extension of tentative map. The commission may extend the period for presentation of any final map of division into large parcels for not more than one year after the expiration of the initial one-year period for presenting the final map, upon application to the department. The extension shall be consistent with any applicable policies of the master plan and may include conditions requiring compliance with the

current provisions of the land development code. Extension requests shall be filed within the time provided in chapter 20.30. If a party is aggrieved by the decision of the commission concerning an application for extension, the party may appeal such determination in accordance with the provisions of chapter 20.28.

~~C.~~ **3.** Amendment of tentative map. At any time after tentative map approval, and before the time required for presentation of a final map, the applicant may request amendment to the approval or conditional approval of the tentative map. The director may approve minor tentative map amendments, subject to appeal to the commission in accordance with chapter 20.28. Major amendments shall be determined in accordance with the procedure for original approval of the tentative map under this chapter. Additional conditions which are reasonably related to the proposed amendment may be attached to approval of the tentative map amendment. An applicant who is unwilling to accept conditions attached to the proposed amendment may withdraw the amendment. Action on the application for amendment of the tentative map shall not stay the period for presenting a final map, unless a request for extension pursuant to paragraph B is approved. ~~(Ord. 763, 1996; Ord. 390, 1981)~~

~~20.716.060~~ F. Final land division map procedure.

~~A.~~ **1.** Application requirements. Following approval of the tentative map, the applicant, if he wishes to proceed with the land division, shall file with the board through the department an application for final approval and recordation of the final map, prepared on standardized forms available at the department. The application shall be filed in accordance with the published submittal schedule. The application shall contain the following information:

~~1.~~ **a.** The original linen and at least five blue line copies of the final map in the form required by paragraph B, containing the information and the certificates of acknowledgment required by paragraphs C and D;

~~2.~~ **b.** The fee for final map approval set by resolution of the board;

~~3.~~ **c.** A certificate from the county treasurer stating that no taxes or assessments are delinquent; and

~~4.~~ **d.** Other items listed on the application form.

~~B.~~ **2.** Form of final map. The final map shall:

~~1.~~ **a.** Be clearly and legibly drawn or stamped in black waterproof India ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for such purposes in the engineering profession;

~~2.~~ **b.** Be entitled, "Map of Division into Large Parcels";

~~3.~~ **c.** Be 24 inches by 32 inches in size, a with a marginal line drawn completely around each sheet leaving an entirely black margin of one inch at the bottom, top and right edges and two inches at the left edge along the 24-inch dimension;

~~4.~~ **d.** Be of a scale large enough to show clearly all details;

~~5.~~ **e.** Be prepared by a registered land surveyor;

~~6.~~ **f.** Be based upon an actual survey by the preparer which shows the date of the survey, or based upon the most recent government survey;

~~7.~~ **g.** Show the date of approval of the government survey and contain a certificate by the preparer that the parcels contain the number of acres shown for each parcel; and

~~8.~~ **h.** Clearly state the particular number of the sheet and the total of sheets comprising the final map on each of the sheets, and its relationship to each adjoining sheet.

~~C.~~ **3.** Contents of final map. Every final map shall include all data required for the tentative map and all changes required as conditions of tentative map approval, and in addition shall contain the following:

~~1.~~ **a.** All lots by number and actual acreage of each lot;

~~2.~~ **b.** All roads or easements of access which exist and which the owner intends to offer for dedication, all roads or easements or access which are shown on the applicable master plan, and all roads or easements of access which are specifically required by the commission or governing body;

~~3.~~ **c.** Any easements for public utilities which exist or are proposed;

~~4.~~ **d.** Any existing easements for irrigation or drainage, and any normally continuously flowing watercourses and the claimant number under the Alpine Decree or any other court decree, identity and location of any conveyance ditches or other irrigation water structure within the proposed land division map. The land division map must also provided typical channel cross sections with dimensions, centerline, average slope through the property and designed flow capacity of conveyance structures and arrows indicating direction of irrigation flow. If the proposed division of land includes water impoundment there must be identification of the source of water and documentation of the state engineer s approval; and

~~5.~~ **e.** An offer or offers to dedicate the utility and right-of-way easements.

~~D.~~ **4.** Final map certificates. The following certificates shall appear on the final map and shall be combined when appropriate:

~~1.~~ **a.** A certificate signed and acknowledged by the owner of land consenting to the dedication of the roads and granting of the easements;

~~2.~~ **b.** A certificate signed by the clerk of the governing body that the map was approved, or the affidavit of the person presenting the map for filing, that the time limited by section 20.716.050 for action by the governing body has not expired;

~~3.~~ **c.** If the property includes, impacts, or is adjacent to a conveyance ditch, a letter to the director by the water conveyance advisory committee stating that all irrigation conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map;

~~4.~~ **d.** A certificate granting rights-of-way for water conveyance and maintenance. The grant of the right-of-way must run to the benefit of all persons entitled to the use of the conveyance ditch under the Alpine Decree or other court decree and their successors in interest or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures.

~~E.~~ **5.** Action by board.

~~1.~~ **a.** Unless the time period is extended by a mutual consent of the developer

and the board, the board shall approve, conditionally approve or disapprove the final map by the majority vote of the members present within 45 days of the official filing date.

~~2.~~ **b.** If the board does not approve, approve with conditions or disapprove the final map within 45 days, the final map shall be deemed approved unconditionally.

~~3.~~ **c.** The board shall approve the map only if it finds as follows:

~~a.~~ **1.** The final map conforms in every respect with the approved tentative map;

~~b.~~ **2.** All conditions established upon approval of the tentative map have been satisfied;

~~c.~~ **3.** The final map conforms with all county ordinances applicable at the time of the hearing on the final map;

~~d.~~ **4.** All necessary certificates required by state law or by the land development code have been presented with the application for approval of the final map.

~~4.~~ **d.** The review and decision of the board shall conform to the provisions of chapter 20.12. The board shall set forth findings and reasons for its decision in accordance with the criteria established in section 20.716.040. If the map is disapproved, the board shall also provide the applicant with a written statement of what changes would be necessary to render the map acceptable.

~~5.~~ **e.** The board shall, at the time of approval of the final map, accept or reject any or all offers of dedication. The decision to accept or reject offers of dedication shall be made in accordance with adopted board policy. ~~(Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)~~

~~20.716.070~~ G. Effect of approval.

No vested rights shall accrue to the owner or developer of any division of land into large parcels by reason of the approval of a tentative or final map for division into large parcels approval until the actual signing of the final map by all parties required to sign the map. All requirements, conditions or regulations adopted by the county applicable to the division of land shall be deemed a condition for any division prior to the time of signing of the final map by the county engineer. Where the county has required the installation of improvements prior to signing of the final map, and improvements have, in fact, been completed, the applicant may be required to comply with the local laws and regulations in effect at the time when the final map is considered for approval only if the commission makes a finding on the record that such compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)~~

~~20.716.080~~ H. Recording.

~~A.~~ **1.** Recording of the map. Upon approval, it shall be the responsibility of the director or his designee to file the official final map with the county recorder within 15

working days of the date of board approval. Simultaneously with the filing of the final map, the department shall cause to be recorded such other legal documents required to be recorded by the county.

~~B.~~ **2.** Effect of recording. Filing with the county recorder operates as a continuing:

~~1.~~ **a.** Offer to dedicate for public roads the areas shown as proposed roads or easements of access, which the governing body may accept in whole or in part at any time or from time to time.

~~2.~~ **b.** Offer to grant the easements shown for public utilities, which any public utility may similarly accept without excluding any other public utility whose presence is physically compatible.

~~C.~~ **3.** Conveyances. After a map has been filed with the county recorder, any lot shown thereon may be conveyed by reference to the map, without further description. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)~~

~~Chapter 20.714~~ 7.01 R. Clustered Development

1. Division of Agricultural Land for Conservation Purposes

~~**Sections:**~~
~~**20.714.010 Purpose.**~~
~~**20.714.020 Clustered development.**~~
~~**20.714.030 Ranch heritage parcels.**~~
~~**20.714.040 Agricultural 2-5 acre parcels.**~~
~~**20.714.050 Procedures.**~~

~~20.714.010~~ a. Purpose.

1. This general purpose of this chapter is to provide means for owners of agricultural and forest and range lands to engage in limited property development to assist in the conservation of these lands, allowing for the continuation of agricultural uses and the preservation of open space. The specific purposes of this chapter are as follows:

~~A.~~ **a.** To promote the continuation of agriculture and agri-business as a major part of the heritage of Douglas County;

~~B.~~ **b.** To protect floodplains from development, thereby maintaining a passive flood control, drainage, and ground water recharge system;

~~C.~~ **c.** To preserve the open spaces which currently define the landscape;

~~D.~~ **d.** To retain groundwater, surface water, and water rights to Douglas County; and

~~E.~~ **e.** To promote compact development patterns that place housing in areas suited for housing and retain open space in areas not suitable for housing. ~~(Ord. 1224; 2008)~~

~~20.714.020~~ b. Clustered development.

1. Clustered development occurs when a parcel or contiguous or non-contiguous parcels under the same ownership are developed to cluster lots for residential use. The purpose of the clustered development is to provide a mechanism to preserve agricultural lands and open space, locate housing in areas which can readily be served by emergency services, utilities, etc., and to provide the agricultural community an alternative to transfer of development rights or large parcelization. Clustered housing may be used when it furthers the development purposes of this chapter and meets the following requirements:

~~A.~~ **a.** For parcels four acres or greater, the applicant must have water rights recorded to the clustered lots.

~~B.~~ **b.** The area developed may not exceed 30 percent of the total project area, and the area to be conserved must be at least 70 percent of the total project area. The total project area is the total acreage involved in the proposed development, including non-contiguous parcels.

~~C.~~ **c.** Except as provided in paragraph H herein, the number of clustered lots created cannot exceed the density requirement for the base zoning district for the

parcel, plus any density bonuses, as provided herein.

~~D.~~ **d.** The remainder parcels with density removed are restricted to ranching, farming, recreational, or agricultural open space use as designated, and cannot be developed for any other use. The remainder parcels shall be further restricted by including Douglas County in a deed restriction on the land owned in common by the owners or developer of the clustered parcels, or an open space easement in favor of the county, another governmental entity, or a non-profit conservation entity.

~~E.~~ **e.** Clustered lots shall not be located in a special flood hazard area, but density units from a special flood hazard area may be used for clustered lots outside a special flood hazard area.

~~F.~~ **f.** Clustered development may only be used one time. Neither the clustered lots nor the remainder parcel may be further subdivided. A note must be placed on the map indicating that no further subdivision of the land will occur. The note on the map shall describe the land affected and the terms of the restriction.

~~G.~~ **g.** Clustered lots can only be located in areas that will support the installation and use of an individual sewage disposal system or connection with an existing sewer system. Clustered lots are prohibited in any other areas.

~~H.~~ **h.** An owner that permanently restricts the use of the water rights used to support the requisite agricultural, recreational or open space use on all of the remainder parcels is entitled to two and one half (2.5) units of density for each unit of density allowed by the zone on which water rights are restricted. This additional density is allowed only when the water rights appurtenant to the reserved area are permanently restricted to that agricultural, recreational or open space use by way of a covenant running with the land to the county or a non-profit conservation entity and to be enforced by the county or a non-profit conservation entity. ~~(Ord. 1224, 2008; Ord. 763, 1996; Ord. 641, 1994;~~
~~Ord. 619, 1994; Ord. 612, 1993; Ord. 569, 1992; Ord. 167, 1968).~~

~~20.714.030~~ c. Ranch heritage parcels.

1. Ranch heritage parcels are smaller-than-19-acre parcels that are allowed to be created on a one-time-only basis through parcel maps or subdivision maps in the A-19 and the FR-19 zoning districts. The creation of these parcels is designed to allow owners who create conservation easements preserving 100 or more acres of irrigated agricultural land a means to keep their existing primary residences on small parcels and provide for a limited number of additional small parcels in order to retain the remainder or their holdings in agricultural use.

~~A.~~ **a.** When a landowner creates a conservation easement preserving 100 or more acres of irrigated agricultural land, the landowner may create smaller-than-19-acre parcels, even if they are in the primary flood zone, on a one-time-only basis.

~~B.~~ **b.** This provision may only be used one time. Neither the smaller-than-19-acre parcels nor the parcel or parcels subject to the conservation easement may be further subdivided. A note must be placed on the map indicating that no further subdivision of the land will occur. The note on the map shall describe the land affected and the terms of the restriction. The smaller-than-19-acre parcels may be created only to support existing primary residence(s) and two additional parcels. (Ord. 1224, 2008)

~~20.714.040~~ d. Agricultural 2-5 acre parcels.

1. Agricultural 2-5-acre parcels are allowed to be created once every five years through parcel maps in the A-19 and the FR-19 zoning districts for landowners with holdings of over 100 acres of irrigated agricultural land. One parcel may be created every 5 years. Alternatively two parcels can be created every ten years or three every fifteen years provided there is compliance with all other provisions of this code. The creation of these parcels is designed to allow landowners of more than 100 acres of irrigated agricultural land a means to dispose of small portions of their property, rather than portions at least 19 acres in size, in order to retain the remainder of their holdings in agricultural use.

~~A.~~ **a.** Landowners with holdings of over 100 acres of irrigated agricultural land not subject to a conservation easement may create a 2-5-acre parcel every five years per the provisions above until said holdings are reduced to 100 acres of irrigated agricultural land. These holdings must have been held by the same owner for the previous five years to be eligible to use this provision. For purposes of this provision, a transfer of ownership into a trust or entity controlled by the landowner will not impact the landowners 5 year eligibility requirement. Ownership by a single person, group of people, or entity using alternate ownership naming conventions, shall not be used to create multiple eligible holdings for use of this provision multiple times. The entirety of the landowner's holdings and the parcels created utilizing this section are subject to the following:

1. Waiting Time/Period: A final parcel map, utilizing this section, recording date with the Douglas County Recorder's Office is the date which will be used for calculating a waiting period of time before a landowner may again file a development application or tentative map using this section to create a 2-5 acre parcel(s). Each waiting period is based on the number of parcels created by the final parcel map. The waiting period is five years for one parcel which was created by the recorded final parcel map, the waiting period is ten years for two parcels which were created by the recorded final parcel map, and the waiting period is fifteen years for three parcels which were created by the recorded parcel map. Landowners that have created parcels utilizing this section before April 20, 2017, are controlled by and subject to the waiting period/timing as set forth in the recorded map or conditions of approval placed on the tentative map before the landowner may utilize this section to create additional parcels, to the extent the recorded map or conditions of approval conflict with this subsection.

2. The creation of a 2-5-acre parcel may not result in the creation of a non-conforming remainder parcel.

3. New parcels may be located inside or outside the floodplain, but should be located out of the floodplain when such option exists.

4. Landowners related within the third degree of consanguinity of each other that each have separate eligible holdings may engage in a one-time joint project that utilizes jointly owned land, as long as each landowner's holdings qualifies without the jointly owned land. The jointly and separately owned land is both subject to the five year eligibility period of ownership and the jointly owned land as well as the

landowner's separate holdings are subject to the waiting time/period following the recording of the final map. (Ord. 1482, 2017; Ord. 1452, 2016; Ord. 1224, 2008)

~~20.714.050~~ e. Procedures.

Parcels created under the provisions of this chapter are required to be created through the approval of tentative and final subdivision or parcel maps. ~~(Ord. 1224, 2008)~~

~~Chapter 20.716~~

9.31 Division of Land into Large Parcels

~~**Sections:**~~

~~**20.716.010 General procedures.**~~
~~**20.716.020 Applicability.**~~
~~**20.716.030 Tentative land division map procedure.**~~
~~**20.716.040 Findings for tentative map.**~~
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~~**20.716.060 Final land division map procedure.**~~
~~**20.716.070 Effect of approval.**~~
~~**20.716.080 Recording.**~~

~~**20.716.010**~~ **A.** General procedures.

Except as provided in section 20.716.030, all land division applications shall be processed in two stages:

1. Application for tentative map of division into large parcels; and

2. Application for final map of division into large parcels.

The director shall be the designated official. The board shall be the final decision-maker for purposes of final maps of division of land into large parcels. ~~(Ord. 763, 1996)~~

~~**20.716.020**~~ **B.** Applicability.

All owners of land or their authorized representatives who propose to divide any land or portion thereof, vacant or improved, for transfer or development into lots or parcels, each of which is at least: 1) one-sixteenth (1/16) of a section as described by government land office survey; or 2) 40 acres in area, including roads and easements, shall file an application for approval of a tentative map of division into large parcels; provided that, the provisions of this chapter shall not apply to the proposed division of land where each lot is at least one section or 640 acres. ~~(Ord. 763, 1996; Ord. 390, 1981)~~

~~**20.716.030**~~ **C.** Tentative land division map procedure.

~~A.~~ **1.** Application. Prior to dividing land pursuant to the provisions of this chapter, the owner of the land, or his authorized representative, shall tender a completed application for a tentative map of division into large parcels with the department in accordance with the established and published submittal schedule. The application shall be made on forms supplied by the department and shall contain the following information:

~~1.~~ **a.** A description of all contiguous holdings of the owner, including land in the same ownership as defined herein, with indication of the portion of the property which is to be subdivided;

~~2.~~ **b.** The number of copies of the tentative land division map, with contents as prescribed in the application form;

~~3.~~ **c.** A certificate from the county treasurer stating that no taxes or assessments are delinquent;

~~4.~~ **d.** Such other information necessary for review of the tentative land division map as shall be required in accordance with administrative regulations or this code;

~~5.~~ **e.** The claimant number under the Alpine Decree or any other court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed land division map. The land division map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The committee may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed parceling includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval;

~~6.~~ **f.** Any other information necessary for review of the tentative map established by the director.

~~B.~~ **2.** Form and contents of tentative map of division into large parcels. Every tentative map shall be entitled: "Tentative Map of Division into Large Parcels" and be prepared and certified by a professional land surveyor, and shall show the following data and information:

~~1.~~ **a.** The approximate, calculated or actual acreage of each lot and the total acreage of the land to be divided;

~~2.~~ **b.** All roads or easements of access which exist are proposed in the applicable master plan or are proposed by the person who intends to divide the land;

~~3.~~ **c.** Any easements for public utilities which exist or which are proposed;

~~4.~~ **d.** Any existing easements for irrigation or drainage, and any normally continuous flowing watercourses and the claimant number under the Alpine Decree or any other court decree, identity and location of any conveyance ditches or other irrigation water conveyance structure within the proposed land division map. The land division map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The water conveyance advisory committee may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed division of land includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval;

~~5.~~ **e.** An indication of any existing road or easement which the owner does not intend to dedicate; and

~~6.~~ **f.** The name and address of the owner(s) of the land.

~~C.~~ **3.** Processing by director. The director shall process the application for tentative map approval pursuant to chapter 20.04. Pursuant to chapter 20.24, the director shall

schedule the application for public hearing before the commission.

~~D.~~ **4.** Hearing notice and procedure. Notice of the hearing before the commission shall be provided in accordance with chapter 20.20. Hearings shall be held in accordance with the procedures established in chapter 20.24.

~~E.~~ **5.** Planning commission action. Within 45 days after the official filing date, unless the time is extended by mutual consent of the applicant and the commission, the commission shall, following a public hearing, approve, conditionally approve or disapprove the tentative map of division into large parcels by a majority vote of the members present. The review and decision of the commission shall conform to the provisions of chapter 20.10. The commission shall set forth findings and reasons for its decisions in accordance with the criteria identified in section 20.716.040. Appeals from the decision of the commission shall be processed in accordance with chapter 20.28. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)~~

~~**20.716.040**~~ **D.** Findings for tentative map.

~~A.~~ **1.** The commission, in rendering its decision on the tentative map, shall base approval on finding in the affirmative the following:

~~1.~~ **a.** The tentative map meets the formal requirements of this chapter and NRS;

~~2.~~ **b.** The tentative map secures adequate access for subsequent purchasers;

~~3.~~ **c.** Where applicable, the tentative map secures the ability to irrigate and drain each parcel, consistent with the water rights appurtenant, and that the rights of downstream users are secured and not impaired;

~~4.~~ **d.** The location and width of easements for roads and public utilities are adequate for the area to be divided;

~~5.~~ **e.** The location and width of easements for drainage and irrigation purposes are adequate for the area to be divided; and

~~6.~~ **f.** There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer. ~~(Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)~~

~~**20.716.050**~~ **E.** Duration, extension, and amendment of a tentative map of division into large parcels.

~~A.~~ **1.** Time for submission of final map. Unless the time is extended by the commission in the manner set forth in paragraph B, the applicant shall present a final map of division into large parcels, prepared in accordance with the tentative map, to the board. The final map shall include the entire area for which a tentative map has been approved. The final map shall be filed within one year from the date of approval of the tentative map by the commission or the date that the requirement of its filing was waived pursuant to chapter 20.716.030.

~~B.~~ **2.** Extension of tentative map. The commission may extend the period for presentation of any final map of division into large parcels for not more than one year after the expiration of the initial one-year period for presenting the final map, upon application to the department. The extension shall be consistent with any applicable policies of the master plan and may include conditions requiring compliance with the

current provisions of the land development code. Extension requests shall be filed within the time provided in chapter 20.30. If a party is aggrieved by the decision of the commission concerning an application for extension, the party may appeal such determination in accordance with the provisions of chapter 20.28.

~~C.~~ **3.** Amendment of tentative map. At any time after tentative map approval, and before the time required for presentation of a final map, the applicant may request amendment to the approval or conditional approval of the tentative map. The director may approve minor tentative map amendments, subject to appeal to the commission in accordance with chapter 20.28. Major amendments shall be determined in accordance with the procedure for original approval of the tentative map under this chapter. Additional conditions which are reasonably related to the proposed amendment may be attached to approval of the tentative map amendment. An applicant who is unwilling to accept conditions attached to the proposed amendment may withdraw the amendment. Action on the application for amendment of the tentative map shall not stay the period for presenting a final map, unless a request for extension pursuant to paragraph B is approved. ~~(Ord. 763, 1996; Ord. 390, 1981)~~

~~20.716.060~~ F. Final land division map procedure.

~~A.~~ **1.** Application requirements. Following approval of the tentative map, the applicant, if he wishes to proceed with the land division, shall file with the board through the department an application for final approval and recordation of the final map, prepared on standardized forms available at the department. The application shall be filed in accordance with the published submittal schedule. The application shall contain the following information:

~~1.~~ **a.** The original linen and at least five blue line copies of the final map in the form required by paragraph B, containing the information and the certificates of acknowledgment required by paragraphs C and D;

~~2.~~ **b.** The fee for final map approval set by resolution of the board;

~~3.~~ **c.** A certificate from the county treasurer stating that no taxes or assessments are delinquent; and

~~4.~~ **d.** Other items listed on the application form.

~~B.~~ **2.** Form of final map. The final map shall:

~~1.~~ **a.** Be clearly and legibly drawn or stamped in black waterproof India ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for such purposes in the engineering profession;

~~2.~~ **b.** Be entitled, "Map of Division into Large Parcels";

~~3.~~ **c.** Be 24 inches by 32 inches in size, a with a marginal line drawn completely around each sheet leaving an entirely black margin of one inch at the bottom, top and right edges and two inches at the left edge along the 24-inch dimension;

~~4.~~ **d.** Be of a scale large enough to show clearly all details;

~~5.~~ **e.** Be prepared by a registered land surveyor;

~~6.~~ **f.** Be based upon an actual survey by the preparer which shows the date of the survey, or based upon the most recent government survey;

~~7.~~ **g.** Show the date of approval of the government survey and contain a certificate by the preparer that the parcels contain the number of acres shown for each parcel; and

~~8.~~ **h.** Clearly state the particular number of the sheet and the total of sheets comprising the final map on each of the sheets, and its relationship to each adjoining sheet.

~~C.~~ **3.** Contents of final map. Every final map shall include all data required for the tentative map and all changes required as conditions of tentative map approval, and in addition shall contain the following:

~~1.~~ **a.** All lots by number and actual acreage of each lot;

~~2.~~ **b.** All roads or easements of access which exist and which the owner intends to offer for dedication, all roads or easements or access which are shown on the applicable master plan, and all roads or easements of access which are specifically required by the commission or governing body;

~~3.~~ **c.** Any easements for public utilities which exist or are proposed;

~~4.~~ **d.** Any existing easements for irrigation or drainage, and any normally continuously flowing watercourses and the claimant number under the Alpine Decree or any other court decree, identity and location of any conveyance ditches or other irrigation water structure within the proposed land division map. The land division map must also provided typical channel cross sections with dimensions, centerline, average slope through the property and designed flow capacity of conveyance structures and arrows indicating direction of irrigation flow. If the proposed division of land includes water impoundment there must be identification of the source of water and documentation of the state engineer s approval; and

~~5.~~ **e.** An offer or offers to dedicate the utility and right-of-way easements.

~~D.~~ **4.** Final map certificates. The following certificates shall appear on the final map and shall be combined when appropriate:

~~1.~~ **a.** A certificate signed and acknowledged by the owner of land consenting to the dedication of the roads and granting of the easements;

~~2.~~ **b.** A certificate signed by the clerk of the governing body that the map was approved, or the affidavit of the person presenting the map for filing, that the time limited by section 20.716.050 for action by the governing body has not expired;

~~3.~~ **c.** If the property includes, impacts, or is adjacent to a conveyance ditch, a letter to the director by the water conveyance advisory committee stating that all irrigation conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map;

~~4.~~ **d.** A certificate granting rights-of-way for water conveyance and maintenance. The grant of the right-of-way must run to the benefit of all persons entitled to the use of the conveyance ditch under the Alpine Decree or other court decree and their successors in interest or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures.

~~E.~~ **5.** Action by board.

~~1.~~ **a.** Unless the time period is extended by a mutual consent of the developer

and the board, the board shall approve, conditionally approve or disapprove the final map by the majority vote of the members present within 45 days of the official filing date.

~~2.~~ **b.** If the board does not approve, approve with conditions or disapprove the final map within 45 days, the final map shall be deemed approved unconditionally.

~~3.~~ **c.** The board shall approve the map only if it finds as follows:

~~a.~~ **1.** The final map conforms in every respect with the approved tentative map;

~~b.~~ **2.** All conditions established upon approval of the tentative map have been satisfied;

~~c.~~ **3.** The final map conforms with all county ordinances applicable at the time of the hearing on the final map;

~~d.~~ **4.** All necessary certificates required by state law or by the land development code have been presented with the application for approval of the final map.

~~4.~~ **d.** The review and decision of the board shall conform to the provisions of chapter 20.12. The board shall set forth findings and reasons for its decision in accordance with the criteria established in section 20.716.040. If the map is disapproved, the board shall also provide the applicant with a written statement of what changes would be necessary to render the map acceptable.

~~5.~~ **e.** The board shall, at the time of approval of the final map, accept or reject any or all offers of dedication. The decision to accept or reject offers of dedication shall be made in accordance with adopted board policy. ~~(Ord. 763, 1996; Ord. 539, 1991; Ord. 390, 1981)~~

~~20.716.070~~ G. Effect of approval.

No vested rights shall accrue to the owner or developer of any division of land into large parcels by reason of the approval of a tentative or final map for division into large parcels approval until the actual signing of the final map by all parties required to sign the map. All requirements, conditions or regulations adopted by the county applicable to the division of land shall be deemed a condition for any division prior to the time of signing of the final map by the county engineer. Where the county has required the installation of improvements prior to signing of the final map, and improvements have, in fact, been completed, the applicant may be required to comply with the local laws and regulations in effect at the time when the final map is considered for approval only if the commission makes a finding on the record that such compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)~~

~~20.716.080~~ H. Recording.

~~A.~~ **1.** Recording of the map. Upon approval, it shall be the responsibility of the director or his designee to file the official final map with the county recorder within 15

working days of the date of board approval. Simultaneously with the filing of the final map, the department shall cause to be recorded such other legal documents required to be recorded by the county.

~~B.~~ **2.** Effect of recording. Filing with the county recorder operates as a continuing:

~~1.~~ **a.** Offer to dedicate for public roads the areas shown as proposed roads or easements of access, which the governing body may accept in whole or in part at any time or from time to time.

~~2.~~ **b.** Offer to grant the easements shown for public utilities, which any public utility may similarly accept without excluding any other public utility whose presence is physically compatible.

~~C.~~ **3.** Conveyances. After a map has been filed with the county recorder, any lot shown thereon may be conveyed by reference to the map, without further description. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981)~~

~~Chapter 20.718~~

9.32 Division of Land for Agricultural Purposes

~~**Sections:**~~

~~**20.718.010 Application**~~
~~**20.718.020 Requirements.**~~
~~**20.718.030 Building regulations.**~~
~~**20.718.040 Prohibited acts.**~~
~~**20.718.050 Reversion of non-conforming parcels.**~~

~~**20.718.010**~~ **A.** Application.

If real property is divided for agricultural purposes, pursuant to NRS 278.320, section 4, into parcels of more than ten acres, then such division shall not be effective to avoid application of this development code or to increase the number of single family residences permitted by the base zoning district. The use of such resulting parcels is limited to agricultural uses pursuant to section 20.660.010. ~~(Ord. 763, 1996)~~

~~**20.718.020**~~ **B.** Requirements.

The map presented for filing must:

~~A.~~ **1.** Be entitled "A Map to Divide Real Property for Agricultural Purposes";

~~B.~~ **2.** Contain a certificate signed and acknowledged by each person who is an owner of the land consenting to the preparation and recording of the map;

~~C.~~ **3.** Contain a written statement signed by the treasurer of the county indicating that all property taxes on the land for the fiscal year have been paid;

~~D.~~ **4.** Be prepared and certified by a registered land surveyor;

~~E.~~ **5.** Contain a notice that no permit may be issued for the construction of a single family dwelling or other non-agricultural use on a parcel created by the map; and

~~F.~~ **6.** Not involve a street, road, or highway opening or widening or easement of any kind. ~~(Ord. 763, 1996)~~

~~**20.718.030**~~ **C.** Building regulations.

No building permit may be issued for the construction of a single family dwelling or other non-agricultural use on a parcel created by the division of land for agricultural purposes pursuant to NRS 278.320, section 4. ~~(Ord. 763, 1996)~~

~~**20.718.040**~~ **D.** Prohibited acts.

Use or subsequent development of such property for residential, commercial, industrial, recreational, public or other non-agricultural uses without compliance with the provisions of this development code and the applicable provisions of NRS is prohibited. ~~(Ord. 763, 1996)~~

~~**20.718.050**~~ **E.** Reversion of non-conforming parcels.

A map to divide real property for agricultural purposes, pursuant to NRS 278.320, section 4, may be reverted to acreage as provided by section 20.768.040. The owner of a parcel or parcels created by such a map may obtain a permit to construct a single family residence or other non-agricultural use on the property only by first applying for and receiving approval for subdivision, parcel map or division of land into large parcels as applicable, and as provided in the development code and NRS, as if the agricultural map had not been recorded. ~~(Ord. 763, 1996)~~

~~Chapter 20.720~~

9.33 Assurance for Completion and Maintenance of Improvements

~~**Sections:**~~

~~**20.720.010 Required improvement and agreement to complete.**~~
~~**20.720.020 Improvement agreement.**~~
~~**20.720.030 Security.**~~
~~**20.720.040 Site improvement permits.**~~
~~**20.720.050 Remedies.**~~
~~**20.720.060 Acceptance of dedication offers.**~~
~~**20.720.070 Inspection and certification of improvements.**~~
~~**20.720.075 Warranty.**~~
~~**20.720.080 Reduction of escrowed funds and security.**~~
~~**20.720.090 Security for warranty of improvements.**~~
~~**20.720.100 Issuance of building permits and certificates of occupancy.**~~
~~**20.720.110 Issuance of building permits for model homes.**~~

~~**20.720.010**~~ **A.** Required improvements and agreement to complete.

~~A.~~ **1.** Applicability. The requirements of this chapter shall apply in all instances where improvements are required to be constructed in conjunction with the division of land pursuant to this title and where improvements are proposed in conjunction with other development permits.

~~B.~~ **2.** Completion of improvements. Before a final map, parcel map or final division of land into large parcels is signed by the county engineer and any easements offered for dedication to the public are accepted by the county, or before a final certificate of occupancy is issued for a new structure, all developers shall be required to complete, in accordance with the applicable development approval and to the satisfaction of the county engineer, all project improvements, system improvements and lot improvements on the individual lots, as required in this code and as specified in the conditions of approval of the applicable map, and to dedicate those public improvements to the county, free and clear of all liens and encumbrances on the dedicated property and public improvements.

~~C.~~ **3.** Deferral of required improvements. As an alternative to completion of improvements prior to final map approval, or issuance of a permanent certificate of occupancy, the board, commission, or official authorized to approve the applicable map or development may permit the developer to enter into a security and improvement agreement prepared in conformance with section 20.720.020 and secured pursuant to 20.720.030, by which the developer covenants to complete all required improvements.

~~D.~~ **4.** Failure to complete improvements. For divisions of land and other development projects for which no security and improvement agreement has been executed and no security has been posted pursuant to this chapter, if the required improvements are not completed within the period specified in the applicable approval

conditions, or within two years following the date of recordation of a final map or issuance of a building permit, the applicable map or development approval shall be deemed to have expired. ~~(Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.720.020~~ B. Improvement agreement.

~~A.~~ **1.** Agreement. The developer shall agree to construct and complete all required improvements no later than two years following the later of: date of recordation of a final map, or issuance of a building or site improvement permit. The developer also shall agree to warrant that all required public improvements shall be free from defect in design, workmanship and materials for a period of at least one year following the county engineer's issuance of a Notice of Completion (*see* Section 20.830.050), provided however that this requirement shall not be construed as limiting any remedy, in law or equity, that is available to the County after the one year period. The improvement agreement shall include, at a minimum, the following:

~~1.~~ **a.** A detailed reference to the improvements requiring completion, including the itemized Opinion of Probable Cost or Contractor Amount (*see* Section 20.830.040.4);

~~2.~~ **b.** A specific date for completion of all improvements, fixed by the county engineer, which date shall not be longer than two years from the date on which the county engineer signs the map;

~~3.~~ **c.** A requirement that a Notice of Completion issued by the county engineer indicating that all improvements comply with the applicable map approval requirements and this code;

~~4.~~ **d.** An explanation that the financial security may only be withdrawn upon the issuance of the Notice of Completion for the improvements or following reduction of such security as provided in this chapter;

~~5.~~ **e.** A provision that the applicant shall repair, at his sole cost and expense, any hidden defects in design, workmanship and materials which appear, or are otherwise detected, in the work within one year following the issuance of the Notice of Completion, and an agreement that said provision does not limit any other remedies available to the County;

~~6.~~ **f.** A provision requiring financial security for the warranty obligation for specified improvements which shall be submitted to the Community Development Department prior to withdrawal of the original financial security; and

~~7.~~ **g.** The agreement may include a provision requiring the developer to maintain each required public improvement for a period of one year following the issuance of the Notice of Completion.

~~B.~~ **2.** Covenants to run. The improvement agreement shall provide that the covenants contained in the improvement agreement shall run with the land and bind all successors, heirs and assigns of the developer. The agreement will be adopted by the board and shall be recorded with the county recorder. ~~(Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996; Ord. 516, 1990; Ord. 390, 1981; Ord. 158, 1967)~~

~~**20.720.030**~~ **C.** Security.

~~A.~~ **1.** If the improvements are associated with a division of land, improvements may be completed while unsecured until such time as the developer wishes to record the final map. If no final map is associated with the development, the developer is required to deposit securities for all projects which will install public utilities, or public facilities, or for mass grading operations. The developer shall provide security in the form of a letter of credit, cash escrow, performance bond or certificate of deposit. Whichever form of security chosen shall be an amount equal to:

~~1)~~ **a.** For improvements associated with subdivisions of land, 150 percent of the approved Opinion of Cost or Contractor Amount, including lot improvements.

~~2)~~ **b.** For improvements independent of a land division, 100 percent of the approved Opinion of Cost or Contractor Amount for all public utilities, required drainage improvements, and all other public facilities.

~~3)~~ **c.** For mass grading improvements, an amount equal to 150 percent of the Opinion of Probable Cost or Contractor Amount to reestablish vegetation and drainage in the event the developer ceases work and the permit expires.

The security shall name Douglas County exclusively as the beneficiary of the security. The issuer of the letter of credit or certificate of deposit or the escrow agent, as applicable, shall be acceptable to the County. Where a performance bond is utilized, each insurance company's rating as shown in the latest Best's Key rating guide shall be fully disclosed and entered on the required certificate of insurance. The adequacy of the insurance supplied by the developer, including the rating and financial health of each insurance company providing coverage, is subject to approval of the County.

1. Letter of Credit. If the developer posts a letter of credit as security for his improvement agreement, the letter of credit shall (1) be irrevocable; (2) be for a term sufficient to cover the completion and warranty periods in subsection 20.720.010 B(1); (3) require only that the government present the letter of credit with a sight draft and an affidavit signed by the director or district attorney attesting to the county's right to draw funds under the credit; and (4) be through a Nevada federally insured lending or banking institution.

2. Cash. If the developer posts cash as security for its promises contained in the improvement agreement, the developer shall have no right to return of any of the funds except that as provided in subsection 20.720.030.C. and the funds shall be held in noninterest bearing account.

3. Certificate of deposit. If the developer posts certificates of deposit as security for the improvement agreement, the certificates of deposit shall (1) be irrevocable; (2) be for the deposit time stated in the executed improvement agreement; and (3) provide that all interest shall inure to the benefit of the developer or his successor in interest.

4. Performance bond. If the developer posts a performance bond as security for his improvement agreement, the performance bond shall (1) be irrevocable; (2) be for a term sufficient to comply with the completion and warranty periods in subsection 20.720.010(B); and (3) be issued through an insurance company that is licensed or

certified by the Nevada Division of Insurance. The insurance company must rate the contractor for the amount required to be bonded.

~~B.~~ **2.** Governmental units. Other governmental units to which these improvement agreement and security provisions apply may file, in lieu of the improvement agreement and security, a certified resolution or ordinance from officers or agencies authorized to act in their behalf, agreeing to comply with the provisions of this chapter. ~~(Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996; Ord. 516, 1990; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.720.040~~ D. Site improvement permits.

~~A.~~ **1.** Prior to the commencement of any work on improvements, the developer shall obtain the appropriate permit from the Community Development Department, and pay all associated fees, as set by resolution of the board, for said permit. If the County determines that outside inspection is required, then all costs for inspection services provided by personnel not employed by the county engineering division shall be contracted for and paid by the developer.

~~B.~~ **2.** Prior to the full release of the security, a Notice of Completion must be issued by the county engineer. ~~(Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996; Ord. 516, 1990; Ord. 390, 1981; Ord. 158, 1967)~~

~~20.720.050~~ E. Remedies.

In those cases where securities have been posted and required public improvements have not been installed in compliance with the terms of the agreement, the County then, at its sole discretion:

~~A.~~ **1.** Declare the developer to be in default of the agreement and require the developer to install all the improvements, regardless of the extent of the building development at the time the developer is declared to be in default of the agreement. The County shall declare the developer in default if:

- ~~1.~~ **a.** No work on the site has been completed within three months and the site appears to be vacated; or
- ~~2.~~ **b.** The permit has expired per Chapter 20.830.070 and no permit extensions are available; or
- ~~3.~~ **c.** There is a need to complete the improvements due to public health or safety concerns and the developer is unwilling or unable to execute the work.

~~B.~~ **2.** Except in the case of subsection A.3 above, the County shall notify the developer and contractor by certified mail, telephone, and if available electronic mail that they are in default. The County will provide thirty days for the developer to respond and provide a schedule to complete the work. After thirty days, if the developer is unresponsive or provides a schedule that is not acceptable the County may suspend map approval until the improvements are complete and record a document to that effect for the purpose of public notice;

~~C.~~ **3.** Obtain funds under the security and complete improvements itself or through a

third party;

~~D.~~ **4.** Assign its right to receive funds under security–in whole or in part–to any third party, including a subsequent owner of any portion of the land that was subject to the improvement agreement and for which improvements were no completed, in exchange for that third party's promise to complete the required improvements; or

~~E.~~ **5.** Exercise any other rights available under the law. ~~(Ord. 1510, 2018; Ord. 763, 1996)~~

~~**20.720.060**~~ **F.** Acceptance of dedication offers.

Acceptance of formal offers of dedication of publicly owned infrastructure shall be as follows:

~~A.~~ **1.** Formal offers of dedication for streets, parks, trails, open space and similar improvements shall be made to the board of County Commissioners and accepted by resolution or final map recordation.

~~B.~~ **2.** Formal offers of dedication for public utilities (water, wastewater, electrical, stormwater, etc.) shall be deemed accepted by the county upon the issuance of a Notice of Completion by the county engineer.

Formal acceptance of completed work by the County does not relieve the developer from the warranty obligations contained in 20.720.075. The approval of any map authorizing the division of land, or approval of a site improvement or building permit shall not be deemed to constitute or imply the acceptance by the county or other entity of any public improvement on the map. The county engineer may require a final map to be endorsed with the appropriate notes to this effect. ~~(Ord, 1510, 2018; Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 500, 1989)~~

~~**20.720.070**~~ **G.** Inspection and certification of improvements.

~~A.~~ **1.** General procedure and fees. The county engineer or building official, where applicable, shall provide for inspection of required improvements during construction and ensure their satisfactory completion. Prior to the commencement of any work, the developer shall obtain a site improvement permit, encroachment, or building permit, where applicable, and provide a fee set by resolution of the board. No building permits or certificates of occupancy shall be issued until all fees are paid. If the county engineer finds upon inspection that any one or more of the required improvements have not been constructed in accordance with the Board of County Commissioners' adopted standards, the applicant shall be responsible for property completing the improvements.

~~B.~~ **2.** Notice of Completion. The dedication of required improvements will not be accepted, nor the amount of the original security posted by the developer be reduced to less than 10 percent of the original security, until the county engineer has issued a Notice of Completion stating that all required improvements have been satisfactorily completed and a warranty bond or other form of security in conformity with the provisions of sections 20.720.090 and 20.720.100 is posted for the warranty period. ~~(Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996)~~

~~**20.720.075**~~ **H.** Warranty.

~~A.~~ **1.** The developer shall warrant all improvements for one year from the date of the Notice of Completion and, without delay or cost to the county, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the improvements.

~~B.~~ **2.** A warranty bond or other form of security acceptable to the county shall be posted for the warranty period for all public utilities and facilities. The amount of the warranty bond shall be equal to an amount established by an approved engineer's estimate for the cost of replacement of the improvements. ~~(Ord. 1510, 2018; Ord. 801, 1998)~~

~~**20.720.080**~~ **I.** Reduction of escrowed funds and security.

~~A.~~ **1.** If the security posted by the developer was a cash escrow, the amount of that escrow shall be reduced as requested by the developer as improvements are completed as agreed to by the developer and county engineer. In no event shall a cash escrow be reduced to less than 10 percent of the original secured amount unless and until a warranty bond or other form of security established in the improvement agreement, if required, is posted for the warranty period.

~~B.~~ **2.** If the security provided by the developer was a letter of credit, or a certificate of deposit the county shall execute waivers of the county's right to draw funds under the credit upon actual acceptance of the dedication of public improvements and then only to the ratio that the cost of the public improvements for which dedication was accepted bears to the total cost of public improvements for the land division. No waivers may be executed that would reduce the security below 10 percent of its original secured amount unless a warranty bond or other form of security established in the improvement agreement is posted for the warranty period. ~~(Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996)~~

~~**20.720.090**~~ **J.** Security for warranty of improvements.

In the event that the developer has not entered into an improvement agreement pursuant to Section 20.720.020, he shall provide a warranty bond or other acceptable form of security. The amount of the warranty bond shall be equal to an amount established by an approved Opinion of Probable Cost or Contractors Amount of replacement of improvements. The issuer of the security, as applicable, shall be acceptable to the county. ~~(Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996)~~

~~**20.720.100**~~ **K.** Issuance of building permits and certificates of occupancy.

~~A.~~ **1.** Except as otherwise provided in section 20.720.110 below, when an improvement agreement and security has been required by this chapter, no certificate of occupancy for any structure or facility built on the project covered by such agreement shall be issued prior to the Notice of Completion.

~~B.~~ **2.** No building permits shall be issued for the final 10 percent of lots in a land division, or if 10 percent be less than two, for the final two lots of the land division, until all required improvements have been fully completed and a Notice of Completion

has been issued~~. (Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996; Ord. 625, 1994)~~

~~**20.720.110**~~ **L.** Issuance of building permits for model homes.

~~A.~~ **1.** Building permits for up to four model homes may be issued within an approved tentative subdivision map prior to the recording of the final map in accordance with the following:

~~1.~~ **a.** No more than four model homes may be located within a subdivision, regardless of phasing or ownership. If a final map is recorded for the tentative subdivision or phase within which they are located, certificates of occupancy are issued and the homes sold, then the subdivider may apply for issuance of a temporary use permit for the construction of model homes in a subsequent phase.

~~2.~~ **b.** Adequate fire flows and emergency access to the site or sites must be provided.

~~3.~~ **c.** The applicant shall obtain a temporary use permit for the model homes, and the department may impose reasonable conditions on the issuance of such permit.

~~4.~~ **d.** No certificates of occupancy shall be issued until the final map or phase within which the model homes are located is recorded and all subdivision improvements are complete and accepted. ~~(Ord. 1510, 2018; Ord. 801, 1998; Ord. 763, 1996; Ord. 625, 1994)~~

~~Chapter 20.768~~

9.34 Land

Readjustment

~~**Sections:**~~
~~**20.768.010 Amending maps.**~~
~~**20.768.020 Modifications to approved tentative maps.**~~
~~**20.768.030 Reversion of maps and lot consolidations or reversion of division of land to acreage.**~~
~~**20.768.040 Merger and resubdivision of land without reversion to acreage.**~~
~~**20.768.050 Vacation or abandonment of street or easement.**~~
~~**20.768.060 Administrative vacation or abandonment of public utility easements owned or controlled by Douglas County.**~~

~~**20.768.010**~~ **A.** Amending maps.

~~A.~~ **1.** Certificate of amendment. If an error or omission is found in any subdivision map, record of survey, parcel map, map of division into large parcels, or reversionary map, and the correction does not change or purport to change the physical location of any survey monument, property line or boundary line, the error or omission may be corrected by the filing and recordation of a certificate of amendment authorized by the board. The certificate of amendment shall contain the items required by NRS 278.473(2).

~~B.~~ **2.** Amending map. If an error or omission is found in any recorded subdivision map, record of survey, parcel map, map of division into large parcels, or reversionary map, and the correction changes or purports to change the physical location of any survey monument, property line or boundary line, the correction may be effected by the filing of an amended map pursuant to the procedures of this section. This procedure may be utilized only to correct errors or omissions which do not result in a change of the number of lots, result in significant changes to the area of any lot or the amount of land reserved or dedicated for public use and improvements, or result in the removal of any covenants or restrictions attached to the final approved or recorded map.

~~C.~~ **3.** Procedures for amending map. The same procedures and requirements shall be applied to the application for an amended map as to the original land division, except, in the case of subdivisions, only those procedures for the approval and filing of a final subdivision map shall apply. The amending map shall be in the format and shall contain the certificates required by NRS 278.477(2). (Ord. 763, 1996)

~~**20.768.020**~~ **B.** Modifications to approved tentative maps

~~A.~~ **1.** Applicability. Whenever the owners of land or their representatives desire to modify an approved tentative map or conditions of approval, an application shall be filed with the department. Those requests resulting in no net change or reduction in the number of parcels, the re-design of the map involving less than ten percent of the total

number of parcels or land area, minor clarification of a condition resulting in no impact to public health or safety, or changes to map design resulting from the mapping of environmental constraints or historic sites, an application for a minor amendment may be filed. All other requests shall constitute a major amendment.

~~B.~~ **2.** Procedures for processing a minor amendment. An application for a minor amendment shall be filed with the department, on the form provided, with the applicable fees. The director is the designated authority for minor amendments. The applicant shall be notified in writing of the decision regarding the request within 30 working days of the official filing date. The decision of the director may be appealed.

~~C.~~ **3.** Procedures for processing a major amendment. Major amendments shall be processed in the same manner as the original application for division of land. With the consent of the department, the applicant may incorporate the previous applications and procedures by reference, to the extent that the amendment makes no material changes on the matters addressed therein. ~~(Ord. 763, 1996)~~

~~**20.768.030**~~ **C.** Reversion of maps and lot consolidations or reversion of division of land to acreage.

~~A.~~ **1.** All applications for a reversion of map and lot consolidation or reversion of division of land to acreage must be filed with the community development department on the appropriate forms and meet all applicable submittal requirements. The director of the community development department, or his designee, shall be the final decision maker regarding reversion of maps and lot consolidations or reversion of land to acreage.

~~B.~~ **2.** The applicant shall pay a fee as set by the board.

~~C.~~ **3.** All applications for reversion of maps and lot consolidations or reversion of division of land to acreage must comply with NRS 278.490.

~~D.~~ **4.** Easements. Reversion of maps and lot consolidations or reversion of division of land to acreage does not automatically eliminate any public utility, irrigation, or other private easement that may exist along a lot line. It is the responsibility of the property owner(s) to resolve any and all interest of record.

~~E.~~ **5.** All applications for reversion of maps and lot consolidation or reversion of division of land to acreage must include a reversion to acreage map which contains the same survey dimension as the previous recorded map.

~~F.~~ **6.** Appeal. A decision of the director made under this section may be appealed in the manner provided for in chapter 20.28.

~~(Ord. 1311, 2010; Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 390, 1981)~~

~~**20.768.040**~~ **D.** Merger and resubdivision of land without reversion to acreage.

~~A.~~ **1.** An owner or governing body that owns two or more contiguous parcels may merge and resubdivide the land into new parcels or lots without reverting the preexisting parcels to acreage pursuant to NRS 278.490.

~~B.~~ **2.** Streets and easements will remain in effect after the merger and resubdivison of land, unless abandoned in accordance with the provision of this code and NRS.

~~C.~~ **3.** All applications for a merger and resubdivision of land must be filed with the community development department on the appropriate forms meeting all applicable submittal requirements.

~~D.~~ **4.** The applicant shall pay a fee as set by the board.

~~E.~~ **5.** All applications for merger and resubdivision of land must comply with NRS 278.4925, 278.4955, 278.496 and 278.4965.

~~F.~~ **6.** All applications for merger and resubdivision of land must follow the same county approval process as the initial tentative map. ~~(Ord. 1311, 2010; Ord. 763, 1996; Ord. 390, 1981)~~

~~20.768.050~~ E. Vacation or abandonment of street or easement.

Any abutting property owner desiring the vacation or abandonment of any street or easement or portion thereof shall file a petition in writing with the department. The petition for vacation or abandonment of the street or easement shall be processed in accordance with the procedures set forth in NRS 278.480. A vacation or abandonment of a street or easement may be approved in conjunction with the approval of a tentative map pursuant to NRS 278.349. The board may initiate the vacation or abandonment of a street or easement by resolution. ~~(Ord. 1311, 2010; Ord. 801, 1998; Ord.763, 1996; Ord. 390, 1981)~~

~~20.768.060~~ F. Administrative vacation or abandonment of public utility easements owned or controlled by Douglas County.

A. Purpose. For the purposes of this section, a public utility easement is an easement owned or controlled by Douglas County and which runs in favor of the County. Pursuant to NRS 278.480(11) and through the use of the procedure contained in this section, the director of the community development department, or his designee, is authorized to take final action on the vacation or abandonment of a public utility easement owned or controlled by Douglas County.

B. General procedure. The owner of property who seeks abandonment of a public utility easement involving his property shall file an application with the community development department on the forms provided by the department. The applicant shall pay a fee as set by the board. The applicant shall provide written verification that all public utility or video service providers have approved the application. The application shall also include a legal description and exhibit prepared and signed by a surveyor licensed in the State of Nevada, unless the county engineer waives the requirements of retaining a state licensed surveyor for the preparation of the documents. The director shall provide all conditions of approval to the applicant in writing within 45 days of receiving an application.

C. Decision. The director of the community development department, or his designee, may issue a written order abandoning a public utility easement after:

1. Receiving a complete application;

2. Providing notice to each owner of the property abutting the easement to be abandoned. Such notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient. Property owners shall be given 10 days to respond;

3. Obtaining written approval from all public utility or video service providers indicating that they no longer request the reservation of the easement(s);

4. Verification that the applicant has fulfilled all prescribed conditions; and

5. A determination that the subject public utility easement is no longer necessary or useful to Douglas County and that the public will not be materially injured by the proposed vacation.

D. Other easements. The abandonment of a public utility easement pursuant to this section does not affect an easement held by a private utility company even if such private utility easement was created by the same instrument or it has the same legal description, and also does not affect an easement held by the public as distinguished from an easement held by Douglas County or a public utility owned or controlled by Douglas County.

E. Appeal. A decision of the director made under this section may be appealed in the manner provide for in chapter 20.28.

(Ord. 1311, 2010)

~~Chapter 20.770~~ 9.35

Boundary Line Adjustment

~~**Sections:**~~

~~**20.770.010 Applicability.**~~
~~**20.770.020 Exclusions.**~~
~~**20.770.030 Standards for approval.**~~

~~**20.770.010**~~ **A.** Applicability.

This chapter applies to an adjustment of the boundary line between two abutting parcels or the transfer of land between two owners of abutting parcels. ~~(Ord. 801, 1998; Ord. 763, 1996)~~

~~**20.770.020**~~ **B.** Exclusions.

~~A.~~ **1.** An adjustment of the boundary line between abutting parcels or the transfer of land between two owners of abutting parcels may not be approved if it reduces the size of a non-conforming parcel or results in the creation of a non-conforming parcel.

~~B.~~ **2.** An adjustment of the boundary line between abutting parcels or the transfer of land between two owners of abutting parcels may be disapproved if it does not contain adequate access, utility, water conveyance and drainage easements to serve the resulting parcels. ~~(Ord. 763, 1996)~~

~~**20.770.030**~~ **C.** Standards for approval.

~~A.~~ **1.** The adjustment of the boundary line between abutting parcels or the transfer of land between two owners of abutting parcels shall be approved without conditions or further administrative proceedings when:

~~1.~~ **a.** It does not result in the creation or reduction in size of non-conforming lots;

~~2.~~ **b.** The map meets the formal requirements of NRS 278.5693;

~~3.~~ **c.** The map is not in conflict with the provisions of this development code and NRS 278.010 to 278.630, inclusive.

~~B.~~ **2.** If the proposed configuration results in the creation of parcels subject to new residential, commercial or industrial development, the director or his designee may require, prior to approval and recordation of the map, that public facilities and improvements be constructed, in the manner and at the same level as if parcel map approval had been sought. ~~(Ord. 763, 1996)~~

10.04 BUILDING AND CONSTRUCTION PERMITS

~~Chapter 20.800~~

~~General Provisions~~

~~**Sections:**~~

~~**20.800.010 Purpose.**~~
~~**20.800.020 Permit Policy and Procedures.**~~
~~**20.800.030 Specialized or uniform codes adopted.**~~
~~**20.800.040 Definition of words and terms.**~~
~~**20.800.050 Interpretation, conflict, and separability.**~~
~~**20.800.060 Validity of permit.**~~
~~**20.800.070 Emergency powers.**~~
~~**20.800.090 Enforcement, violations, and penalties.**~~
~~**20.800.100 Stop work orders.**~~
~~**20.800.110 Notice of correction.**~~
~~**20.800.120 Nonliability of county.**~~

~~**20.800.010**~~ **A.** Purpose.

The purpose of this part is to prescribe regulations governing conditions hazardous to life and property from fire or explosion; to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, encroachment of public rights-of-way, quality of materials, use and occupancy, location and maintenance of all buildings, structures, public and private utilities and infrastructure within Douglas County and certain specifically regulated equipment. The purpose of this part is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code. ~~(Ord. 1656, 2025)~~

~~**20.800.020**~~ **B.** Permit Policy and Procedures

It is the county's policy that the issuance of building and construction permits is subject to the control of the county pursuant to the Master Plan for the orderly, planned, efficient, and economical development of the county.

~~A.~~ **1.** The county issues the following building and construction permits: building, site improvement and encroachment. Requirements for such permits and procedures to obtain such permits are set forth in the nationally recognized codes adopted in section 20.800.040, as amended.

~~B.~~ **2.** Before issuing a permit, the property must be able to be used safely without

danger to health or peril from fire, flood, slope instability or other menace, and that adequate public facilities and improvements exist or are proposed to be constructed and proper drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities are provided, and improvements comply with the provisions of this code. ~~(Ord. 1656, 2025)~~

~~20.800.030~~ C. Specialized or uniform codes adopted.

The board adopts the following nationally recognized codes together with the 2024 Northern Nevada Amendments to those codes along with Appendix B, B1 and B2 of Title 20 stating portions these codes being deleted, modified or amended.

~~A.~~ **1.** The **International Building Code ("IBC"), 2024 Edition**, including section 113, and Appendices C, I and J as amended, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

~~B.~~ **2.** The **International Residential Code ("IRC"), 2024 Edition**, and Appendices BB and BF as amended, except the portions deleted, modified or amended by the 2024Northern Nevada Amendments and Appendix B of Title 20.

~~C.~~ **3.** The **Uniform Mechanical Code ("UMC"), 2024 Edition,** except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20

~~D.~~ **4.** The **Uniform Plumbing Code ("UPC"), 2024 Edition**, and the IAPMO Installation Standards except for the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

~~E.~~ **5.** The **National Electrical Code ("NEC"), 2023 Edition**, except for the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

~~F.~~ **6.** The **International Energy Conservation Code ("IECC"), 2024 Edition**, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

~~G.~~ **7.** The **International Existing Building Code ("IEBC"), 2024 Edition**, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

~~H.~~ **8.** The **International Fuel Gas Code ("IFGC"), 2024 Edition**, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

~~I.~~ **9.** The **International Mechanical Code ("IMC"), 2024 Edition**, except

the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

~~J.~~ **10.** The **International Fire Code ("IFC"), 2024 Edition**, except the portions deleted, modified or amended by Appendix B1 (East Fork Fire Protection District) or Appendix B2 (Tahoe Douglas Fire Protection District) of Title 20.

~~K.~~ **11.** The **International Wildland Urban Interface Code ("WUI"), 2024 Edition**, except the portions deleted, modified or amended by Appendix B1 (East Fork Fire Protection District) or Appendix B2 (Tahoe Douglas Fire Protection District) of Title 20.

~~L.~~ **12.** The **International Swimming Pool and Spa Code ("ISPSC"), 2024 Edition**, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

~~M.~~ **13.** The **Standards for Accessible and Usable Buildings and Facilities (ICC A117.1-2017),** except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.[2] ~~(Ord. 1656, 2025)~~

~~20.800.040 Definition of words and~~ D. Terms.

~~A.~~ Wherever the term "International Plumbing Code" is used throughout any of the adopted specialized or uniform codes, that term is deleted and replaced with "2024 Uniform Plumbing Code."

~~B. The words and phrases used in this chapter and in the adopted codes described in section 20.800.030, as amended or modified, have the following meanings:~~

~~"New structure" means an entirely new building or the replacement more than 50% of the total walls and roof from the grade up, including exterior openings.~~

~~"Remodel" means substantial changes to a structure, layout, and the functionality of a space, often resulting in a new or significantly different space. (Ord. 1656, 2025)~~

~~20.800.50~~ E. Interpretation, conflict, and separability.

In the interpretation and application of code, the provisions of this chapter and the

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~~[2] All new sites, facilities, buildings, and elements required to be accessible shall comply with ICC A117.1-2017. Existing sites, facilities, buildings, and elements may comply with either ICC A117.1-2017 or ICC A117.1-2009.~~

adopted codes described in section 20.800.030 are the minimum requirements for the promotion of health, safety, and general welfare of the public. Such codes are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law.

Where conflicts occur between the technical codes, those provisions providing the greater safety of life shall govern. In other conflicts where sanitation, life safety, or fire safety are not involved, the most restrictive provisions shall govern. Where in a specific case different sections of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. When conflicts occur between specific provisions of this code and administrative provisions in a technical code which is then applicable within this jurisdiction, those provisions becoming the law most recently shall prevail. ~~(Ord. 1656, 2025)~~

~~20.800.060~~ F. Validity of permit.

~~A.~~ **1.** The issuance or granting of a permit or approval of plans, specifications and computations will not be construed to be a permit for, or an approval of, any violation of any of the provisions of these codes or other law. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction are not valid.

~~B.~~ **2.** The issuance of a permit based on plans, specifications and other data will not prevent the Building Official from requiring the correction of errors in the plans, specifications and other data, or from preventing building operations when in violation of these codes, other law. (Ord. 1656, 2025)

~~20.800.070~~ G. Emergency powers.

In case of catastrophe, such as fire, earthquake, flood or explosion, the Building Official, in case of actual and immediate danger of failure or collapse of a building or structure or portions of the building or structures that endangers life or property, may order and require occupants to vacate immediately. The Building Official may, when necessary for the public safety, temporarily close sidewalks, streets, buildings, structures and places adjacent to buildings or structures and prohibit them from being used until emergency measures have been taken to remove all possible hazards of life and property. ~~(Ord. 1656, 2025)~~

~~20.800.090~~ H. Enforcement, violations, and penalties.

The Building Official is established as the code enforcement agency for these codes.

~~A.~~ **1.** It is the duty of all officers and the Building Official of the county to

enforce these regulations and to bring to the attention of the Director and District Attorney any violations.

~~B.~~ **2.** No owner, or agent of the owner, of any parcel of land or structure shall construct, erect, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of these codes.

~~C.~~ **3.** No person shall construct, alter, move, demolish or repair roads, utilities or drainage facilities in violation of these codes.

~~D.~~ **4.** Any person who fails to comply with, or violates, any of these regulations is guilty of a misdemeanor. Each person is guilty of a separate offense for each and every day during which a violation of any of the provisions of these codes is committed, continued or permitted. ~~(Ord. 1656, 2025)~~

~~20.800.100~~ I. Stop work orders.

Whenever any work is being done contrary to the provision of these codes, or other pertinent laws or ordinances implemented through the enforcement of this code, the Building Official may order the work stopped by issuance of a written stop work order. The stop work order shall be served on any persons engaged in or causing the work to be done and shall be posted on site.

~~A.~~ **1.** Upon receiving a stop work order, all persons must stop work until authorized in writing by the Building Official to proceed.

~~B.~~ **2.** No person shall remove a posted stop work order until authorized in writing to do so by the Building Official. ~~(Ord. 1656, 2025)~~

~~20.800.110~~ J. Notice of correction.

If the Building Official determines that any improvements required by a building permit or site improvement permit have not been or are not being constructed in accordance with the requirements of the permit and the work does not pose a threat to the health, safety and welfare of the public, or threatens the overall integrity of the project, the Building Official may issue a written notice of correction. The notice of correction must state the nature of the problem, the corrective action to be taken and the time frame in which the corrective action must be performed. ~~(Ord. 1656, 2025)~~

~~20.800.120~~ K. Nonliability of County.

This chapter must not be construed to relieve from responsibility any party owning, operating, controlling or installing any improvement for damages to persons or property caused by any defect therein, nor shall the county be liable for any such damages by reason of the inspection authorized herein or the issuance of a certificate of occupancy. ~~(Ord. 1656, 2025)~~

~~Chapter 20.830~~

10.02 Site Improvement Permits

~~**Sections:**~~

~~**20.830.010 Site Improvement permits defined.**~~
~~**20.830.020 Permits required.**~~
~~**20.830.030 Work exempt from permit.**~~
~~**20.830.040 Site improvement permit procedures.**~~
~~**20.830.050 Notice of completion.**~~
~~**20.830.060 Retention of plans.**~~
~~**20.830.070 Expiration of permits.**~~
~~**20.830.080 Fees.**~~

~~**20.830.010**~~ **A.** Site improvement permits defined.

A site improvement permit authorizes construction of engineered site improvements. A site improvement permit may be issued for improvements within a public right-of-way such as site grading, installation of public utilities, drainage improvements, road improvements including curbs, gutters, sidewalks and related features, up to and including Building Pad Certification. A building permit may be issued instead of a site improvement permit which includes all on-site and off-site work including work within abutting rights-of-way. ~~(Ord. 1510, 2018; Ord. 802, 1998)~~

~~**20.830.020**~~ **B.** Permits required.

A site improvement permit is required for work, including grading, trenching, or construction of public or private utilities, drainage structures or roads unless the work is allowed under an existing building or encroachment permit, or is exempt from the requirements of this code. ~~(Ord. 1510, 2018; Ord. 802, 1998)~~

~~**20.830.030**~~ **C.** Work exempt from permit.

~~A.~~ **1.** A site improvement permit is not required for the following:

~~1.~~ **a.** Work exempt from building permits pursuant to sections 105.2 and R105.2 of the IBC and IRC as amended by Appendix B;

~~2.~~ **b.** Clearing and grubbing;

~~3.~~ **c.** Other grading work exempted in Appendix J, Grading, in the IBC;

~~4.~~ **d.** Stockpiling of up to 1,000 cubic feet of fill on private property outside the 100-year floodplain limits;

~~5.~~ **e.** Work specifically approved under a building permit or encroachment permit issued under this part;

~~6.~~ **f.** Routine maintenance as described in Section 12.04.015(A); and

~~7.~~ **g.** Minor utility work as described in Section 12.04.015(B).

~~B.~~ **2.** Exemption from the permit requirements of this code does not grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. ~~(Ord. 1638, 2024; Ord. 1510, 2018; Ord. 1131, 2005; Ord. 802, 1998)~~

~~**20.830.040**~~ **D.** Site improvement permit procedures.

~~A.~~ **1.** The property owner or his authorized representative must tender a completed site improvement permit application to the Community Development Department on a form furnished by the department. The application must contain the following information:

~~1.~~ **a.** A description of the work to be covered by the permit.

~~2.~~ **b.** A legal description of the land on which the proposed work is to be done, street address or similar description that identifies and definitely locates the proposed work.

~~3.~~ **c.** The application must be accompanied by grading plans, improvement plans, diagrams, studies, computations and specifications and other data drawn to scale and clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. For applications involving design reviews which are located within the towns of Genoa, Gardnerville or Minden, a 318 General Improvement District or TRPA, the applicant must provide a copy of any required permit or the plans shall be reviewed by the respective agency.

~~4.~~ **d.** All applications must be accompanied by copies of all conditions of approval issued by the County and any local, regional, state, or federal agencies.

~~5.~~ **e.** The application must be accompanied by either (1) an itemized Probable Opinion of Cost of Work ("Opinion of Cost") issued by a Nevada licensed professional engineer or (2) a licensed contractor's executed contract with an itemized contract amount ("Contractor Amount"), signed and dated with the contractor's license and bonding limit.

~~6.~~ **f.** The signature of the property owner or the property owner's authorized representative. Work on multiple parcels requires the signatures of all property owners.

~~7.~~ **g.** For permit applications which are located within a Town, General Improvement District, Private Utility Service Area, or the Tahoe Regional Planning Agency, the applicant must provide proof to the County that the agency has reviewed and approved the proposed development prior to the issuance of the permit.

~~B.~~ **2.** A site improvement permit may include all site improvements or may be phased to allow for the separation of grading or site preparation and actual construction of on and off site utilities and improvements. Grading plans will only be considered after a complete submittal showing all proposed improvements has been submitted and reviewed by County staff. The application, plans, specifications, computations and other data filed by an applicant for a permit must be reviewed by the director or his designee. The plans may be reviewed by other departments of this jurisdiction and agencies to verify compliance with any applicable laws under their jurisdiction. If the

director finds that the work described in an application for a permit and the plans, specifications and other data filed with the application conform to the requirements of this code, other pertinent laws and ordinances, that the plans have been signed by all responsible agencies where applicable, that security has been posted (*see* Section 20.720), and that all required fees have been paid, the director shall issue a site improvement permit. ~~(Ord. 1510, 2018; Ord. 802, 1998)~~

~~20.830.050~~ E. Notice of Completion.

A site improvement permit remains active and held securities may not be reduced below 10% of the original security amount until a "Notice of Completion" has been issued for the site improvement permit. Prior to receiving a Notice of Completion a contractor must schedule a final inspection with the Douglas County Construction Inspector. The constructed project will be compared to the issued site improvement permit and approved plans and specifications. A deficiency list will be generated by the Douglas County Construction Inspector containing all items which are outstanding and must be completed prior to receiving a Notice of Completion. Once all punch list items are complete, the following documents must be submitted to the county engineer:

~~1.~~ **a.** Complete "record drawings" as outlined in the Douglas County Design Criteria and Improvement Standards.

~~2.~~ **b.** "Letters of acceptance" for the public improvements from any other agency, Town, General Improvement District, Fire District, or private utility company which will own or maintain the improvements after project completion.

~~3.~~ **c.** All materials test results have been received and are in compliance with the Douglas County Design Criteria and Improvement Standards Manual and the Standard Specifications for Public Works Construction. ~~(Ord. 1510, 2018)~~

~~20.830.060~~ F. Retention of plans.

~~A.~~ **1.** One set of approved stamped plans, specifications and computations must be retained by the department and one set of approved stamped plans and specifications must be kept on the site of the construction work at all times during which the work authorized is in progress.

~~B.~~ **2.** The department must retain one permanent set of approved stamped improvement plans, specifications and computations, including all required "Record Drawings." ~~(Ord. 1510, 2018; Ord. 802, 1998)~~

~~20.830.070~~ G. Expiration of permits.

~~A.~~ **1.** Every site improvement permit approved by the department under the provisions of this code will expire and become void if the permit has not been issued to a properly licensed contractor within 180 days after notification of permit approval is provided. The applicant may request one additional 180 day extension to secure the permit which may be granted solely at the discretion of the county engineer. If the site improvement permit approval expires any requested documents submitted to the County as part of the permit submittal shall be returned to the applicant upon request.

~~B.~~ **2.** Every site improvement permit issued by the department under the provisions of this code will expire and become void if the work authorized by the permit is not commenced within 180 days from the date of the permit issuance, or if the work authorized by the permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before any work can be recommenced, a new permit must be first obtained and a fee in the amount of one half that required for a new permit for the work, provided no changes have been made or will be made in the original plans and specifications for the work, the plans were approved under the prevailing development code provisions, and that any suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee must obtain a new permit for the work and pay a new full permit fee.

~~C.~~ **3.** Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reason. The director may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit may be extended more than once.

~~D.~~ **4.** Every site improvement permit issued by the department expires and becomes void after a period of two years from the date of issuance. When a 180-day extension has been granted for commencement of work, it expires after a period of two years and six months from the date of issuance. Before work can be recommenced, a new permit must be obtained, and fee in the amount of one-half that required for a new permit for the work, provided no changes have been made or will be made in the original plans and specifications for the work, and provided that the plans were approved under the prevailing uniform codes. (Ord. 1510, 2018; Ord. 802, 1998)

~~20.830.080~~ H. Fees.

Fees for site improvement permits and posting of security application are established by resolution of the board. ~~(Ord. 1510, 2018; Ord. 802, 1998)~~

~~Chapter 20.840~~

10.03 Encroachment Permits

~~**Sections:**~~

~~**20.840.010 Encroachment permit defined.**~~
~~**20.840.020 Permits required.**~~
~~**20.840.030 Encroachment permit procedures.**~~
~~**20.840.040 Retention of plans.**~~
~~**20.840.050 Expiration of permits.**~~
~~**20.840.060 Collection of Fees.**~~
~~**20.840.070 Payment of Fees.**~~
~~**20.840.080 Appeal of Accounting.**~~
~~**20.840.090 Work exempt from permit.**~~

~~**20.840.010**~~ **A.** Encroachment permit defined.

An encroachment permit authorizes construction within a public easement or right-of-way. ~~(Ord. 1638, 2024; Ord. 1477, 2016; Ord. 802, 1998)~~

~~**20.840.020**~~ **B.** Permits required.

The county engineer or his designee has exclusive jurisdiction and authority to issue an encroachment permit within the county. Except as otherwise approved under a building permit or site improvement permit, no work of improvement, including grading, trenching or construction of public or private utilities and drainage structures is allowed within a public easement or right-of-way unless an encroachment permit has first been obtained from the county engineer. ~~(Ord. 1638, 2024; Ord. 1477, 2016; Ord. 802, 1998)~~

~~**20.840.030**~~ **C.** Encroachment permit procedures.

~~A.~~ **1.** The applicant must tender a completed encroachment permit application to the county engineer on a form furnished by the county engineer. The application must contain the following information:

~~1.~~ **a.** A description of the work to be covered by the permit.

~~2.~~ **b.** The street address or similar description of the land on which the proposed work is to be done that identifies and definitely locates the proposed work, and the parcel number assigned by the county assessor.

~~3.~~ **c.** The application must be accompanied by improvement plans, diagrams, studies, computations and specifications and other data drawn to scale and clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Evidence is required that the applicant has identified the location of all underground utilities in the vicinity of the project. For applications which are located

within the towns of Genoa, Gardnerville, or Minden, a 318 General Improvement District or TRPA, the applicant must provide a copy of any required permit or the plans must be reviewed by the respective agency.

~~4.~~ **d.** The applicant must show all existing rights-of-way, edge of pavement, curb, gutter, sidewalks, and utilities on the plans.

~~5.~~ **e.** The signature of the applicant or the applicant's authorized representative.

~~6.~~ **f.** Any other data and information as may be required by the county engineer.

~~B.~~ **2.** The county will submit all completed encroachment permits to the town, General Improvement District, or District formed pursuant to chapter 318 of the Nevada Revised Statutes within whose jurisdiction the work of improvement is planned to occur for its review and comment.

~~C.~~ **3.** The application, plans, specifications, computations and other data filed by an applicant for a permit must be reviewed by the county engineer or his designee. The plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the county engineer or his designee finds that the work described in an application for a permit and the plans, specifications and other data filed with the application conform to the requirements of this code, other pertinent laws and ordinances, that security has been posted, where required, and that all required fees have been paid, the county engineer or his designee must issue an encroachment permit. The county engineer or his designee must, at the time of permit issuance, provide the applicant with conditions, specifications and testing requirements for all work approved under the permit.

~~D.~~ **4.** Any town, General Improvement District, or District formed pursuant to chapter 318 of the Nevada Revised Statutes may accept responsibility to supervise and oversee materials testing and inspection for work performed under an encroachment permit. By accepting responsibility for supervising testing and inspections related to an encroachment permit, a public entity agrees to hold the county harmless for any work performed under the encroachment permit. ~~(Ord. 1477, 2016; Ord. 802, 1998)~~

~~20.840.040~~ D. Retention of plans.

~~A.~~ **1.** One set of approved stamped plans, specifications and computations must be retained by the county engineer and one set of approved stamped plans and specifications must be kept on the site of the construction work at all times during which the work authorized is in progress.

~~B.~~ **2.** The county engineer must retain one permanent set of approved stamped improvement plans, specifications and computations. ~~(Ord. 1477, 2016; Ord. 802, 1998)~~

~~20.840.050~~ E. Expiration of permits.

~~A.~~ **1.** Every encroachment permit issued by the county engineer or his designee under the provisions of this code will expire and become void if the work authorized by the permit is not commenced within 90 days from the date of the permit, or if the work authorized by the permit is suspended or abandoned at any time after the work is

commenced for a period of 90 days. Before work can be recommenced, a new permit must be first obtained and a fee in the amount of one half that required for a new permit for the work is paid, provided:

~~1.~~ **a.** No changes have been made or will be made in the original plans and specifications for the work.

~~2.~~ **b.** The plans were approved under the prevailing development code provisions; and

~~3.~~ **c.** The suspension or abandonment has not exceeded 180 days. In order to renew action on a permit after expiration, the permittee must obtain a new permit for the work and pay the full fee for a new permit.

~~B.~~ **2.** Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reason. The county engineer may extend the time for action by the permittee for a period not exceeding 90 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit may be extended more than once.

~~C.~~ **3.** Every encroachment permit issued by the county engineer or his designee will expire by limitation and become null and void 180 days from the date of issuance, including any extensions that may have been granted. ~~(Ord. 1477, 2016; Ord. 802, 1998)~~

~~**20.840.060**~~ **F.** Collection of Fees.

Fees for encroachment permits are established, from time to time, by resolution of the board. All fees authorized by the board and collected pursuant to the issuance of an encroachment permit must be paid to the county. ~~(Ord. 1477, 2016; Ord. 802, 1998).~~

~~**20.840.070**~~ **G.** Payment of Fees.

~~A.~~ **1.** The county will retain any base encroachment permit fee authorized by the board to defray the costs to process the encroachment permit. All other fees authorized by the board and collected by the county related to the issuance of an encroachment permit, including fees for excavation, direct burial, street boring, street cutting, driveway connections, culvert placements and concrete curbs, gutters, pads and sidewalks, will be paid to the county, town or general improvement district within whose jurisdictional boundaries the work of improvement was conducted.

~~B.~~ **2.** The county will track the number of encroachment permits it issues and the fees the county collects for each fiscal quarter and provide a written report accounting for the fees collected, and remit the fees due, to each town or general improvement district within 90 calendar days of the end of each fiscal quarter. ~~(Ord. 1477, 2016)~~

~~**20.840.080**~~ **H.** Appeal of Accounting.

Within 45 calendar days of the receipt of the monies paid by the county pursuant to section 20.840.070, any town or general improvement district who believes either the

report provided by the county is inaccurate or the monies remitted to it by the county are incorrect, may challenge the county's action after filing a written appeal in the following manner:

1. The appellant must file a written notice of appeal to the county's chief financial officer. The written notice must state the reason for the appeal, include a statement of any facts that support the appellant's claims, and a copy of any documents relevant to the appeal. The county's chief financial officer will provide a written decision within 45 days following receipt of the appeal. The chief financial officer's failure to render a decision within the prescribed period shall constitute a denial of the appeal.

2. If the appeal is denied, the appellant may file a written request for reconsideration to the county manager within ten days of receipt of the county's chief financial officer's written decision on appeal or the expiration of the prescribed period to render a decision. The county manager may rule upon the request for reconsideration based on the papers submitted or he may set the matter for a hearing. The decision of the county manager shall be binding upon the appellant and the county and shall not be appealable. ~~(Ord. 1477, 2016)~~

~~20.840.090~~ I. Work exempt from permit.

~~A.~~ **1.** An encroachment permit is not required for work within a public easement for the following:

~~1.~~ **a.** Work exempt from building permits pursuant to sections 105.2 and R105.2 of the IBC and IRC, as amended by Appendix B;

~~2.~~ **b.** Clearing and grubbing;

~~3.~~ **c.** Other grading work exempted in Appendix J, Grading, in the IBC;

~~4.~~ **d.** Stockpiling of up to 1,000 cubic feet of fill on private property outside the 100-year floodplain limits;

~~5.~~ **e.** Work specifically approved under a building permit or site improvement permit issued under this part;

~~6.~~ **f.** Routine maintenance as described in Section 12.04.015(A); and

~~7.~~ **g.** Minor utility work as described in Section 12.04.015(B).

~~B.~~ **2.** Exemption from the permit requirements of this code does not grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, including any public right of way, access or use. ~~(Ord. 1638, 2024)~~

~~Chapter 20.900~~

10.01 Numbering Structures and Naming Streets

~~**Sections:**~~

~~**20.900.010 Purpose.**~~
~~**20.900.020 Definitions.**~~
~~**20.900.030 Duplication or similar road names.**~~
~~**20.900.040 Naming new roads.**~~
~~**20.900.050 Changing existing road names.**~~
~~**20.900.060 Notification of road names.**~~
~~**20.900.070 Address numbering-General provisions.**~~
~~**20.900.080 Address numbering system.**~~
~~**20.900.090 Changing address numbers.**~~
~~**20.900.100 Notification of address assignment or change.**~~
~~**20.900.110 Administrative appeals of address designations or road names.**~~
~~**20.900.120 Appeals hearing.**~~
~~**20.900.130 Regulation of display.**~~
~~**20.900.140 Display requirements.**~~
~~**20.900.150 Enforcement.**~~

~~**20.900.010**~~ **A.** Purpose.

The purpose of this chapter is to establish a uniform county-wide system of assigning addresses and street names to facilitate locating buildings in order to protect the public health and safety by enabling a quicker response time by police, fire, ambulance, and other emergency services, and to provide for more efficient delivery of county services, such as building inspections, property tax administration, data collection, property mapping and other county affairs, and to provide for efficient parcel delivery, common carriers, and mail delivery systems in Douglas County by:

~~A.~~ **1.** Creating a coordinated system with standards and regulations, as written in the Address Numbering and Road Naming Guide, for the naming of public and private roads.

~~B.~~ **2.** Creating a formal numbering system with standards and regulations, as written in the Guide for assigning addresses.

~~C.~~ **3.** Providing for notification of interested parties of assigned new road names and address numbers, and address changes.

~~D.~~ **4.** Providing minimum standards and regulations for display of addresses and road signs.

~~E.~~ **5.** Providing for the enforcement of this ordinance.

~~F.~~ **6.** Provide for an appeal process. ~~(Ord. 1185, 2006; Ord. 802, 1998; Ord. 641, 1994; Ord.129, 1962)~~

~~**20.900.020**~~ **B.** Definitions.

~~A.~~ **1.** "Address": A combination of a set of numbers and a road name, including if applicable, a directional prefix (N, S, W, E), base name, and road type (St., Ln., Dr., Ci., Ct., etc.)

~~B.~~ **2.** "Address appeals board": The body that has the responsibility to hear and decide the appeal of any address designation, which is not resolved administratively by the community development department, planning division.

~~C.~~ **3.** "Address number": A set of numbers.

~~D.~~ **4.** "Guide": The Address Numbering and Road Naming Guide in the Douglas County Design Criteria and Improvement Standards.

~~E.~~ **5.** "Private road": Any road, street, avenue, court, circle, lane, drive, way, route, boulevard, cul-de-sac, and any other applicable designation which affords a means of travel and vehicular access to abutting property, and is not maintained by the county or a GID.

~~F.~~ **6.** "Road": Any vehicular way which is a state, county, or municipal roadway, or is shown on an approved and recorded plat, or is a private road that serves more than two existing lots

F. **7.** "Road name": The proper name of a road, including any prefix or general suffix.

G. **8.** "Structure": Anything constructed, erected or placed with a fixed location on the ground and includes, but is not limited to, dwellings, houses, mobile homes, businesses, and buildings, which may have need or cause to have an address. ~~(Ord. 1185, 2006)~~

~~**20.900.030**~~ **B.** Duplication or similar road names.

A road may not be given a road name which duplicates the road name of any other road in the county or which is the same or similar in spelling or pronunciation to an existing road within the Douglas County emergency services dispatch area. See the Guide for details and guidelines. ~~(Ord. 1185, 2006)~~

~~**20.900.040**~~ **C.** Naming new roads.

A property owner or developer must submit an application for approval of proposed road names on an application form provided by the planning division, along with a map showing the layout and extent of the proposed roads. Upon receipt of a road name application and map, the planning division will forward the application to the emergency services and GIS departments for review and approval. The planning division must notify the applicant of acceptance or rejection of the proposed names along with the rationale for the decision to reject a name. All road names being created through the land division process must be approved before the submittal of a final land division map. Redesign of the project's circulation pattern will require a resubmittal of the application to assure conformance to the street naming standards and regulations. The planning division may provide the applicant a list of existing road names for the convenience of the applicant.

An official name must be given to a private road and approved by the emergency services and GIS departments when:

~~A.~~ **1.** The private road services two or more residences, or

~~B.~~ **2.** The location or length of the private road is such that for safety and emergency purposes, it is more appropriate to name the private road than to assign addresses from the main road. ~~(Ord. 1185, 2006)~~

~~**20.900.050**~~ **D.** Changing existing road names.

It is the intent of this chapter to discourage the practice of changing existing road names, except in situations where:

~~A.~~ **1.** Two identical or similar road names exist.

~~B.~~ **2.** In other circumstances that clearly make the accurate dispatching of emergency vehicles impractical.

~~C.~~ **3.** When one road has two commonly used names.

~~D.~~ **4.** Where portions of what appears to be the same road has two or more names

~~E.~~ **5.** Where road construction has resulted in the extension of a road to another road so that both roads are joined in a manner that both roads may be considered one road.

Individuals who desire a road name change may submit an application obtained from the planning division. A completed application and any applicable fees must be submitted to the planning division for approval. A road name change must be reviewed and may be recommended for approval by the emergency services and GIS departments. The planning division must notify the applicant of acceptance or rejection of the proposed name change with the rationale for the decision if the name change is rejected. Before recommending a change in a road name, the GIS department and emergency services must consider the official road name as recorded on plats and deeds of adjacent property as the most accurate historical name of the road in question. The primary consideration in determining the single road name when two or more names are commonly used is using the name causing the least disturbance to existing legal documents. The road name, which results in the fewest number of address changes, may also be considered. ~~(Ord. 1185, 2006)~~

~~**20.900.060**~~ **E.** Notification of road names.

The planning division must notify interested persons whenever a road is named for the first time, and whenever an existing road name is changed.

~~A.~~ **1.** When roads or road right-of ways are named as part of the process of approving a tentative map or final map, the record in the recorder's office will be sufficient notice.

~~B.~~ **2.** When roads, other than roads in section A, are named for the first time, or existing street names are changed, written notice must contain:

~~1.~~ **a.** The new road name.

~~2.~~ **b.** The former road name, if applicable.

~~3.~~ **c.** A structure's new address and description of the location of the structure.

~~4.~~ **d.** The extent of the road to which the road name is to be applied.

~~5.~~ **e.** A map when required the planning division.

~~C.~~ **3.** Notices must be sent to the following entities or persons:

~~1.~~ **a.** The respective local government body.

~~2.~~ **b.** The planning division, community development department.

~~3.~~ **c.** Emergency services, 911 dispatch.

~~4.~~ **d.** U.S. Post Office.

~~5.~~ **e.** The assessor's office.

~~6.~~ **f.** All utilities providing service to the area.

~~7.~~ **g.** Residents, occupants, and owners who will have an address on the road being named. In cases where an existing address is changed, the planning division must send an address correction notification to each resident, owner, or occupant with an affected address on the road, within ten business days by mail, or personal delivery. If rental property, the owner is responsible for notifying the tenant. ~~(Ord. 1185, 2006)~~

~~20.900.070~~ F. Address numbering-General provisions.

The number system consists of base lines from which all individual property numbers will be established. The numbers increase progressively from the base lines at a rate of approximately one number per 25 lineal feet of property street-frontage. Even numbers are (generally) assigned to all properties on the north and west tending sides of all streets and odd numbers are assigned to all properties along the south and east tending sides of streets. In order to determine the proper number for a particular location, a proportion of the distance between fixed adjacent numbers on either side or to the noted one hundred series divisions must be made, with a basic relation to the distance factor applied. ~~(Ord. 1185, 2006; Ord. 802, 1998; Ord. 129, 1962)~~

~~20.900.080~~ G. Address numbering system.

The address numbering system is structured as follows:

~~A.~~ **1.** There will be a baseline which is the south section line of Sections 1 through 6 of the respective Townships of Douglas County (T11 N, R20 E; through T11 N, R23 E). In both directions from this baseline, address numbers must be evenly spaced, 200 per mile, so that when following a northerly-southerly road one reaches address number 200 when arriving at the next section line north or south. The address numbers will continue in the same manner by 200 whole numbers for each section of each township.

~~1.~~ **a.** There will be a meridian line which is the west section line of sections 4, 9, 16, 21, 28, and 33 of the respective Townships of Douglas County (T14 N, R19 E; through T12 N, R19 E). East from this meridian line, address numbers must be evenly spaced, 200 per mile, increasing as you move away from the meridian. The address numbers will continue in the same manner by 200 whole numbers for each section of each township.

~~2.~~ **b.** West of the meridian line is the Lake Tahoe Basin area of Douglas County. Addresses in the Lake Tahoe Basin area do not follow the addressing grid. Addresses do need to follow the guidelines of sequential order, nonduplication, etc.

~~3.~~ **c.** Even numbers must be on the westerly and northerly sides of roads, odd numbers must be on the easterly and southerly sides of roads.

~~4.~~ **d.** Roads, which do not travel due north and south or meander, must be numbered as a north-south road if the major portion of the road when first recorded

within Douglas County runs north-south. Once a north-south road has address numbers assigned to structures then that road will always be considered a north-south road.

~~5.~~ **e.** Roads, which do not travel due east and west or meander, must be numbered as an east-west road if the major portion of the road when first recorded within Douglas County runs east-west. Once an east-west road has address numbers assigned to structures then that road will always be considered an east-west road.

~~6.~~ **f.** Address numbers will be assigned so they run consecutively starting at the baseline or meridian line so that numbers are not out of sequence. Consideration will be given to addresses across the street to maintain sequence. See Guide for details and guidelines.

~~B.~~ **2.** Upon determination of the planning division, address numbers in common use prior to the adoption of this ordinance may continue to be used if:

~~1.~~ **a.** The existing address numbers run consecutively in the same direction as the county address system for that side of the base and meridian line where the two systems mesh.

~~2.~~ **b.** The system is definable and can be administered and maintained for future construction of structures. ~~(Ord. 1185, 2006; Ord. 802, 1998; Ord. 129, 1962)~~

~~**20.900.090**~~ **H.** Changing address numbers.

It is the intent of this chapter to discourage the practice of changing existing addresses, or address numbers that are already in use, except:

~~A.~~ **1.** If the existing address number is not in sequence or does not run consecutively in the same direction as the county address system.

~~B.~~ **2.** If the existing number is such that the assignment of address numbers for new structures is not practical and in keeping with the requirements.

~~C.~~ **3.** When a new road is constructed or recognized, which results in the most appropriate address for a structure to be on the new road rather than the original road, for example, where a structure is previously on land locked property, then a new road is built to service it.

~~D.~~ **4.** If it is determined that an address needs to be changed for safety and emergency purposes. ~~(Ord. 1185, 2006)~~

~~**20.900.100**~~ **I.** Notification of address assignment or change.

The applications for new addresses or change of address must be submitted to the planning division. The planning division may change addresses when an address is a duplication, is not in sequential order, or otherwise violates the house numbering system plan.

~~A.~~ **1.** The planning division will assign new addresses.

~~B.~~ **2.** Before a construction permit may be issued, the planning division must assign addresses using the change of address or new address request form. The applicant will be provided with a completed copy of the form containing the assigned address number and street name.

~~C.~~ **3.** The building division may not issue a construction permit until after an address number has been issued for the proposed structure except when it is not possible for an address to be issued until after the location of the building is clearly marked.

~~D.~~ **4.** When an existing address number is changed, the planning division must send an address correction notification form to each resident, owner, or occupant with an affected address, within ten business days by mail, or personal delivery. If the address of rental property is changed, the owner is responsible for notifying the tenant.~~(Ord. 1185, 2006)~~

~~**20.900.110**~~ **J.** Administrative appeals of address designations or road names.

Whenever any address, address number, or road name is changed pursuant to this chapter or the original address is issued pursuant to this chapter, any person who is affected by the action has the right to appeal the address designation.

~~A.~~ **1.** Initial review.

~~1.~~ **a.** All complaints or appeals of any address designation must be first submitted to the planning division on a form as prescribed by that division. The forms will be made available to the public at no cost and must contain, at a minimum, the following information:

~~a.~~ 1. The appellant's name and mailing address.

~~b.~~ 2. Relationship to the address in dispute.

~~c.~~ 3. The contested address.

~~d.~~ 4. Reason for the complaint or appeal.

~~B.~~ **2.** The planning division must review the address in question to determine whether an error has occurred and whether the address designation is in compliance with this chapter. The planning division is authorized to administratively remedy any errors discovered and notify the affected property owners.

~~C.~~ **3.** Within 10 working days of receipt, the planning division must review the address designation with the emergency services coordinator and any other agencies necessary to review the implications of the appeal on safety and emergency services and either grant or deny the appeal.

~~D.~~ **4.** Written notification of their review and decision must be mailed to the appellant within five working days of the decision. ~~(Ord. 1185, 2006)~~

~~**20.900.120**~~ **K.** Appeal hearing.

~~A.~~ **1.** The planning commission serves as the appellate body for address numbering and road naming appeals denied or not resolved by the planning division. The appeal must follow the procedure set out in section 20.28.020.

~~B.~~ **2.** The planning commission must conduct all appeal hearings in conformity with section 20.28.020. ~~(Ord. 1185, 2006)~~

~~**20.900.130**~~ **L.** Regulation of display.

The building official has exclusive overall administrative and coordination

responsibility to administer the display of addresses and road signs. The building official has the authority to withhold or revoke any permits, including a certificate of occupancy permits, if any portion of this chapter is not complied with, or if an individual intentionally removes an address or road sign after a permit has been issued. ~~(Ord. 1185, 2006)~~

~~20.900.140~~ M. Display requirements.

~~A.~~ **1.** Address numbers:

~~1.~~ **a.** All structures must bear a distinctive address number assigned by the county and in accordance with this chapter. The address number must be in block or script, and of contrasting or reflected color to their background. Address numbers must be at least four inches in height for residential properties, and at least six inches in height for commercial properties.

~~2.~~ **b.** The owner of any structure must place on the street front of the structure, the assigned address number. Numbers on structures must be displayed in a manner that is plainly visible and legible from a vehicle traveling on the roadway.

~~3.~~ **c.** When a building is located or set back from the roadway, or the view of building is obstructed by trees, shrubs, or another building, the address number must be displayed in one of the following manners:

~~a.~~ 1. The owner of the premises may place or display the numbers on a post or supporting structure of suitable strength and construction adjacent to the driveway of the premises provided that it is not located within the right-of-way.

~~b.~~ 2. Mailboxes may be used provided that the view of both sides of the mailbox is not obstructed by other mailboxes or newspaper delivery boxes. The use of mailboxes is subject to the regulations of both the post office and the governmental organization which maintains the road.

~~c.~~ 3. Decorative displays will be allowed as long as all the visibility requirements are met.

~~d.~~ 4. Directional signs may be used for any structure located off the main road or that requires specific knowledge to locate.

~~4.~~ **d.** The manner of address display must not be in conflict with zoning regulations concerning the location and size of signs.

~~B.~~ **2.** Road signs:

~~1.~~ **a.** New roads must have permanent road signs posted within thirty days of the date of approval given by the planning division and before any permits are issued by the building official. Road signs for private roads are the responsibility of the owners residing on the private road and the road signs must match the signs used by on public roads for placement and height, and must display the road name on both sides.

~~2.~~ **b.** The property owners are required to maintain private road signs and addresses, including replacement of damaged or missing letters or numbers, repainting, and installation of replacement signs for those that are damaged or destroyed.

~~3.~~ **c.** The official colors for county road signs are green with white lettering. The official colors for private road signs are blue with white lettering. If the property owner

has a mailbox at the road, the address can also be posted on the mailbox for delivery purposes. Posting of an address on a mailbox does not meet the requirements of this section. ~~(Ord. 1185, 2006; Ord. 802, 1998; Ord. 129, 1962)~~

~~20.900.150~~ N. Enforcement.

It is a misdemeanor for any person to violate any provision of this chapter. ~~(Ord. 1185, 2006; Ord. 802, 1998; Ord. 129, 1962)~~

APPENDIX A

NOTE: Appendix A: Definitions were moved to Article 1.12 *Land Use Definitions*, Article 1.13 *Measurements, Construction, and Code Terminology Definitions*, or Article 6.01 *Floodplain Management Definitions*.

~~**Generally:**~~

~~*Words and phrases defined as set out in this chapter unless it is apparent that from the context they have a different meaning. All words used in the present tense include the future; all words in the singular include the plural; the word "building" includes the word "structure," the word "shall" or "must" is mandatory, the word "may" is permissive, the word "person:* includes "firm," "association," "corporation," "partnership" and "natural person"; the word "used" includes the words "arranged," "designed" or "intended to be used"; the word "construct" includes the words "erect," "reconstruct," "alter," "move in" and "move upon"; masculine and feminine terms such as "he" and "she" are used interchangeably; words not defined herein shall have meanings as set forth in Webster's Ninth New College Dictionary.~~

~~If the definitions stated herein at any time conflict with the definitions provided in the other chapters of code, the more restrictive interpretation shall apply. (Ord. 763, 1996; Ord. 167, 1968; Ord. 158, 1956)~~

~~**Definitions:**~~

Abandoned sign: A sign, which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, project or activity conducted, or product available on the premises where such sign is displayed. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13 under "Sign"

Aboveground utility projects: An aboveground electric transmission line which is designed to operate at 200 kilovolts or more and which has been approved for construction after October 1, 1991, by the State or Federal Government or a governing body. ~~(Ord. 1433, 2015)~~ **NOTE**: Moved to 1.12

Abutting or *adjacent:* Two or more parcels sharing a common boundary of at least one point. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Access: Safe, adequate, usable ingress or egress to a property or use of not less than twenty feet in width to a legally dedicated public way. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Accessory dwelling: An attached or detached dwelling unit determined by minor design review to be accessory to the permitted principal use; which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; which is intended for occupation by paying or non-paying guests, members of the family, or person employed on the premises; which is located on the same parcel as the permitted principal use. ~~(Ord. 1182, 2006; Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Accessory non-polluting renewable energy systems: Systems, such as solar, geothermal, and wind, which produce non-polluting renewable energy for on-site use. ~~(Ord. 1313, 2010)~~ **NOTE**: Moved to 1.12

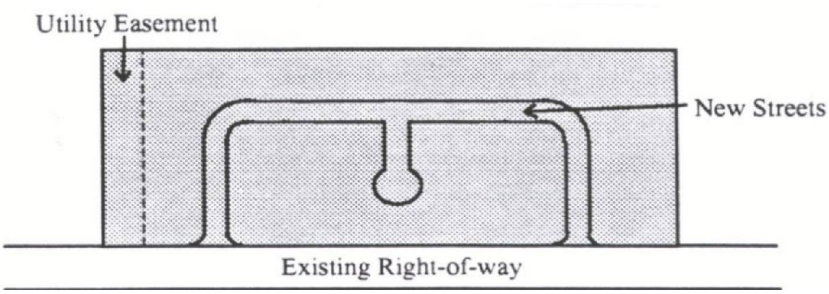
Accessory structure: A detached structure which is not a dwelling unit as defined in this chapter and which is accessory to and located on the same parcel as the permitted principal use. ~~(Ord. 1182, 2006; Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Accessory use: A use which is incidental and subordinate to the uses permitted by right to the zoning district. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

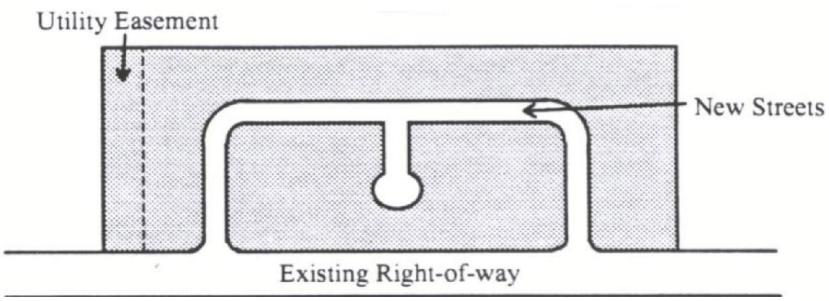
Acre, gross: A gross acre consists of 43,560 square feet of land, and includes any public streets and alleys or other rights-of-way or easements. ~~(Ord. 763, 1996; Ord. 497, 1989)~~ **NOTE**: Moved to 1.13

Acre, net: A net acre consists of 43,560 square feet of land, exclusive of any public streets and alleys or other rights-of-way, but inclusive of public utility, drainage, or irrigation maintenance easements. Unless otherwise stated, "acre" means "net acre" wherever used in this code. ~~(Ord. 763, 1996; Ord. 497, 1989)~~ **NOTE**: Moved to 1.13

Gross Acreage (shaded area)



Net acreage (shaded area)



Action: The decision made by the review authority on a land use application, including appropriate findings and conditions of approval where applicable. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Active area: The area a use occupies. This is for purposes of parking calculations. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Adjacent grade, predeveloped: The natural elevation of ground surface prior to construction next to the proposed walls of a structure. ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.13

Administrator: The community development director or designee, unless otherwise specified. For the purposes of floodplain management, administrator shall refer to the floodplain administrator. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Advisory body: The Town of Genoa, Gardnerville and Minden, and any other duly appointed committee by the Board of County Commissioners. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

~~*Agriculture:* The use of land for farming, dairying, pasteurizing and grazing, horticulture, floriculture, apiaries, animal and poultry husbandry, and accessory activities, including but not limited to, storage, harvesting, feeding, or maintenance of equipment excluding stockyards, slaughtering or commercial food processing. (Ord. 763, 1996)~~

Alley: A public or private way, at the rear or side of property, permanently reserved as an ancillary means of vehicular or pedestrian access to abutting property. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Alluvial fan: A fluvial geomorphologic feature characterized by a cone or fan-shaped deposit of clay, silt, sand, gravel, boulders and woody debris that have been eroded from mountain slopes, transported by flood flows, and deposited on the valley floor. And which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment and bedload movement and deposition, and channel migration. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Alteration: Any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure, or change in the appearance of any building or structure. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Alternative tower structure: A support structure for wireless communications facilities which is primarily for another principal use or accessory use to the principal use on the lot where it is located, and partially or wholly conceals the antenna or minimizes its appearance in relation to the principal use of the structure. Examples of alternative tower structures include but are not limited to existing buildings, grain silos, utility poles, light poles, clock towers and steeples. ~~(Ord. 871, 1999)~~ **NOTE**: Moved to 1.13

Anchor: A series of methods used to secure a structure to its footings or foundation wall so that it will not be displaced by flood or wind forces. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Anemometer: A device for measuring the speed and direction of the wind. **NOTE**: Moved to 1.13

Antenna: A device for transmitting or receiving radio, television, or any other transmitted signal. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Apartment, multifamily: A portion of a structure designed and used for occupancy by two or more families living independently of each other, including duplex, triplex, four-plex, and other multiunit configurations. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Apex: The highest point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Appeal: A request for review of a decision. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Applicant: Owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this development code, or the agents of such persons. ~~(Ord. 763, 1996; Ord. 641, 1994)~~ **NOTE**: Moved to 1.13

Appurtenances: The visible, functional, or ornamental objects accessory to and part of a building~~. (Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Appurtenant sign: A sign directing attention to products or services offered, but not necessarily directly concerning the use of the property where the sign is located, such as credit card, beverage, or association signs, and the like. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Architectural feature: A portion of a sign structure intended to accent a sign rather than to provide or carry additional message, area such as framing, roofing, exposed foundations, landscaping, and the like. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Area identification sign: A permanent sign used to identify a neighborhood, subdivision, shopping district, or any area of distinct character. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Area of shallow flooding: Designated zones AO and AH on a community's Flood Insurance Rate Map (FIRM) with a one-percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Area of sign: See "Sign area". ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Attached: Any structure that has a roof or an interior wall in common with another structure. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Auto dismantling: The wrecking or dismantling of motor vehicles or trailers, or the storage, sale or dumping of dismantled, partly dismantled, or wrecked motor vehicles or their parts. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

~~*Auto sales lot (vehicle sales lot):* An open area used for the display, sale or rental of new or used motorized vehicles. (Ord. 763, 1996)~~ **NOTE**: Move to 1.12, see "Vehicle Sales"

Awning sign: A sign which is painted, sewn, stained, etc., onto the exterior surface of an awning or canopy. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Banner: A piece of cloth, plastic, paper or other material with a design, motto, or slogan, sometimes attached to a standard, displayed as an advertising device to draw attention to the site where located. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Backflow prevention device: A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Backwater effect: The rise in water surface elevation upstream caused by some obstruction such as a narrow bridge opening, buildings or fill material that limits the area through which the water must flow. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Balloon: Any inflatable device that does not fall under the definition of **inflatable device**. ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.13 under "Sign"

Base flood: A flood which has a one-percent chance of being equaled or exceeded in any given year. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Base flood elevation (BFE): The elevation (in relation to mean sea level) shown on the Flood Insurance Rate Map for Zone AE and AH that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Base floodplain: The floodplain that would be inundated by a one-percent chance flood. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Basement:

a. A story partly or completely underground. A basement shall be counted as a story for purposes of height measurement where any portion of a basement has more than ½ of its height above grade.

b. For the purposes of flood management, a basement shall be considered any area of the building having in its floor subgrade (below ground level) on all sides. ~~(Ord. 763, 1996)~~

c. A sub grade crawlspace is considered a basement unless it meets the minimum technical requirements defined in FEMA Technical Bulletin 11-01 (Crawlspace Construction for Buildings Located in Special Flood Hazard Areas, 2001). ~~(Ord. 1514, 2018; Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Bench sign: Any sign painted on or otherwise attached to a bench or other seat placed in an exterior area of a premises. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

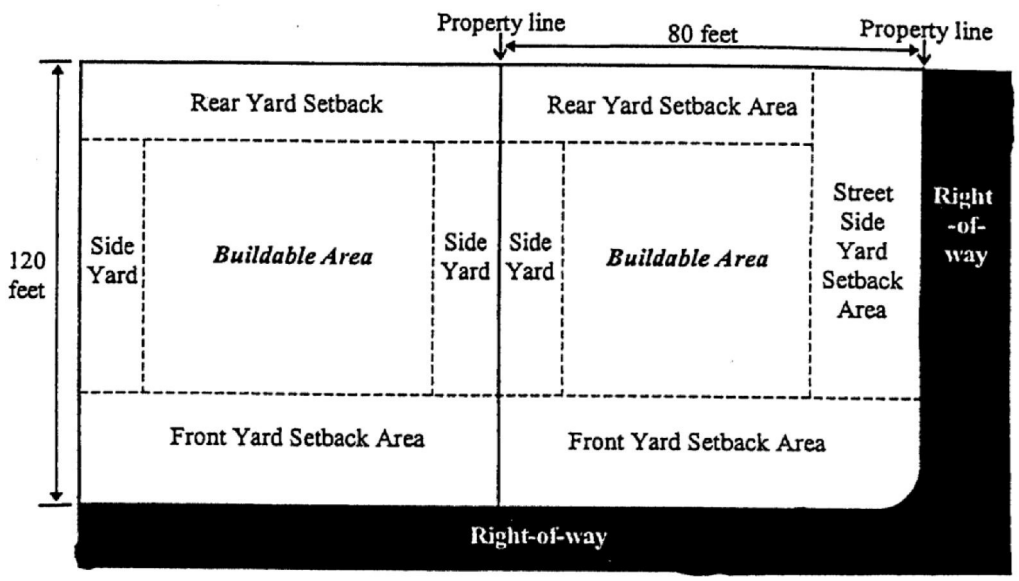
Berm: A mound o r embankment of earth designed to provide visual interest, screen undesirable views, or decrease noise. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Board: The Board of Douglas County Commissioners, unless otherwise specified. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Breakaway walls: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific hydrodynamic lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system. ~~(Ord. 1251, 2008; Ord. 763, 1996))~~ **NOTE:** Moved to 6.01

Buffer-yard: A continuous area of land which is required to be set aside along the perimeter of a lot which is landscaped with a combination of plants, berms, fences, or walls, the purpose of which is to provide a transition between and to reduce the environmental, aesthetic, and other impacts of one type of land use upon another. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Buildable area: That portion of the platted lot exclusive of the required front, rear and side yard setbacks, as established by the base zone for the lot, and, for the purposes of hillside management, minus all designated undevelopable area. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13



Building: Any structure having a roof supported by columns or walls, not including a travel trailer or Recreational Vehicle. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Building area: The total gross square footage of floor area of the buildings located on a parcel of property. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Building area, occupied: The total gross square footage of floor area of a building occupied by an individual business or unit of operation. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Building height: The vertical distance from any part of the structure to the natural grade below, excluding chimneys and vents. ~~(Ord. 763, 1996; Ord. 406, 1982; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

~~*Building principal:* See "Structure, principal". (Ord. 763, 1996)~~ **NOTE**: Moved to 1.13, see "Structure, principal"

Building setback: The distance between the property line and the nearest portion of a building on the property. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Building site: The ground area of a building together with all open spaces required by this development code. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Building site slope: The average natural slope of the area designated as the building envelope measured at right angles to the natural contours along a line passing through the center of the building envelope, such line shall terminate at the opposite edges of the proposed building, or at the opposite edges of the proposed cut or fill, whichever distance is greater. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Carport: A permanent roofed structure not completely enclosed to be used for vehicle parking. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12, see "Vehicle Sales"

Carson River Regional Hydraulic Model (Model): A single unified HEC-RAS model encompassing portions of the Carson River within Alpine County, California, Carson City,Nevada, Douglas County, Nevada, and Lyon County, Nevada. The Model has its downstream terminus at Lahontan Reservoir, its upstream extent for the West Fork of the Carson River at approximately the USGS stream gage (10310000), West Fork Carson River At Woodfords, California, and its upstream extent for the East Fork of the Carson River at approximately the USGS stream gage (10309000), East Fork Carson River Near Gardnerville, Nevada. **NOTE**: **Moved to 6.01**

"Carson River Regional Hydraulic Model – Model Management, Distribution, And Update Guide (Guide)": The document that provides guidance and procedures regarding the use, management, distribution, modification, submission and review of the Model. **NOTE: Moved to 6.01**

Certificate of occupancy: A permit issued by the community development department prior to occupancy of a structure to assure that the structure is ready for occupancy with all defects corrected, all construction debris removed, the site graded to final grade, and all on-site amenities, including but not limited to paving and landscaping are complete. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Changeable copy sign or *reader board sign:* A sign or portion thereof with characters, letters, numerals, or illustrations that can be changed or rearranged without altering the face of the surface of the sign. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Channel: A natural or artificial watercourse with definite bed and banks to confine and conduct flowing water. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Channel capacity: The maximum flow that can pass through a channel without overflowing the banks. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Civic event sign: A sign, other than a commercial sign, posted to advertise to provide direction to a civic or charitable event sponsored by a public agency, a school, a church, a civic fraternal organization or similar non-commercial organization. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Collection facility (recycling): A center for the acceptance by donation, redemption or purchase of recyclable materials from the public, which may include the following:

a. Reverse vending machines;

b. Small collection facilities which occupy an area of less than 500 square feet and may include:

i. A mobile unit;

ii. Bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; or

iii. Kiosk-type units which may include permanent structures;

c. Large collection facilities which may occupy any area of more than 500 square feet and may include permanent structures. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Co-location: The placement of more than one antenna or transmitter on a single wireless communications tower by more than one wireless service provider. ~~(Ord. 871, 1999)~~ **NOTE**: Moved to 1.13

Commercial sign: Any sing which is intended to attract attention to a commercial activity, business, commodity, service, entertainment or attraction sold or offered. ~~(Ord. 763, 1996; Ord. 1676, 1968)~~ **NOTE**: Moved to 1.13 under "Sign"

Commercial vehicle: ~~Every v~~Vehicle(s) designed, maintained or used primarily for the transportation of property in furtherance of commercial enterprise. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Commission: The Planning Commission of Douglas County, unless otherwise specified. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Committee: The Development Review Committee, unless otherwise specified. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Common open space: A parcel or parcels of land or an area of water or easements, licenses or equitable servitudes within the site designated for a planned unit development which is designed and intended for the use or enjoyment of the residents or owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents or owners of the development. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Community: Any state or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or authorized native organization, which has authority to adopt and enforce flood plain management regulations for the area within its jurisdiction. ~~(Ord. 7634, 1996)~~ **NOTE**: Moved to 1.13

Community entry sign: A sign placed to identify the entry point of a specific geographic area or community. ~~(Ord. 1009, 2002)~~ **NOTE**: Moved to 1.13 under "Sign"

Community directory sign: A sign, which gives information about local churches or civic organizations. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Complex, commercial or industrial: A building or group of buildings within a single architectural plan housing three or more commercial or industrial units of operation where shared access, driveways, or parking is provided. A complex may include separate parcels, parcels of record as part of a commercial or industrial subdivision, or building pads or envelopes with shared or common elements. ~~(Ord. 1041, 2003; Ord. 870, 1999; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

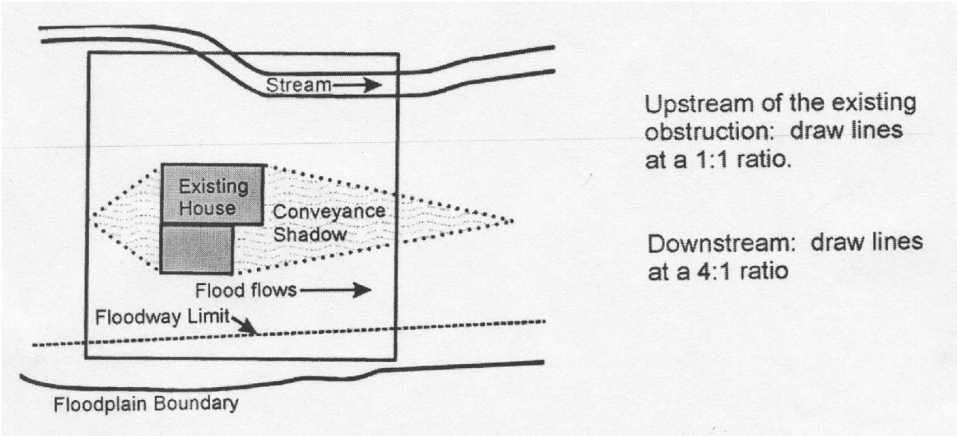
Conditional letter of map revision (CLOMR): Procedures by which contractors, developers and communities can request review and determination by the Federal Insurance Administrator or scientific and technical data for a

proposed project, when complete and functioning effectively, would modify the elevation of individual structures and parcels of land, stream channels, and floodplains on the FIRM. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Conditional letter of map revision (based on fill CLOMR-F): A letter from FEMA stating that a parcel of land or proposed structure that is to be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Condominium: A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential, commercial or industrial building on the parcel. (Ord. 763. 1996) **NOTE**: Moved to 1.13

Conveyance shadow: An area upstream or downstream of an existing obstruction to flood flows.



~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 1.13

County: Douglas County, unless otherwise specified. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Critical structures: Any structure for which even a slight chance of flooding would reduce or eliminate its designed function of supporting a community in an emergency. Such structures included but are not limited to fire stations, hospitals, municipal airports, police stations, communication antennas or towers, elderly care facilities, fuel storage facilities, schools designated as emergency shelters, fresh water and sewage treatment facilities. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Cross lot drainage: A drainage system that conveys site run-off towards the lower lot line which it is captured in a drainage channel, pipe, or similar structure and directed across lot lines to an approval point of discharge, or detention or retention structure. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

"Cumulative Substantial Improvement": Improvements, modifications, or additions to existing building are counted cumulatively for at least ten years, and reconstruction and repairs to damaged buildings are counted cumulatively for a least ten years. When the improvements, modifications, additions, reconstruction or repairs equals or exceeds the 49% substantial improvement threshold, the entire structure must be brought up to current floodplain standards. For the purposes of determining substantial improvements, market value pertains only to the structure in question. It does not include the land, landscaping or detached accessory structures on the property. **NOTE: Moved to 6.01**

"Cumulative substantial damage": The total cost of all repairs to a repetitive loss TITLE 20-120 (January 16, 2025) structure shall not cumulatively increase the market value of the structure more than 49 percent of the market value during the life of the structure. When the improvements, modifications, additions, reconstruction or

repairs equals or exceeds the 49 percent substantial damage threshold, the entire structure must be brought up to current floodplain standards. This term does not, however, include either:

a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

b. Any repair of flood damage to a "historic structure," provided the repair will not preclude the structure's continued designation as a "historic structure."

For the purposes of determining substantial damage, market value pertains only to the structure in question. It does not include the land, landscaping, or detached accessory structures on the property. **NOTE: Moved to 6.01**

Curbline: The line at the face of the curb nearest to the street or roadway. In the absence of a curb, the curbline must be established by the county engineer. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

"Date of construction": For flood management purposes, the date that the building permit was issued provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty (180) days of the permit date. **NOTE: Moved to 6.01**

Days: Shall always be consecutive calendar days unless otherwise stated. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Dense landscape buffer or planting screen: Landscaping which provides screening of incompatible land uses. Landscape material shall be of a type and size that reaches maturity within three years. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Density: The number of dwelling units per gross acre, unless otherwise stated, for residential uses. For the purpose of Transfer Development Rights, "density" shall mean the number of development rights for the parcel in question under current zoning district regulations. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Density transfer: An increase in density on one portion of a property to a level that may exceed the underlying master plan designation of that portion of the property while maintaining a gross density over the entire property that is consistent with the underlying master plan designation. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Department: The Douglas County Community Development Department, unless otherwise specified. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

"Design flood elevation (DFE)": The elevation to which development in the regulatory TITLE 20-121 (January 16, 2025) floodplain is built. The minimum requirement for this elevation in NFIP communities is the base flood elevation (BFE). In areas where a higher degree of protection is promoted or required, a freeboard is added; in this case, the DFE is some height (1, 2, or more feet) above the BFE **NOTE: Moved to 6.01**

Design manual: The adopted Douglas County Design Criteria and Improvement Standards manual, unless otherwise specified. ~~(Ord. 871, 1999)~~ **NOTE**: Moved to 1.13

Designated floodway: The channel (including the thalweg) of a stream and the portion of the adjoining floodplain designated by a regulatory agency to be kept free of further development to provide for unobstructed passage of flood flows. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Designated official: A person or persons authorized to take final action upon a development permits. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Detached: Any building or structure that does not have a wall or roof in common with any other building or structure. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Developer: The person or persons who have made an application to Douglas County to perform development. ~~(Ord. 763, 1996; Ord. 641, 1994)~~ **NOTE**: Moved to 1.13

Development: The placement or erection of any solid material or structure; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste, grading, removing, dredging, or mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to any other division of land, change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure including any facility of any private, public or municipal utility; for the purposes of hillside management, any alteration to vegetation. As used in this development code, "structure" includes but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line~~. (Ord. 763, 1996; Ord. 641, 1994; Ord. 331, 1980)~~ **NOTE**: Moved to 1.13

Development code: A unified text incorporating those areas of regulation more typically presented in separate zoning and subdivision ordinances and related chapters of the county code, hereafter referred to as the "development code." ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Development right: The right to construct a single-family dwelling, attached or detached. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

"Digital flood insurance rate map (DFIRM)": The official map, in digital format, on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. The DFIRM is the legal equivalent of the FIRM in communities where a DFIRM is available (See Flood Insurance Rate Map). **NOTE: Moved to 6.01**

Directional sign: Any sign that directs traffic or pedestrians to a particular location. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Director: The Director of Community Development or his designee. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Directory sign: A sign designed as a single display, which gives information about the location of business, buildings or addresses within a mobile home, multi-family residential, commercial or industrial complex~~. (Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Double-faced sign: Any sign designed to be viewed from two directions and which at no point is thicker than 36 inches measured from exterior surface of each face and the two faces of the sign are either parallel or the angle between them is thirty degrees or less. In calculating sign area, a double-faced sign shall be counted as one sign, with the square footage measured from the largest face. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Dwelling: A structure or portion thereof designed for residential occupancy, not including hotels, motels, or boarding houses. ~~(Ord. 1182, 2006; Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Dwelling, multi-family: A structure containing two or more dwelling units or a combination of two or more separate single-family dwellings. ~~(Ord. 1182, 2006; Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Dwelling, single family: A dwelling unit contained within a permanent structure placed on a permanent foundation. These dwellings shall include site-built, manufactured, and modular homes. ~~(Ord. 1182, 2006; Ord. 902. 2000)~~ **NOTE**: Moved to 1.13

Dwelling unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. ~~(Ord. 1182, 2006; Ord. 763, 1996; Ord. 641, 1968)~~ **NOTE**: Moved to 1.13

Easement: A grant of one or more property rights by the property owner for the use by the public, a corporation or another person or entity. ~~(Ord. 763, 1996; Ord. 641, 1994)~~ **NOTE**: Moved to 1.13

Educational ~~institution~~ facility: ~~A school, college or university, supported wholly or in part by public funds or giving general academic instruction equivalent to the standards prescribed by the State Board of Education. (Ord. 763, 1996) the State Board of Education. (Ord. 763, 1996)~~ Buildings and uses for public or private educational or research activities associated with an academic institution which has curriculum for technical or vocational training, kindergarten, elementary, secondary, or higher education, including residential facilities for faculty, staff, and students. **NOTE: Moved to 1.12**

Electrical distribution: Structures and appurtenant facilities used for the distribution of electric energy in voltages less than 65 kv. ~~(Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Electric sign: Any sign containing electrical wiring, but not including signs illuminated by an exterior light source. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Electric substation: An assemblage of equipment and appurtenant facilities designed for voltage transformation, or voltage control of electricity in amounts of 65 kv or more. ~~(Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Electric transmission line: A series of three or more structures and appurtenant facilities erected above ground, supporting one or more conductors emanating from a power plant or a substation, designed to transit electric energy in voltages if 65 kv voltes or more. ~~(Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

"Elevation certificate": The elevation certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood insurance Zones A1—A30, AE, AH, A (with BFE), VE, V1—V30, V (with BFE), AR, AR/A, AR/AE, AR/A1—A30, AR/AH, and AR/AO. The elevation certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM Flood insurance rules. **NOTE: Moved to 6.01**

"Enclosure": That portion of an elevated building below the lowest elevated floor that is either partially or fully shut-in by rigid walls (including breakaway walls). Enclosures below the Base Flood Elevation can only be used for parking, building access, and storage and must meet other construction requirements. **NOTE: Moved to 6.01**

Encroachment: For the purposes of flood management only, an encroachment is any physical object placed in the floodplain that hinders the passage of water or otherwise affects flood flows, such as fill, excavation, equipment, materials or buildings. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Erect: to building, construct, attach, hang, place, suspend, affix or fabricate, which shall also include painting of wall signs and window signs or other graphics. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Erosion: The process of the gradual wearing away of any landmass. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Family: One or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit; provided that a group of four or more persons who are not within a second degree of consanguinity shall not be deemed to constitute a family.

Notwithstanding the definition in the preceding paragraph, a family shall be deemed to include three or more persons not within the second degree of consanguinity occupying a dwelling unit and living as a single, nonprofit housekeeping unit, if the occupants are handicapped persons as defined in Title VII of the Civil Rights Act of 1968,

as amended by the Fair Housing Amendments Act of 1988. Such unrelated individuals shall have the right to occupy the dwelling unit in the same manner and to the same extend as a family unit as defined in the first paragraph of this definition. ~~(Ord. 763, 1996; Ord. 421, 1984; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Federal Emergency Management Agency (FEMA): The federal agency under which the National Flood Insurance Program (NFIP) is administered. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Federal Insurance Administration (FIA): The government unit, a part of Federal Emergency Management Agency (FEMA), that administers the National Flood Insurance Program (NFIP). ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Fence: Means a barrier constructed of wood, metal wire, erosion control fabric, boards or other materials and which is intended to demarcates a boundary, separate land uses, secure animals, enclose property, and/or exclude people and animals from a designated area. Solid fencing is fencing that impairs through vision, is sight obscuring or opaque, and may conflict with vehicle sight distance. Chain link fencing with privacy slats will be considered solid fencing. ~~(Ord. 1563, 2020; Ord. 1405, 2014)~~ **NOTE**: Moved to 1.13

Federal Register: A document published daily by the Federal Government that provides a uniform system for making available to the public regulations and legal notices issued by federal agencies. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Five-hundred-year flood: A flood with a 0.2% (or 1 in 500) annual chance of occurrence. The area of flooding caused by this flood is used to designate base floodplains of lesser hazards, such as areas protected by levees from the 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than one square mile. **NOTE: Moved to 6.01**

Flag: An article of cloth, paper, or similar lightweight material, varying in size, shape, or design, usually attached at one edge to a staff or cord. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Flag, official: The flag of the United States or other officially recognized country, state, governmental agency or Douglas County. ~~(Ord. 919, 2000; Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Flash flood: A flood that crests in a short length of time and is often characterized by high velocity flows. It is often the result of heavy rainfall in a localized area. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Flashing sign: An illuminated sign in which artificial light is not maintained in a stationary or constant intensity. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Flicker or *shadow flicker:* The effect that results when the shadow cast by the rotating blade of a wind energy system moves across a fixed point. ~~(Ord. 1215, 2007)~~ **NOTE**: Moved to 1.13

Flood or *flood waters:* A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters; the unusual and rapid accumulation or runoff of surface waters from any source and mudslides. ~~(Ord. 763, 1996; Ord. 472, 1987)~~ **NOTE:** Moved to 6.01

Flood boundary and floodway map (FBFM): An official map of a community where the boundaries of the flood, mudslide and related erosion areas having special hazards have been designated zones A, M, or E. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Flood control: Keeping flood waters away from specific developments or populated areas by the construction of flood storage reservoirs, channel alterations, dikes and levees, bypass channels, or other engineering works. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Flood depth: The difference in height between the water surface elevation at the time of flooding and the normal grade elevation of the flooded area. **NOTE: Moved to 6.01**

Flood frequency: A statistical expression of the average time period between floods equaling or exceeding a given magnitude. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Flood insurance rate map (FIRM): An official map on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. ~~(Ord. 763, 1996; Ord. 472, 1987)~~ **NOTE:** Moved to 6.01

Flood insurance study (FIS): The official report provided by the Federal Insurance Administration that includes flood profiles and the water surface elevation of the base flood. ~~(Ord. 1251, 2008)~~ **NOTE:** Moved to 6.01

Flood proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved property, water and sanitary facilities, structures and the content. Refer to FEMA Technical Bulletins TB-1 (Openings in Foundation Walls and Walls of Enclosures, 2008), TB-3 (Non-residential Floodproofing - Requirements and Certification, 1993), and TB-7 (west Floodproofing Requirements, 1993)- and all subsequent amendments and revisions for guidelines on dry and wet floodproofing. ~~(Ord. 1514, 2018; Ord. 763, 1996; Ord. 472, 1987)~~ **NOTE:** Moved to 6.01

Flood resistant: Building materials capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. The term prolonged contact means at least 72 hours, and the term significant damage means any damage requiring more than low-cost cosmetic repair (such as painting). ~~(Ord. 1251, 2008)~~ **NOTE:** Moved to 6.01

Flood venting: See applicable Standards for Construction, 20.50.230. ~~(Ord. 1514, 2018; Ord. 1251, 2008)~~ **NOTE:** Moved to 6.01

Flood zones:

Flood zone A: Special flood hazard areas inundated by the 100-year flood; base flood elevations are not determined.

Flood zones AE: Special flood hazard areas inundated by the 100-year flood; base flood elevations are determined.

Flood zone AH: Special flood hazard areas inundated by the 100-year flood; flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations are determined.

Flood zone AO: Special flood hazard areas inundated by the 100-year flood; with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths are determined. For areas of alluvial fan flooding, velocities are also determined.

Flood zone AR: Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a 100-year or greater level of flood protection. After restoration is complete, these areas will still experience residual flooding from other flooding sources.

Flood zone D: Areas in which flood hazards are undetermined, but possible.

X-shaded flood zone: A moderate flood hazard area between the limits of the 100-year and 500-year flood zones with average depth of flood of less than 1 foot or with contributing drainage area less than 1 square mile. Also known as Zone B and includes areas protected by levees from the base flood.

X-unshaded flood zone: Area of minimal flood hazard determined to be outside the 500-year floodplain. Also known as Zone C. This area may have localized ponding or flooding. ~~(Ord. 1514, 2018; Ord. 1251, 2008; Ord. 763, 1996; Ord. 641, 1994; Ord. 472, 1987)~~ **NOTE:** Moved to 6.01

Floodplain and flood-prone area: Means any land area susceptible to being inundated by water from any source - see Flood, or flood waters. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Floodplain administrator: The individual appointed to administer and enforce the floodplain management regulations. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Floodplain management: The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations and ordinances. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Floodplain management regulations: This chapter, and any federal, state or local regulations plus community zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a grading and erosion control) and other applications of police power which control development in flood-prone areas to prevent and reduce flood loss and damage. **NOTE: Moved to 6.01**

Flood-related erosion: The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force or nature, such as a flash flood or an abnormal wave action, or by some similarly unusual and unforeseeable event which results in flooding. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Flood-related erosion area management: The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Flood-related erosion prone area: A land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Floodway: The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation. ~~(Ord. 1514, 2018; Ord. 1251, 2008)~~ **NOTE:** Moved to 6.01

Floor area ratio: Determined by dividing the gross floor area of all buildings on a lot by the area of that lot. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Footing: The enlarged base of a foundation wall, pier, or column, designed to spread the load of the structure so that it does not exceed the soil bearing capacity. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Foundation: The underlying structure of a building, usually constructed of concrete, that supports the foundation walls, piers, or columns. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Foundation walls: A support structure that connects the foundation to the main portion of the building or superstructure. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Freeboard: A margin of safety usually expressed in feet above a flood level for purposes of flood plain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE:** Moved to 6.01

Freestanding sign: See monument sign. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Front wall: The nearest wall of a structure to the street upon which the structure faces, but excluding cornices, canopies, eaves, or any other architectural embellishments. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Frontage: The side of a lot abutting a street (the front lot line). ~~(Ord. 763, 1996; Ord. 641, 1994)~~ **NOTE:** Moved to 1.13

Frontage of property: The longest single, lineal dimension of a parcel of property abutting on a public street. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE:** Moved to 1.13

Fuel break: A strategically located strip or block of land, varying in width, on which vegetation has been modified to provide a safer place for fire fighters to work and to help reduce the rate of fire spread. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Functionally dependent use: For flood management purposes, a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only marina facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and boat building and boat repair facilities, but does not include long-term storage or related manufacturing facilities. **NOTE: Move to 6.01**

Garage: An enclosed building, or a portion of an enclosed building used for the parking of vehicles, and not designed for human habitation. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE:** Moved to 1.13

Gas distribution line: Mains, services, equipment and appurtenant facilities which carry or control the supply of gas from the point of local supply to and including the sales meter. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Gas regulator station: As assemblage of equipment which reduces, regulates and meters natural gas pressure in the transmission line, holder, main, pressure vessel or the compressor station piping. This may include auxiliary equipment such as valves, control instruments or control lines as well as piping. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Grade: The degree of rise or descent of a sloping surface expressed as a ratio or percentage (see Slope). ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Graphics: The noninternally illuminated decoration of the exterior of a building or site which murals, art work, statuary, and the like, not containing a commercial message, trademark, logo type, brand name, or the like. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE:** Moved to 1.13

Ground cover: Plants, other than turf grass, normally reaching an average maximum height of not more than two feet at maturity. ~~(Ord. 763, 1996)~~ **NOTE:** Moved to 1.13

Grubbing: The clearing of roots and stumps. ~~(Ord. 801, 1998)~~ **NOTE:** Moved to 1.13

~~*Halfway*~~ *Recovery house:* A residence that provides housing and a living environment for persons recovering from alcohol or other substance use disorders and is operated to facilitate their reintegration into the community but does not provide any treatment for alcohol or other substance use disorders. The term does not include a facility for transitional living for released offenders. ~~rehabilitation center where people who have left an institution, such as a prison or a hospital, are helped to readjust to the outside world. This definition excludes those that fall under the definition of family as defined in this appendix.~~ ~~(Ord. 845, 1998; Ord. 801, 1998)~~ **NOTE:** Moved to 1.12

Hanging sign: A sign attached to and located below any eave, roof, canopy or awning~~. (Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Hearing body: The appointed or elected person or person authorized to render a final decision on any development application. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Hardship: For flood management purposes as related to Variances, an exceptional hardship would result from a failure to grant the requested variance. The Board of Commissioners requires the variance to be exceptional, unusual, and pertain only to the property involved. **NOTE: Moved to 6.01**

HEC-RAS: One of the family of water surface modeling tools publicly available through the US Army Corps of Engineers, Hydraulic Engineering Center~~. (Ord. 1251, 2008)~~ **NOTE:** Moved to 6.01

Hedge: A landscape barrier consisting of a continuous, dense planting of shrubs~~. (Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Height of structure: The vertical distance from any part of the structure to the natural grade below, excluding chimneys and vents. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Highest adjacent grade: The highest natural elevation of ground surface prior to construction next to the proposed walls of a structure. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Hillside area: Any property containing slope areas of 15 percent or greater as designated on the Master Plan slope constraint maps. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Historic structure: Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior or,
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved State program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs. ~~(Ord. No. 2023-1622, § 2, 9-7-2023)~~ **NOTE: Moved to 6.01**

Holiday decoration: Decorations commonly associated with any national, local or religious holiday. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Home occupation: A business conducted as an accessory use to a principal residential dwelling which is occupied by the business owner. ~~(Ord. 1374, 2012; Ord. 763, 1996; Ord. 343, 1980; Ord. 167, 1968)~~ **NOTE**: Moved to 1.12

Horizontal and vertical building envelopes: The maximum width and height of a structure based on minimum setback requirements and maximum building height limitations for the zone within which the project is located. These envelopes may be utilized to evaluate visual impacts when specific architectural plans are not provided for subdivision review. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Hotel: Guest rooms or suites occupied on a transient basis, with most rooms gaining access from an interior hallway and with no provisions for cooking in an individual unit. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.12

Hydraulics: The science that deals with practical applications of water in motion. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 1.13

Hydrodynamic loads: Forces imposed on structures by waters due to the impact moving water on the upstream side of the structure, drag along its sides, and eddies or negative pressures on its downstream side. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Hydrology: The science of the behavior of water in the atmosphere, on the earth's surface, and underground. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Hydrostatic loads: Forces imposed on structures due to the weight of the water. ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Illuminated, exterior: The lighting of a sign or sign structure by lights shining onto the surface of the sign. ~~(Ord. 763, 1996, Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Illuminated, interior: The lighting of a sign or sign structure by lights contained within the sign, and shining out through the translucent surfaces of the sign. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Inaugurate: The issuance of a building permit or site improvement permit. ~~(Ord. 1319, 2010; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Incombustible material: Any material which will meet the requirements of the Uniform Building Code or approved standards for Douglas County. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Incompatibility of land uses: The proximity or direct association of contradictory, incongruous, or discordant land use or activities, including the impact of noise, traffic, vibration, smoke, odors, and other similar environmental conditions. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Independent congregate senior living community: An independent living community that entails private dwelling units/apartments designed for an adult population aged 55 years and older that may include some supportive services including, but not limited to, meals, housekeeping, home health, and other supportive services. A number of common facilities, including kitchen facilities, club houses, pools, health facilities, and other personal services, may be provided on the site. ~~(Ord. 1279, 2009)~~ **NOTE**: Moved to 1.12

Indoor Gun Range: An enclosed facility or area used for archery or the shooting of firearms, whether for practice or sport. ~~(Ord. 1419, 2014)~~ **NOTE**: Moved to 1.12

Inflatable sign or *inflatable device:* Any device, or grouping of balloons, larger than six feet in its longest dimension which is supported by air pressure or inflated with air or gas which is used to attract the attention of the public, whether or not it displays any specific advertising message. ~~(Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Internal driveway: For purposes of determining monument sign placement for a parcel of record located within a commercial or industrial complex, an internal driveway is a driveway or drive aisle located internal to the complex which provides access to the parcel and which does not abut or front on a public street. ~~(Ord. 870, 1999)~~ **NOTE**: Moved to 1.13

Irrigation system: A permanent, artificial watering system designed to transport and distribute water to plants. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Junk yard and *salvage facilities:* Primary or accessory use of structures or land for storage, dismantling or selling of cast-off, unused, scrap or salvage material of any sort. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.12

Kiosk: A small, freestanding structure permanently affixed to the ground, requiring a building permit, which may have one or more surfaces used to display one or more advertising signs. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Kitchen: Any room, all or part of which is designed or used for storage, refrigeration, cooking and the preparation of food. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Lake Tahoe region: That portion of the Lake Tahoe basin in Douglas County, Nevada, as delineated on the official maps of the Tahoe Regional Planning Agency. ~~(Ord. 763, 1996; Ord. 353, 1980)~~ **NOTE**: Moved to 1.13

Land use zoning district: A portion of the county within which certain uses of land and structures are defined, and regulations are specified~~. (Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Landscaping: Any combination of living plants such as grass, ground cover, shrubs, flowers, vines, hedges, or trees, and nonliving landscape material such as rocks, pebbles, sand, mulch, bark, walls, fences, and decorative paving materials (excluding driveways, parking, loading, or storage areas), and sculptural elements. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Letter of map amendment (LOMA): The procedure by which any owner or lessee of property who believes his property has been inadvertently included in a special flood hazard may submit scientific and technical information to the Federal Insurance Administrator for review to remove the property from said area. The administrator will not consider a LOMA if the information submitted is based on alteration of topography or new hydrologic or hydraulic conditions since the effective date of the FIRM. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Letter of map revision (LOMR): An official revision to a currently effective FIRM. A LOMR officially changes flood zone, floodplain and floodway designations, flood elevations and planimetric features~~. (Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Letters of map revision (based on fill) (LOMR-F): A letter from FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Levee: A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Levee system: A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

~~*Level building site:* A site contained wholly within the buildable area, of a dimension not less than 30 feet by 40 feet, to accommodate the main structure, required off-street parking, and drainage resulting from said improvements. Slope of the level building site shall not exceed ten percent. (Ord. 763, 1996)~~

Lighting, direct: Illuminating a sign or sign structure by a light source seen directly~~. (Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Lighting, indirect: The illumination of a sign or sign structure by a light source not directly seen. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Livable area: Interior floor area of a residential use which includes bedrooms, bathrooms, kitchens, closets, but excludes garages. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Lot: A parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon and which abuts upon a legal means of access. The classifications of lots are:

Corner: A lot located at the intersection of two or more streets at an angle or not more than 135 degrees. If the angle is greater that 135 degrees, the lot shall be considered an "interior lot."

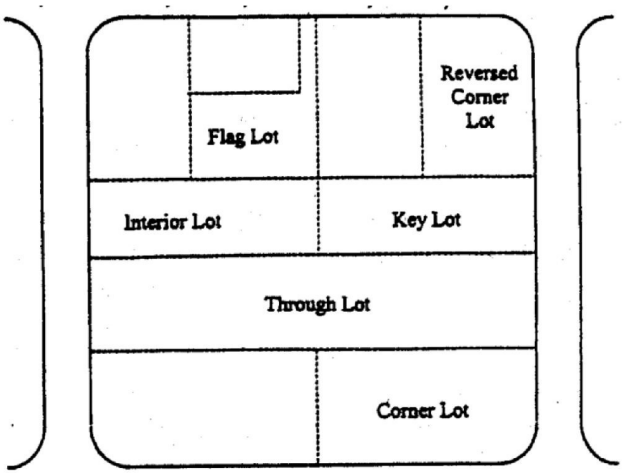
Flag: A lot having access or an easement to a public or private street by a narrow, private right-of-way.

Interior: A lot abutting only one street.

Key: A lot with a side line that abuts the rear line of any one or more adjoining lots.

Reverse corner: A corner lot, the rear of which abuts the side of another lot.

Through: A lot having frontage on two generally parallel sheets, with only one primary access. ~~(Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968; Ord. 158, 1967)~~ **NOTE**: Moved to 1.13



Lot area: The total horizontal area included within the lot lines of a lot. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Lot depth: The average distance between the front and rear lot lines or between the front line and the intersection of the two side lines, if there is no real line. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Lot frontage: The portion of the lot contiguous to the street. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Lot line: Any boundary of a lot. The classification of lot lines are:

Front: On an interior lot, the line separating the parcel from the street. On a corner lot, both lot lines abutting a street. On a through lot, the lot line abutting the street providing the primary access to the lot.

Interior: Any lot line not abutting a street.

Rear: A lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of at least ten feet, parallel to and most distant from the front lot line shall be

interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this code.

Side: Any lot line which is not a front or rear lot line. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Lot width: The horizontal distance between the side lot lines, measured at right angles to the lot depth at a midway point between the front and rear lot lines. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Lowest floor: In Special Flood Hazard Areas or X-shaded flood zones, the lowest floor is determined based on the following type of construction methods: ~~(Ord. 1251, 2008; Ord. 763, 1996; Ord. 472, 1987)~~ **NOTE**: Moved to 6.01

Below grade crawlspace construction: Subgrade enclosures are prohibited that are not constructed to meet the provisions of section 20.50.230. If constructed to meet section 20.50.230 the lowest floor is the top of the subfloor. ~~(Ord. 1514, 2018; Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Crawlspace construction placed on fill: The lowest floor is the bottom of the crawlspace. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Manufactured homes: The lowest floor for manufactured homes is the base of the manufactured home including all duct work, and electrical wiring, etc., providing that the skirting or foundation is wet floor proofed (vented). ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Slab on grade construction: the lowest floor is the top of the slab~~. (Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Structures with basements: The lowest floor is the top of the basement slab. An unfinished or flood resistant enclosure used solely for paring of vehicles, access, or storage in an area other than a basement areas, is not considered a building's lowest floor. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Main structure: A structure used for the principal use of the property as distinguished from an accessory use. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Manufactured home: A residential dwelling built in accordance with the Federal Manufactured Home Construction and Safety Standards. For floodplain administration purposes, the term manufactured home also includes travel trailers and other similar vehicles placed on a site for greater than one hundred eighty consecutive days~~. (Ord. 902, 2000; Ord. 801, 1998; Ord. 763, 1996; Ord. 633, 1994; Ord. 472, 1987; Ord. 167, 1968; Ord. 131, 1963)~~ **NOTE**: Moved to 1.13

Manufactured home park or subdivision: A parcel or contiguous parcels of land divided into two or more manufactured home lots or sites for rent or sale. ~~(Ord. 763, 1996; Ord. 472, 1987; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Manufactured home (mobile home) park or subdivision, existing: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed before the effective date of the floodplain management regulations adopted by a community. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Manufactured home (mobile home) park or subdivision, expansion to: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, construction of streets, and either final site grading or the pouring of concrete pads. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Manufactured home (mobile home) park or subdivision, new: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed,

including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed on or after the effective date of the floodplain management regulation adopted by the county. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Manufactured slope: A man-made slope created by grading that consists wholly of cut or filled material. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

~~*Marijuana*~~ *Cannabis establishment:* ~~Means a marijuana cultivation facility, a marijuana testing facility, a marijuana product manufacturing facility, a marijuana distributor, or a retail marijuana store. The facility or establishments listed above are further defined in NRS 453D.030 Regulation and Taxation of Marijuana, which said definitions are hereby incorporated. (Ord. 1481, 2017)~~ A facility engaged in the cultivation, production, testing, distribution, retail sale, or retail consumption of cannabis or cannabis products, whether for medical or adult recreational use. This includes, but is not limited to: cultivation facilities, testing laboratories, production facilities, dispensaries, and distributors, whether for medical or adult recreational use. Cannabis Establishments are defined in and regulated under NRS Chapters 678A through 678D, and such definitions are hereby incorporated by reference. Cannabis Establishments, as defined above, are prohibited in all zoning districts and shall not be permitted as a primary, accessory, special, or temporary use. This prohibition does not apply to the lawful, non-commercial personal cultivation or use of cannabis as authorized under NRS Chapters 678C or 678D. **NOTE: Moved to 1.12**

Market value: For flood management purposes and determining substantial improvement, market value pertains only to the structure in question. It does not pertain to the land, landscaping, or detached accessory structures on the property. For determining improvement, the value of the land must always be subtracted. Acceptable estimates of market value can be obtained from the following sources:

a. Independent appraisals by a professional appraiser; or
b. Detailed estimates of the structure's Actual Cash Value (used as a substitute for market value based on the preference of the community); or
c. Property appraisals used for tax assessment purposes (Adjusted Assessed Value: used as a screening tool); or
d. The value of buildings taken from NFIP claims data (used as a screening tool); or
e. "Qualified estimates" based on sound professional judgment made by staff of the local building department or local or State tax assessor's office.

As indicated above, some market value estimates should only be used as screening tools to identify those structures where the substantial improvement ratios are obviously less than or greater than fifty percent (50%) (e.g., less than forty percent (40%) or greater than sixty percent (60%)). For structures that fall between the forty percent (40%) and sixty percent (60%) range, more precise market value estimates should be used. **NOTE Moved to 6.01**

Master sign plan: An architectural design plan describing the content of all proposed signs in terms of size, shape, materials, colors, lettering style, placement, lighting, and the like, to set forth a basic identity for each unit of operation for a business complex. A master sign plan is required for a commercial or industrial complex containing three or more units of operation. Upon approval, the master sign plan must apply to all units of operation. Upon approval, the master sign plan must apply to all units of operation within the business complex. ~~(Ord. 763, 1996; Ord. 3867, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Mean sea level: For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1928 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Median: A paved or planted area separating a street or highway into two or more lanes of opposite direction of travel. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

~~*Medical marijuana establishments:* means (1) an independent testing laboratory to test marijuana or marijuana products, (2) a cultivation facility for marijuana, (3) a facility for the production of edible marijuana products or marijuana-infused products, (4) a medical marijuana dispensary, or a business that has registered with the Division of Public and Behavioral Health of the Department of Health and Human Services and paid the requisite fees to act as more than one of the businesses or establishments listed in sections (2), (3) or (4) above. The business or establishment listed in sections (1), (2), (3) and (4) are further defined in NRS Chapter 453A Medical Use of Marijuana and said definitions are hereby incorporated. (Ord. 1418, 2014)~~

Mixed-use development: The development of parcels or structures with two or more different land uses such as, but not limited to, a combination of residential, office, manufacturing, retail, public or entertainment in a single or physically integrated group of structures. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Mobile sign: A sign attached to or suspended from any type of vehicle. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Modular home: A structure intended for residential use and manufactured off-site in accordance with all other codes adopted by Douglas County. ~~(Ord. 902, 2000)~~ **NOTE**: Moved to 1.13

Monument sign: An independent structure supported from a maximum of two feet above grade to the bottom of the sign with a solid base of at least 80% of the total sign structure width. ~~(Ord. 850, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Motel: Guest rooms or suites occupied on a transient basis, with most rooms gaining access from an exterior walkway and with no provisions for cooking in an individual unit~~. (Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.12

Mudslide: A condition where there is a river, flow or inundation of liquid down a hillside usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A mudslide may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Federal Insurance Administrator only if the mudflow, and not the landslide, is the proximate cause of damage that occurs. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Mulch: Nonliving organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

National geodetic vertical datum (NGVD): As corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the floodplain. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Natural area: A land area, unimproved and not occupied by any structures or manmade elements, set aside for the conservation of permanent, undisturbed open space. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Natural drainage: Water which flows by gravity in channels by the surface topography of the earth prior to changes made by the efforts of an. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Natural grade: The grade unaffected by construction techniques such as fill, landscaping, or berming~~. (Ord. 1251, 2008)~~ **NOTE**: Moved to 1.13

NAVD88: North American Vertical Datum of 1988. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 1.13

NGVD29: National Geodetic Vertical Datum of 1929 **NOTE: Moved to 1.13**

Net consumptive use: Net consumptive use means that portion of irrigation water applied to vegetation which is consumed and removed from the local hydrological environment by evaporation or transpiration. The

Alpine decree has interpreted the net consumptive use of surface water for irrigation of the lands above Lahontan Reservoir (including Carson Valley) to be 2.5 acre-feet per acre. ~~(Ord. 763, 1996; Ord. 497, 1989)~~ **NOTE**: Moved to 1.13

Net site area: The total area within the lot lines of a lot or parcel of land after public street easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

New construction: For floodplain management purposes, structures for which "the start of construction" commenced on or after the effective date of the floodplain management regulations adopted by the county, and includes any subsequent improvements so such structures, where the construction involves an increase in gross floor area of greater than 100 square feet. ~~(Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

~~*NGVD29:* National Geodetic Vertical Datu of 1929. (Ord. 1251, 2008)~~

Noncommercial sign: Any sign which is intended to convey a noncommercial message of social, political, educational, religious or charitable commentary. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Nonconforming, illegal: A structure, lot, or use which did not conform to applicable laws when constructed or initiated, and does not conform to the provisions of the current development code. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Nonconforming lot: A lot, the area, frontage or dimensions of which do not conform to the provisions of the current development code. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Nonconforming sign: A sign which may have been validly installed under laws or ordinances in effect prior to the effective date of the ordinance codified in this title, but which is not in conflict with the provisions of this title. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Nonconforming structure: A structure which conformed to applicable laws when constructed but does not conform to the provisions of the current development code. ~~*(Ord. 763, 1996)*~~ **NOTE**: Moved to 1.13

Nonconforming use: A use which conformed to the applicable laws when established but does not conform to the provisions of the current development code. ~~*(Ord. 763, 1996)*~~ **NOTE**: Moved to 1.13

Nonrestricted license: A gaming license which permits the operation of more than fifteen slot machines and other games. ~~(Ord. 763, 1996; Ord. 353, 1980)~~ **NOTE**: Moved to 1.13

NRS: Nevada Revised Statutes. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Nude: A person completely without clothing or covering. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Obstruction: Includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Off-premises sign: A sign, including portable sandwich or A-frame signs, which advertises or informs about goods, products, services or uses not directly concerning the use on the property upon which the sign is located. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

On-premises sign: Any sign which advertises goods sold, manufactured or produced, service or uses rendered on the property upon which the sign is located, or the name of the business enterprise. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Open space: All areas of natural plant communities or areas replanted with vegetation after construction including but not limited to revegetated natural areas, trees, shrubs, hedges, lawn, and ground cover planting areas, which provide light and air and are designed for either environmental, scenic, amenity, or recreational purposes. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Ornamental tree: A deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Parcel: A parcel of land under one ownership that has been legally subdivided or combined. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Parking areas: Those are including parking lots, driveways, drive aisles, loading and unloading spaces, and all other areas necessary to move vehicles in and out of required parking spaces. ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.13

Parking lot sales: See Sidewalk and parking lot sales. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Parkway: The area of a public right-of-way that lies between the curb and the adjacent property line or physical boundary definition such as fences or walls, which is used for landscaping or passive recreational purposes. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Pennant: A piece of cloth, plastic, paper, or other such material varying in size, shape or design, erected as an advertising device to draw attention to the site where located. ~~(Ord. 763, 1998; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Permanent sign: Any sign which from the nature and effect of its proposed composition, construction, the message to be carried or its proposed placement, would make it reasonable to determine that it was intended for continuous display for a period of time greater than 90 calendar days. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Permitted use: Any use allowed in a land use zoning district and subject to the provisions applicable to that district. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Person: Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, State of Nevada, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee. *(Ord. 763, 1996; Ord. 386, 1981)* **NOTE**: Moved to 1.13

Physical map revisions (PMR): A reprinted NFIP map incorporating changes to floodplains,floodways, or flood elevations. Because of the time and cost involved to change, reprint, and redistribute an NFIP map, a PMR is usually processed when a revision reflects large scope changes. **NOTE: Moved to 6.01**

Planned development (PD): A type of development characterized by comprehensive planning for the project as a whole, clustering of structures to preserve usable open space and other natural features, and a mixture of housing types within the prescribed densities. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Portable freestanding sandwich or *"A-frame" type sign:* A sign that is designed to be moveable and is not structurally attached to the ground, a building, a structure or any other sign. Such sign may or may not be in the configuration of an "A." ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Political sign: A sign designed for the purpose of advertising support of or opposition to a candidate or proposition at a public election. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

"Ponding hazard": A flood hazard that occurs in flat areas when there are depressions in the ground that collect "ponds" of water. The ponding hazard is represented by the zone designation AH on the FIRM. **NOTE: Moved to 6.01**

Post-FIRM construction: Construction or substantial improvement that started on or after the effective date of the initial Flood Insurance Rate Map (FIRM) of the community or after March 28, 1980, whichever is later. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Predeveloped adjacent grade: The natural elevation of ground surface prior to construction next to the proposed walls of a structure. ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.13

Pre-FIRM construction: Construction or substantial improvement which started on or before March 28, 1980 or before the effective date of the initial Flood Insurance Rate Map (FIRM) of the community, whichever is later. ~~(Ord. 1251, 2008)~~ **NOTE**: Moved to 6.01

Pre-lease sign: A sign placed upon real property advertise the availability of lease space for an unconstructed building or development site. ~~*(Ord. 763, 1996)*~~ **NOTE**: Moved to 1.13 under "Sign"

Principal use: The primary or predominant use of any parcel, building or structure. ~~*(Ord. 763, 1996)*~~ **NOTE**: Moved to 1.13

Processing facility: A building or enclosed space used for the collection and processing of recyclable materials to prepare for either efficient shipment, or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing. Processing facilities include the following:

a. *"Light processing facility:* Occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments per day. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.

b. *"Heavy processing facility:* Any processing facility other than a light-processing facility. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Professional sign: A sign indicating the name and occupation of a professional person or group. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Project: See "development." ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Projecting building sign: Any sign other than a sign mounted flush to a wall which projects more than 12 inches from and is supported by a wall or roof of a building, structure or sign structure, and projects beyond the eaves of a building. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Public park: A park, playground, swimming pool, beach, pier, reservoir, golf course or athletic field within the County which is under the control, operation, or management of the county, state, or other political subdivision. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Public right-of-way: A strip of land acquired by reservation, dedication, purchase, prescription, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer or other public uses. ~~(Ord. 763, 1996; Ord. 641, 1994)~~ **NOTE**: Moved to 1.13

Public safety, nuisance: Related to variances of this title. The granting of a variance must not result in anything which is injurious to safety or health of the community or neighborhood, or any considerable number of

persons, or unlawfully obstructs the free passage or use, in the customary manner, or any way, navigable lake, river, bay stream or canal, or basin. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Public view: Means plainly visible from the public right-of-way, or from any adjacent public or private property. Items enclosed and visually obscured within a structure, or within a lawful fence or wall are not considered to be in public view. ~~(Ord. 1405, 2014)~~ **NOTE**: Moved to 1.13

Quarry: A place where rock, ore, stone and similar materials are excavated, processed for sale or for off site use. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Reader board or *changeable copy sign:* See Changeable copy sign. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Real property sign: A sign placed upon real property to advertise that the property upon which the sign is placed, or any piece or any interests therein, is for sale, exchange, lease, or rent. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Receiving parcel: A parcel of real property situated in a receiving area, designated as such by the 1996 Master Plan, as amended. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Recreational vehicle (RV): A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. The term recreational vehicle includes, but it not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks or buses, boats and boat trailers, utility and all terrain vehicles. ~~(Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Recycling: The process by which waste products are reduced to raw material and transformed into new products. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Regulatory floodplain: The floodplain to which a community applies their floodplain development regulations. A community participating in the NFIP is required to adopt the floodplain on their FIRM or use a more restrictive (larger aerial extent or higher floodplain water surface elevations) floodplain. **NOTE: Moved to 6.01**

Repetitive loss: Flood-related damages sustained by a structure on two separate occasions during a 10-year period that has had at least 2 paid flood losses of more than $1,000 for each claim. ~~(Ord. 1514, 2018; Ord. 1251, 2008)~~ **NOTE:** Moved to 6.01

Requirements for areas below the lowest floor: All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall follow the guidelines in FEMA Technical Bulletins TB-1 (Openings in Foundation Walls and Walls of Enclosures, 2008) and TB-7 (Wet Floodproofing Requirements, 1993) and must either be certified by a licensed professional engineer or architect to meet or exceed the following minimum criteria: (1) Must have a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding; and (2) The bottom of all such openings will be no higher than one (1) foot above the lowest adjacent finished grade. ~~(Ord. 1514, 2018)~~ **NOTE:** Moved to 6.01

Restricted use area: An area that is retained in its existing state and is restricted from all development (due to proximity to a hazard or environmentally sensitive area pursuant to 20,690.030.Y.5) except for hiking trails, provided such trails neither create nor increase a public hazard. The use restrictions exclude minimal grading

required to construct public utility services or roadways to adjacent properties where no technically feasible alternative route or construction method exists. ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.13

Reverse vending machine (recycling): An automated mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to aluminum cans, glass, and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine. In order to accept and temporarily store all container types in a proportion commensurate with their relative redemption rates, and to meet the requirements of certification as a recycling facility, multiple grouping of reverse vending machines may be necessary. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Review authority: The person, committee, commission or board responsible for the review or final action on a land use issue. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Ridge line: A ground line connecting the series of highest elevation points or a ridge, running center and parallel to the long axis of the ridge. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Right-of-way: See Public right-of-way. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Riverine: Relating to, formed by, or resembling a river including but not limited to tributaries, streams, and brooks (also known as lotic). ~~(Ord. 1251, 2008; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Roof sign: A sign erected upon a roof, the ridge of a roof, or parapet of a building or structure and extending above the highest portion of the roof. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Roof-mounted sign: A sign erected upon a roof of a building and extending no higher than the highest portion of the roof. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Roofing square: 100 square feet of roofing surface. ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.13

Salvage: See "junk and salvage facilities." ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Sandwich sign: A flat sign composed of one or more boards attached together, with supports enabling the sign to stand upright. It is designed to be a moveable unit. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Screening: A method for reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls or any appropriate combination thereof. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Seminude: A person whose specified anatomical areas are less than completely and opaquely covered or who appears to have human male genitals which are in a discernibly turgid state, even if completely and opaquely covered. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Sending parcel: A parcel of real property situated in the A-19 or FR-19 zoning districts. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Setback: The required distance that a building, structure, parking or other designated item must be located from a lot line. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

~~*Sexually*~~ *Adult characterized* ~~*oriented*~~ *businesses:* Means any of the following:

1. ~~Any business wherein the preponderant business is the offering of services, materials, goods or products which are characterized by an emphasis on matter depicting, describing, or relating to nude or semi-nude persons or specified sexual activities between persons for observation by patrons. These businesses shall include, but not be limited to, adult bookstores, adult video stores, picture arcades showing adult entertainment pictures, adult motion picture theaters or other similar businesses;~~

~~2. Any business which utilizes or encourages sexual arousal, sexual gratification or sexual stimulation of a customer or prospective customer in connection with the sale or offering for sale of services, goods, or materials. These businesses shall include, but not be limited to, unlicensed massage establishments, Turkish baths, nude or semi-nude modeling studios, businesses using nude or semi-nude models in offering lingerie or intimate apparel for sale, sexual catharsis centers, sexual encounter establishments, bondage or discipline parlors, escort bureaus and introductory services, or other similar businesses; or~~

~~3. Any business, having as a portion of its goods for sale, products which replicate or are designed to simulate specified anatomical areas, and which are designed to be placed on specified anatomical areas to cause sexual excitement. These businesses shall include, but not be limited to, sexual novelty stores or other similar businesses.~~

a) Any business wherein the preponderant business is the offering of services, materials, goods or products which are characterized by anemphasis on matter depicting, describing, or relating to nude or seminude persons or specified sexual activities between persons for observation by patrons. These businesses shall include, but not be limited to, adult bookstores, adult video stores, picture arcades showing adult entertainment pictures, adult motion picture theaters or other similar businesses;

b) Any business which utilizes or encourages sexual arousal, sexual gratification or sexual stimulation of a customer or prospective customer in connection with the sale or offering for sale of services, goods, or materials. These businesses shall include, but not be limited to, unlicensed massage establishments, Turkish baths, nude or seminude modeling studios, businesses using nude or semi-nude models in offering lingerie or intimate apparel for sale, sexual catharsis centers, sexual encounter establishments, bondage or discipline parlors, escort bureaus and introductory services, or other similar businesses; or

c) Any business, having as a portion of its goods for sale, products which replicate or are designed to simulate specified anatomical areas, and which are designed to be placed on specified anatomical areas to cause sexual excitement. These businesses shall include, but not be limited to, sexual novelty stores or other similar businesses.

d) This definition does not apply, nor shall it be interpreted to apply, to any business conducted, operated by or employing licensed chiropractors, licensed physicians, licensed physical therapists, licensed massage therapists, licensed psychologists, licensed social workers or licensed marriage family counselors when performing functions under or pursuant to their respective licenses. **NOTE: Moved to 1.12**

~~This definition of "adult business" does not apply, nor shall it be interpreted to apply, to any business conducted, operated by or employing licensed chiropractors, licensed physicians, licensed physical therapists, licensed massage therapists, licensed psychologists, licensed social workers or licensed marriage family counselors when performing functions under or pursuant to their respective licenses. (Ord. 763, 1996; Ord. 378, 1981)~~

Shade tree: A deciduous tree planted primarily for its high crown of foliage or overhead canopy. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Shrub: A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground; may be deciduous or evergreen. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Sidewalk or parking lot sale: A promotional sales event conducted by one or more businesses which is held outside the confines of the commercial or manufacturing structures in which such business is normally conducted and which sale involves the outdoor display within a paved or concrete area on the same lot as the structures of merchandise which is normally displayed within the structures. Sale events shall be conducted solely on private property and not encroach within public rights-of-way. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Sign: Includes every sign, billboard, freestanding sign, portable freestanding and sandwich sign, wall sign, roof sign, window sign, illuminated sign, projecting sign, temporary sign, and street clock, and includes any announcement, declaration, demonstration, display, internally-illuminated or back-lit trim, roof lines and awnings,

illustration or insignia used to advertise or promote the interest of any person when the same is placed so that it is clearly visible to the general public from an out-of-doors position, excluding graphics. ~~(Ord. 801, 1998; Ord. 763, 1996; Ord. 386, 1981; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13 under "Sign"

Sign area: That area as determined by circumscribing the exterior limits of the mass of each display with a rectangle connecting all exterior points. The sign area does not include the sign's architectural features. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Sign structure: The supports, uprights, braces, and framework of the sign. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Sign tower: A tower erected for the specific purpose of supporting a sign or having a sign attached flat against the face or faces. The tower may or may not be an integral part of the building. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Site specific planting: The selection of plant materials that is particularly well suited to withstand the physical growing conditions that are normal to northern Nevada. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Slope: See Grade. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Slope face: The slopes located directly below, and leading up to the crest of a significant ridgeline or prominent landform. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Slope percentage: Equals "rise" times 100 divided by "run" (rise x 100/run). ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Small lot subdivision: Limited lot size subdivision (5,000 square foot minimum lot size) for single-family detached dwellings. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Solar facilities: A solar energy system which absorbs energy from the sun. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12, under "Solar energy systems and Solar Photovoltaic Facility"

Special flood hazard area: An area having special flood, mudslide, or flood-related erosion hazards, and shown on a FHBM or F IRM as zones A, AO, A1-A30, AE, A99, E or M. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Special occasion home: A single-family detached dwelling which is owner-occupied and contains historic features and which is made available to the general public on a for-profit basis for special events. ~~(Ord. 1381, 2013)~~ **NOTE**: Moved to 1.12

Special point of interest: An on-premise or off-premise sign located at cultural, historic, tourist, or recreational points of interest. ~~(Ord. 1009, 2002)~~ **NOTE**: Moved to 1.13 under "Sign"

Special use permit: A discretionary permit which may be granted under the provisions of this development code and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed by the board. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Specified anatomical area: means any of the following:

1. The human genitals or the human pubic region;
2. The perineum or any portion of the crease of the human buttocks; or
3. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts. (Ord. 763, 1996)

Start of construction: For flood management purposes, start of construction includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement

was within one hundred eighty (180) days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building. **NOTE: Moved to 6.01**

State: The State of Nevada, unless otherwise specified. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Storage: A space or place where goods, materials or personal property is put for more than 24 hours. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling above it. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Street: Any public or private thoroughfare, which affords a primary means of access to abutting property. ~~(Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Structure:

1. A combination of materials forming an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner, but excluding the following:
    a. Fences not more than seven feet in height;
    b. Retaining walls;
    c. Platforms or decks not more than 30 inches above grade and not over any basement or story below;
    d. Utility mains, lines and underground facilities; and
    e. Yard and play equipment.
2. A permanent structure is built of materials in a manner which would commonly be expected to remain useful for a substantial period of time.
3. A temporary structure is built of materials in a manner which would commonly be expected to have a relatively short useful life, or is built for a purpose that would be expected to be relatively short-term in duration.
4. For the purposes of flood management, a structure shall be a walled and roofed building that is principally above ground and includes gas or liquid storage tank and manufactured homes. ~~(Ord. 1563, 2020; Ord. 763, 1996; Ord. 641, 19945; Ord. 472, 1987; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Structure, principal: A structure in which the principal use is conducted. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Studio (photography, portrait and art): An artist's or photographer's workplace or establishment, where the artist's or photographer's work may be displayed and sold. ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.12

Subdivision development plan: Specific development plans for an approved tentative parcel or subdivision map, including plot plans, building elevations, grading plans and landscape plans applicable to individual lots within the tentative map. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Substantial damage: Damage of any origin sustained by a structure where the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Substantial improvement: Any reconstruction, rehabilitation, addition, or improvement to a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." ~~(Ord. 1251, 2008; Ord. 763, 1996; Ord. 472, 1987; Ord. 331, 1980)~~ **NOTE**: Moved to 6.01

Temporary sign: Any sign or advertising display intended to be displayed for a period of not more than 90 calendar days. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Temporary use: A use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

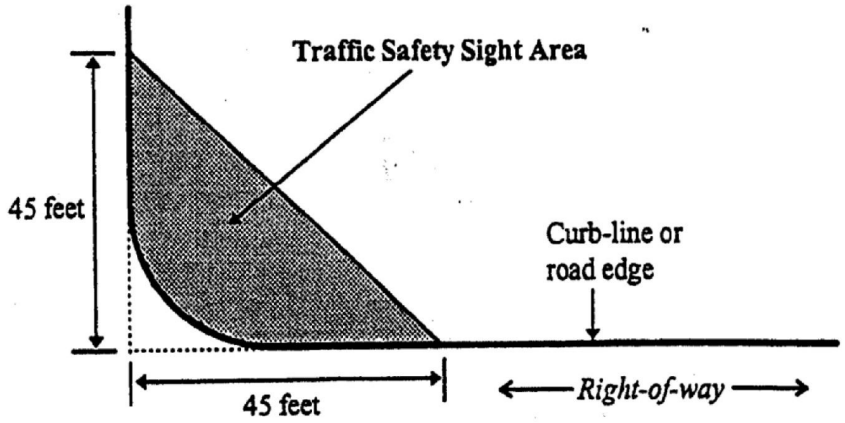
Tiny house: A dwelling that is 400 square feet or less in floor area, excluding lofts~~. (Ord. No. 2024-1645, § 1, 1-16-2025)~~ **NOTE**: Moved to 1.12

Total system height: The vertical height from existing grade to the highest possible point of a wind energy conversion system. ~~(Ord. 1313, 2010; Ord. 1215, 2007)~~ **NOTE**: Moved to 1.13

Trade construction sign: A sign listing one or more persons or firms participating in development, construction, or financing of a project. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Traffic regulation sign: Any sign that regulates the speed, direction, or flow of traffic on a site. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Traffic safety sight area: That portion of both public and private property located at any corner and bounded by the curb line or edge of a roadway of the intersecting streets and a line joining points on the curb or edge of roadway 45 feet from the point of intersection of the extended curb lines or edges of the roadway (see figure below). ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13



Transient basis: A period of 21 days or less during any 30-day period~~. (Ord. 801, 1998; Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Tree: A large, woody plant having one or several self-supporting stems or trunks and numerous branches. May be classified as deciduous or evergreen. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Truck, pickup: A vehicle with a height of ten feet and a length of 22 feet, with the capacity to carry a of six passengers and containing an attached sided but unenclosed cargo area. Pickup trucks have the capacity to carry an enclosed camper with the cargo area. This definition does not include tow-trucks, which is a "commercial vehicle." ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.13

Understory: Assemblages of natural low-level woody, herbaceous, and ground cover species which exist in the area below the canopy of the trees. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Unit of operation: An individual and separate unit of activity or function within a building, such as a single shop within a business complex or a single business occupying an entire building~~. (Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Use: The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Value: The cost of replacing a sign with one of like material and workmanship. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13

Variance: A discretionary approval which permits the departure from the strict application of the development standards contained in the current development code. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Vegetation, native: Any plant species with a geographic distribution indigenous to all or part of the state of Nevada. Plant species which have been introduced by man are not native vegetation. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Vehicle, commercial: See Commercial vehicle. ~~(Ord. 801, 1998)~~ **NOTE**: Moved to 1.13

Vehicle sales lot: An open area used for the display, sale, or rental of new or used motorized vehicles. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.12

Wall sign: A sign mounted on an exterior wall of a building intended to be viewed from outside the building. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13 under "Sign"

Water surface elevation: The height, in relation to the N~~n~~ational G~~g~~eodetic V~~v~~ertical D~~d~~atum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified of floods of various magnitudes and frequencies in the floodplains of costal or riverine areas. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Watercourse: A lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. A watercourse includes specifically designated areas in which substantial flood damage may occur. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 6.01

Wet bar: A room or portion thereof containing not more than a single bar-sized sink, a refrigerator with a maximum of five cubic feet of storage, a microwave oven, a countertop of no more than five lineal feet, no more than five lineal feet of upper cabinets, and no more than five lineal feet of lower cabinets. A wet bar shall not include a gas or electric range, stove top or oven. ~~(Ord. 1182, 2006; Ord. 851, 1998)~~ **NOTE**: Moved to 1.13

Wind energy conversion system: An electrical generating facility consisting of a tower, a wind turbine generator with rotating blades, guy wires and anchors, and associated control and conversion electronic equipment to convert wind movement into electricity, and that is incidental and subordinate to another use on the same parcel. The energy maybe used on-site or distributed into the electrical grid. ~~(Ord. 1313, 2010; Ord. 1215, 2007)~~ **NOTE**: Moved to 1.12

Wind energy conversion system, commercial: A WECS with a total system height more than 400 feet and that is intended to produce electricity to sell for consumption. ~~(Ord. 1215, 2007)~~ **NOTE**: Moved to 1.12

Wind energy conversion system, commercial use test site: The electrical equipment, such as anemometers or pyranometers, which measures wind and solar energy potential. Test sites may include communication devices, towers, guy wires and anchors, and other associated controls to measure, monitor and report wind and solar energy data. ~~(Ord. 1215, 2007)~~ **NOTE**: Moved to 1.12

Wind turbine: A wind conversion system that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if any. ~~(Ord. 1215, 2007)~~ **NOTE**: Moved to 1.13

Window sign: A sign maintained in or painted upon a window, intended to be viewed from outside the window. ~~(Ord. 763, 1996; Ord. 386, 1981)~~ **NOTE**: Moved to 1.13 under "Sign"

Wireless communications: Any personal wireless services as defined in the Federal Telecommunications Act of 1996, as amended, which includes FCC-licensed commercial wireless telecommunications services including but not limited to cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging and similar services that currently exit or that may be developed in the future. ~~(Ord. 871, 1999)~~ **NOTE**: Moved to 1.12

Xeriscape: Landscape methods which conserve water through the use of drought-tolerant plants and planting techniques. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

Yard, front: A clear, unoccupied space on the same lot with a building, extending across the entire width of the lot and situated between the building and the front lot line of the parcel. For corner lots, the front yard shall be determined as follows:

1. The narrowest street frontage shall be the front yard in agricultural and residential land use districts,
2. The widest street frontage shall be the front yard in all other land use districts. (~~Ord. 763, 1996; Ord. 176, 1968)~~ **NOTE**: Moved to 1.13

Yard, rear: An area extending across the full width of the lot between the rear lot line and the nearest line of the building. On corner lots, the rear yard area extends from the interior side lot line to nearest line of the building

facing the street. Rear yard depth shall be measured at right angles to the rear line of the lot. (~~Ord. 763, 1996; Ord. 167, 1968)~~ **NOTE**: Moved to 1.13

Yard, side: A yard lying between the side lot line and the building and extending from the front yard to the rear yard. In the absence of a rear yard, the side yard shall extend to the rear lot line. Side yard width shall be measured at right angles to the side lot lines. (~~Ord. 763, 1996; Ord. 167, 1968~~) **NOTE**: Moved to 1.13

Yard, side of street (corner lots only): An area extending from the lot line abutting the secondary street or future street to the closest projecting front line of the building. (~~Ord. 763, 1996~~) **NOTE**: Moved to 1.13

Zoning district: A portion of the county within which certain uses of land and structures are defined, and regulations are specified. ~~(Ord. 763, 1996)~~ **NOTE**: Moved to 1.13

ORDINANCE 2026-1676

SUMMARY

Ordinance 2026-1676 repeals and replacing the entirety of Douglas County Code, Title 20, the Douglas County Development Code, by enacting a new Development Code that provides a new format, updates definitions, clarifies prior code discrepancies, eliminates outdated and unused zoning districts, and addresses other properly related matters. Some of the more noticeable changes include: (1) reorganizing Title 20's current chapters into twelve "articles"; (2) updated and revising use tables, diagrams, charts, and layout; (3) compiling land use standards – including those previously found in Part I of the Douglas County Design Criteria and Improvement Standards – into a single article; (4) compiling definitions and assigning them to a few distinct chapters; (5) adding use definitions that were missing; (6) modifying certain definitions for clarity and to correspond with updated Nevada laws; (7) moving land use regulations out of land use definitions; and (8) removing unused zoning districts.

TITLE

Ordinance 2026-1676, an Ordinance repealing and replacing the entirety of Douglas County Code, Title 20, the Douglas County Development Code, by enacting a new Development Code that provides a new format, updates definitions, clarifies prior code discrepancies, eliminates outdated and unused zoning districts, and addresses other properly related matters.

RECITALS

WHEREAS, on November 21, 1996, the Board of County Commissioners ("Board") passed Ordinance 96-763, enacting Title 20, the Douglas County Development Code;

WHEREAS, the Board now desires to update and modernize Title 20;

WHERAS, on November 5, 2026, the Board introduced this Ordinance 2026-1676;

WHEREAS, on December 3, 2026, the Board held a public hearing on this Ordinance 2026-1676 and determined that Ordinance 2026-1676 should be adopted.

NOW THEREFORE, based on the foregoing considerations, the Board does ordain as follows:

SECTION I: Title 20 of the Douglas County Code, the Douglas County Development Code, is hereby repealed in its entirety and replaced with the newly formatted and updated code, which is attached as **Exhibit A** and incorporated herein.

Adopted this _____ day of _____, 20_____, by the following vote:

Ayes: Commissioners _____
_____
_____
_____
_____

Nays: Commissioners _____
_____

Absent: Commissioners _____
_____

_____
Mark Gardner, Chair
Douglas County Board of Commissioners

Attest:

_____
Amy Burgans, Douglas County Clerk-Treasurer

This ordinance is effect on the _____ day of _____, 20_____.

EXHIBIT A

DOUGLAS COUNTY TITLE 20 DEVELOPMENT CODE

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Article 1 General Provisions

1.01 Title, Effective Date, Purpose

A. This title shall be known and may be cited in all proceedings as the "Douglas County Development Code."

B. This title, adopted to implement the Douglas County Master Plan, became effective on December 1st, 2026. (Ordinance XX-XXX).

C. The Board of County Commissioners declares that this title is adopted to promote public welfare by ensuring health, safety, and convenience; reducing traffic congestion; preserving historic and community character; providing light and air for buildings; protecting property values; preventing overcrowding; and supporting essential infrastructure and services. It aims to achieve economic and social benefits through comprehensive land use planning. This title has been combined into one ordinance for the purpose of maintaining consistency, shortening the overall length of the document, and improving user- friendliness for the end users.

1.02 Conformance with Master Plan

A. This title and the official zoning map of the county, as adopted, are declared to conform to the master plan of the county pursuant to the provisions of Chapter 278, NRS.

1.03 Interpretation, Conflict, and Severability

B. In their interpretation and application, the provisions of this title shall be held to be the minimum requirements for the promotion of public health, safety, morals, convenience and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.

1. Public provisions. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law except as provided in these regulations. Where any provision of these regulations imposes restrictions different from those

imposed by any other ordinance, rule or regulation of the county, or other provision of law, the provision which is more restrictive or imposes higher standards shall control.

2. Private provisions. Private easements, covenants, conditions and restrictions of record are not enforced by the county except as specifically provided by agreement of Douglas County.

C. If any part or provision of these regulations or the application of these regulations to any person or circumstances is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which the judgment shall be rendered and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances. The board hereby declares that it would have enacted the remainder of these regulations even without any such part, provision, or application which is judged to be invalid.

1.04 Saving Provision

A. The provisions of this title shall not be construed as abating any action now pending under, or by virtue of, prior existing land development regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the County under any chapter or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the county except as shall be expressly provided for in these regulations.

B. The provisions of this title notwithstanding, in the Lake Tahoe Basin every structure housing gaming under a nonrestricted license which existed as a licensed gaming establishment on May 4, 1979, or whose construction was approved by the Tahoe Regional Planning Agency (TRPA) affirmatively or deemed approved before that date is recognized as a permitted and conforming use and as complying with and conforming to all of the regulations prescribed in this title. Any existing or approved structure and associated structures may be repaired, reconstructed, altered and rebuilt or replaced in whole or in part to a size in accordance with the Tahoe Regional Planning Compact. Alteration, rebuilding or replacement shall, if required, comply with the provisions of this title including applicable building, mechanical, plumbing, electrical and fire codes.

1.05 Effect of this Title on Approved Development Permits

A. Approved Development:

1. Development to which an application for design review, special use permit, variance, tentative parcel map, final parcel map, tentative subdivision map, final subdivision map, tentative land division map or final land division map has been finally approved and which approval remains valid on the effective date of this title shall remain valid unless such approval expires by the terms of the approval or in accordance with chapter 20.30. Development which has been granted approval may be built in accordance with the development standards in effect at the time of approval, provided that the approval is valid at the time building permits are issued and that the approval is subject to any time limits imposed pursuant to this title; further provided that any subsequent applications for a development permit required by this title prior to issuance of and including a building permit and certificate of occupancy shall be processed in accordance with the procedures established by this title for the processing of such development permit.

2. No provision of this title shall require any change in the plans, permit expiration, construction or designated use of any structure for which a building permit has been issued prior to the effective

date of this title or any subsequent amendment.

3. Any reapplication for an expired development permit must meet the standards in effect at the time of reapplication.

B. Projects in Process:

1. Development for which an application for a development permit has been accepted as complete, but which has not been granted final approval by the appropriate designated official prior to the effective date of this title, shall be subject to the land use regulations, standards for approval, and other requirements in effect at the time the application was deemed complete; provided that any subsequent application for a development permit required by this title prior to issuance of and including a building permit and certificate of occupancy shall be processed in accordance with the procedures established by this title for the processing of such development permit. If approved, the development may be built in accordance with the development standards in effect at the time of application, provided that any design review filed subsequent to the issuance of a special use permit or reapplication for an expired permit must meet the standards for approval in effect at the time of application. This provision shall not apply to any application for a master plan amendment or zoning map amendment.

C. New Applications:

1. If no application for a development permit has been accepted as complete and the development has received no more than approval of a master plan map amendment or a zoning map amendment prior to the effective date of this title, pending and subsequent applications for development approval shall be subject to all requirements, standards and procedures set forth in this title.

1.06 Non-Conforming Uses and Structures

A. Purpose.

The purpose of this chapter is to regulate and limit the continued existence of uses and structures established prior to the enactment of this title, or any amendments, that do not conform to the provisions of this title. Nonconforming uses may continue, but the provisions of this division are designed to curtail substantial investment in nonconforming uses and structures and, when necessary in order to preserve the integrity of this title, to bring about their eventual elimination.

B. Nonconforming Uses.

1. Continuation. Nonconforming uses may continue in accordance with the provisions of this chapter.
2. Maintenance and repair. Normal maintenance and repair to permit continuation of registered nonconforming uses may be performed.
3. Expansion. Nonconforming uses shall not be extended or enlarged except as provided by this chapter.
4. Change of use. A nonconforming use shall not be changed to any other use unless the new use conforms to the provisions of the zoning district in which it is located.

C. Nonconforming structures.

1. A nonconforming structure devoted to a use permitted in the land use district in which is it located may be continued in accordance with the provisions of this chapter.
2. Normal maintenance and repair of nonconforming structures may be performed.
3. Nonconforming structures which are used in a manner conforming to the provisions of this title

may be enlarged or extended provided that the nonconformity is not further enlarged or expanded.

4. A nonconforming structure, other than an historic structure previously listed on the National Register of Historic Places or designated as historic by the board, shall not be moved unless it will conform to the regulations of the land use district in which it is located.

D. Termination of nonconforming uses and structures.

1. Where a nonconforming use of land or structure is discontinued or abandoned for six consecutive months, the use may not be reestablished or resumed, and any subsequent use must conform to the provisions of this title.

2. Damage or destructions.

a. If a structure in which a nonconforming use is located is damaged or destroyed enough to require substantial improvement, then the structure may be repaired or restored only for uses which conform to the provisions of the zoning district in which it is located. If the cost of improvement exceeds 50 percent of the assessed value of the structure, the improvement is a substantial improvement. Within the unincorporated Town of Genoa, such a structure may be repaired or restored, and the nonconforming use continued, regardless of the extent of such damage or destruction.

b. Any part of a structure, in which a nonconforming use is located, which is damaged or destroyed to the extent that less than 50 percent of the fair market value of the structure may be restored as of right, may be reconstructed if a building permit for reconstruction is issued within six months of the date of the damage and if the resulting structure conforms to the provisions of the land use district in which it is located.

E. Nonconforming accessory uses and accessory structures.

A nonconforming accessory use or accessory structure shall not continue after the principal structure or use is terminated unless the structure or use conforms to the provisions of the land use district in which it is located.

F. Nonconforming lots.

1. When an existing nonconforming lot can be used in conformity with all of the regulations applicable to the intended use, except that the lot is smaller than the required minimum lot area applicable to the zoning district, the lot may be used as proposed.

2. When a use proposed for a nonconforming lot is one that is conforming in all other respects with the applicable setback requirements, the property owner may apply for a variance pursuant to 9.38: Variances.

3. If an undeveloped nonconforming lot adjoins one or more other undeveloped nonconforming lots in common ownership, a variance shall not be granted if re-subdivision or lot merger to make both lots conforming can be reasonably accomplished.

G. Loss of legal nonconforming use status procedures.

1. The department shall be charged with the responsibility to ensure compliance with the provisions of this chapter. If at any time the department determines that the provisions of this chapter have been violated, so that a use or structure should no longer enjoy legal nonconforming status, the department shall prepare a report setting forth the reasons for the determination and a recommendation on the appropriate course of action. The report shall be submitted to the planning commission. Personal notice of such determination shall be given by first class mail, to the owner of the property or structure which is the subject of the

determination, advising the owner that a hearing to consider the administrator's determination shall be held by the commission on a date certain, not less than 30 working days following the date the notice is mailed and specifying the time and place of the hearing.

2. The hearing before the commission shall be held in accordance with the provisions of 9.17: Public Hearing Procedures. The decision on whether the use or structure should be required to conform to the provisions of this title shall be rendered by the commission in accordance with the provisions of 9.13: Review and Decision by Planning Commission.

H. Amortization of nonconforming uses and structures.

1. Upon a recommendation by the community development department that a type of nonconforming structure or use, or any specific nonconforming structure or use is detrimental to the public health, safety or general welfare, the board may adopt an amortization schedule under which a nonconforming use or structure, or type of nonconforming use or structure, may be gradually eliminated. The schedule shall establish a timetable by which the nonconforming uses or structures shall be eliminated or made conforming and be consistent with the following:

a. Following adoption of an amortization schedule covering a type of nonconforming use or structure, or a particular nonconforming use or structure, the department may initiate amortization proceedings with respect to specific uses or structures in the manner provided in 1.06 H. Any nonconforming use or structure found to be detrimental to the public health, safety or general welfare, may be ordered to be removed or the use discontinued in accordance with the time frames established in the adopted amortization schedule.

b. Upon failure of the property owner to carry out the order, the county may take any steps necessary to remove such structure or discontinue the use and assess the cost thereof against the property owner.

1.07 Interpretation of Language

A. In the event this title requires interpretation, the director may make the interpretation or refer the matter to the planning commission for action, except as otherwise provided.

1.08 Right to Farm

A. It is the declared policy of Douglas County to conserve, protect, enhance, and encourage agricultural operations within the county. Further, it is the intent of the county to provide proper notification of the county's recognition of agriculture's right to farm.

B. Where non-agricultural land uses, and especially residential developments, extend into agricultural areas or exist side-by-side, agricultural operations have often become the subject of nuisance complaints. As a result, agricultural operations are sometimes forced to cease or curtail operations and many others are discouraged from making investments in farm improvements to the detriment of adjacent agricultural uses and economic viability of the county's agricultural industry as a whole. It is the purpose of this chapter to protect agricultural resources and to reduce the loss to the county's agricultural lands by limiting the circumstances under which agricultural operations may be considered a nuisance. This chapter is not to be construed as in any way modifying or abridging any provision of NRS relative to nuisances, but rather is only to be utilized in the interpretation and enforcement of the provisions of this code and county regulations.

C. The further purpose of this code section is to promote a good neighbor policy between farmers, ranchers and residents by advising purchasers and users of property adjacent to or near agricultural

operations of the inherent potential problems associated with proximity to agricultural operations, including but not limited to the sounds, odors, dust and chemicals that may accompany agricultural operations so that these purchasers and users will understand the inconveniences that accompany living side-by-side with agricultural uses and will be prepared to accept the problems as the natural result of living in or near rural areas.

D. The right to farm purposes shall be furthered through the following;

1. No existing or future agricultural operation or any of its appurtenances conducted in a manner consistent with proper and accepted standards on agricultural land shall become or be a nuisance, for purposes of all chapters of this code, provided that the agricultural operation complies with all chapters of this code and provided that the provisions of this section shall not apply whenever a nuisance results from the negligent or improper operation of any agricultural operation.

2. Douglas County shall cause to be mailed to all property owners of real property within the county with the annual tax bill the following notice: "Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code."

3. When giving notice required by NRS, a person who is selling real property which is near an agricultural operation shall disclose in writing to the prospective purchaser the notice contained in 1.08 (D.2) above.

4. Where a discretionary development permit, including but not limited to subdivision and special use permit, is sought on or adjacent to lands zoned to permit agricultural operations, the discretionary permit shall include a condition requiring the recordation of a deed restriction to notify any present or future owners, users and tenants of the notice contained in paragraph 1.08 (D.2) above.

5. The county may require the developer to install or permit the installation of signs to notify prospective purchasers and users that adjacent or nearby lands are being used for agricultural purposes and that those interests are protected by law.

1.09 Aircraft Operation Rights *(reserved)*

1.10 Enforcement Authority

A. It is the duty of the director or his authorized representative to enforce all of the provisions of this chapter.

B. It is unlawful for any person to interfere with the director or his authorized representative in the performance of his duties.

1.11 Appeals (reserved)

1.12 Land Use Definitions

Accessory agriculture retail sales - A location for the retail sale or wholesale of agricultural or horticultural products which are grown on site. Products must be grown on site, not have been purchased for the purpose of resale, and can only be sold on a seasonal basis with no permanent structure.

Accessory dwelling - An attached or detached dwelling unit determined by minor design review to be accessory to the permitted principal use; which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; which is intended for occupation by paying or non-paying guests, members of the family, or person employed on the premises; which is located on the same parcel as the permitted principal use. Accessory dwellings do not include dwellings which are designated as part of an allowed principal use and which are allowed by right.

Accessory outside storage - The outside placement, for a period of more than 48 hours, of items which are customary and incidental to the main use of the property.

Accessory rural event venue - An event facility located on a parcel where the primary land use is a residence or agricultural operation, and where event activities are clearly subordinate and incidental to the principal use of the property. Accessory rural event venues may include the use of existing buildings, barns, agricultural structures, open landscapes, or outdoor gathering areas for private or small-scale commercial events such as weddings, family celebrations, tours, seasonal activities, workshops, and similar special occasions.

Accessory solar energy system: A solar energy system that is designed primarily to serve on-site electrical load, located on the same parcel as the principal use, and accessory and subordinate to that use. The system may be attached to a structure or ground-mounted.

Accessory structure – A detached structure which is not a dwelling unit as defined in this chapter, and which is accessory to and located on the same parcel as the permitted principal use.

Adult characterized businesses - Means any of the following:

1. Any business wherein the preponderant business is the offering of services, materials, goods or products which are characterized by an emphasis on matter depicting, describing, or relating to nude or semi-nude persons or specified sexual activities between persons for observation by patrons. These businesses shall include, but not be limited to, adult bookstores, adult video stores, picture arcades showing adult entertainment pictures, adult motion picture theaters or other similar businesses;
2. Any business which utilizes or encourages sexual arousal, sexual gratification or sexual stimulation of a customer or prospective customer in connection with the sale or offering for sale of services, goods, or materials. These businesses shall include, but not be limited to, unlicensed massage establishments, Turkish baths, nude or semi-nude modeling studios, businesses using nude or semi-nude models in offering lingerie or intimate apparel for sale, sexual catharsis centers, sexual encounter establishments, bondage or discipline parlors, escort bureaus and introductory services, or other similar businesses; or

3. Any business, having as a portion of its goods for sale, products which replicate or are designed to simulate specified anatomical areas, and which are designed to be placed on specified anatomical areas to cause sexual excitement. These businesses shall include, but not be limited to, sexual novelty stores or other similar businesses.
4. This definition does not apply, nor shall it be interpreted to apply, to any business conducted, operated by or employing licensed chiropractors, licensed physicians, licensed physical therapists, licensed massage therapists, licensed psychologists, licensed social workers or licensed marriage family counselors when performing functions under or pursuant to their respective licenses.

Agricultural products processing and storage - The processing and storage of agricultural products brought to the site including but not limited to cleaning, sorting, grading, packaging, milling, or storing of products which are intended for direct human or animal consumption or use. This includes small lumber milling operations utilizing portable equipment and occupying less than one acre.

Agricultural products retail outlet - The use of a location for the retail sale of agricultural equipment or products, a majority of which are not grown on site and are intended for direct human or animal consumption or use. One single-family dwelling, occupied by the owner, operator, or manager of the business will be considered customary and incidental as a part of this use.

Airport related uses - An accessory facility used for airport operations.

1. Private airport - Areas for the private use of aircraft, including the landing and taking off of aircraft, and any appurtenant areas which are intended for use such as terminal, tie down and hanger areas.
2. Public airport - Public areas used for the landing and taking off of aircraft, and any appurtenant areas which are intended for use such as terminal, tie down and hanger areas.
3. Airport related uses - An accessory facility used for airport operations.
4. Heliport - Any designated area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.
5. Helistop - Any designated area used for the landing and taking off of helicopters for the purpose of picking up or discharging passengers or cargo. This use does not include fueling, refueling, or service facilities. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.
6. Park and ride facility - A parking area and transit facility the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.
7. Parking structure and parking lot (primary use) - A structure or area the purpose of which is to allow the parking of motor vehicles, for a fee or not, as the primary use on a parcel. Additional provisions will be determined through special use permit.
8. Terminal and passenger service facility - An establishment engaged in the operation of motor vehicle passenger service terminals including maintenance and service facilities, including bus and taxicab fleet operations.

Animal keeping - The grazing, keeping, limited boarding of horses, use and sale of domestic animals including but not limited to poultry, rabbits, livestock, llamas, ostriches, and horses, and including coops, stables and other accessory structures used for keeping such animals. This definition does not include equestrian facilities.

Aquaculture - The cultivation of aquatic organisms such as fish, shellfish, crustaceans, seaweed, and other marine and freshwater species for food production, habitat restoration, ornamental purposes, or scientific research.

Bank - A financial institution for the extension of credit, and the custody, loan, or exchange of money which may have drive-through service.

Banquet Hall - A commercial indoor facility designed and operated for hosting private events, such as receptions, banquets, fundraisers, corporate gatherings, and similar social or ceremonial functions. A banquet hall may provide on-site catering services and accessory entertainment but does not operate as a restaurant with daily public dining. Individual events may be scheduled only by reservation made through the banquet hall business licensee and may include assembly areas, kitchens, and service spaces.

Bar - An establishment where the primary use is the sale and consumption of alcoholic beverages on the premises. The bar may include a counter and associated service and preparation areas upon and over which alcoholic liquor is the principle commodity served for consumption by persons at such counter.

Bed and breakfast - An owner-occupied dwelling unit offering transient lodging accommodations where meals may be provided. A bed and breakfast may have no more than six guest rooms.

Boarding house - A building or portion of a building which is used to accommodate for compensation no more than six boarders or roomers, not including members of the occupant's immediate family who might be occupying such a building.

Building contracting shop - A facility providing for general building construction, repair, service, and maintenance including installation of plumbing, roofing, signs, electrical, air conditioning, and heating, and including related equipment and materials storage.

Building material or garden store - A facility for the sale of home, lawn, and garden supplies, landscaping materials, brick, lumber; and other similar materials. This use may include the outside storage of materials.

Campground - An area of land on which accommodations for occupation on a transient basis are located or may be placed. This includes, but is not limited to, tents and recreational vehicles.

Cannabis Establishment - A facility engaged in the cultivation, production, testing, distribution, retail sale, or retail consumption of cannabis or cannabis products, whether for medical or adult recreational use. This includes, but is not limited to: cultivation facilities, testing laboratories, production facilities, dispensaries, and distributors, whether for medical or adult recreational use. Cannabis Establishments are defined in and regulated under NRS Chapters 678A through 678D, and such definitions are hereby incorporated by reference.

Cannabis Establishments, as defined above, are prohibited in all zoning districts and shall not be permitted as a primary, accessory, special, or temporary use. This prohibition does not apply to the lawful, non-commercial personal cultivation or use of cannabis as authorized under NRS Chapters 678C or 678D.

Car wash - A parcel or a structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of one or more motor vehicles.

Carpentry, woodworking, or furniture making facility - A facility for the making, repairing, or refinishing of furniture or wood products for direct retail sale.

Cemetery - A place designated for the burial or keeping of the remains of the dead whether human or animals, including crematories, mausoleums, and columbiums operated within the boundaries of the cemetery.

Central office of telecommunication company - An above ground structure which is in excess of eight feet in height which shelters telecommunications facilities required as an operating unit, including but not limited to the switch or other facilities used to establish connections between customer lines or between lines and trunk or toll lines to other central offices.

Church - A facility principally used for people to gather together for public worship, religious training, or other religious activities. This includes wedding chapels.

Clustered Development - A residential development pattern in which lots are concentrated on a portion of a parcel or on multiple contiguous or non-contiguous parcels under common ownership, in order to preserve agricultural land, open space, and natural resources on the remainder of the property through permanent legal protections.

Commercial bakery - A commercial establishment for the production of baked goods, primarily for sale to other commercial establishments

Commercial laundry and dry cleaning - A facility for the cleaning or laundering of garments, fabrics, rugs, draperies, or other similar items on a commercial or bulk basis.

Commercial meat and poultry processing facility - A facility for the processing of meat and poultry, not intended for resale on the premises, including but not limited to the butchering, cutting, dressing, and packaging of meat and poultry products. This definition does not include retail sales

Commercial nursery - A use which can include one or more greenhouses, where trees, shrubs, flowers, or vegetable plants are grown and sold either wholesale or retail. This may also include landscape materials and lawn and garden supplies. One single-family dwelling, occupied by the owner, operator, or manager of the nursery will be considered customary and incidental as a part of this use.

Commercial stock yard - A means place of confinement, whether by structures, fences, pens, corrals, or other enclosures, where transient cattle, swine, sheep, poultry, fur bearing animals, or other livestock are kept temporarily for slaughter, marketing or shipping. Educational agricultural projects are excepted from this use.

Community center and related facilities - A facility for a use of community significance, public or quasi-public, where public services or information are provided on a non-profit basis, including but not limited to government offices, senior centers, public libraries, family council or family help centers, and sheriff sub-stations. Use of community significance is a use which the commission determines to have significant historic cultural, economic, social, or environmental value to the county, which does not conform to the use regulations of the district in which the use is located as a result of either the adoption or amendment

of this code, and which cannot be made conforming through any other discretionary review process under this code. The use of murals falls within this definition.

Convenience store (with gasoline sales) - Any retail establishment selling consumer products including primarily pre-packaged food and household items, having a gross floor area of less than 5,000 square feet. A convenience store may also have associated retail sale of gasoline and other petroleum products.

Craft foods or alcoholic beverages (large & small) - A commercial establishment for the production of craft foods or alcoholic beverages, including a facility in which foods or alcoholic beverages for human consumption are processed to a final form, and is distributed to customers on-site or to retailers and wholesalers. Examples include bakeries, brew pubs, creameries, or craft distilleries.

Day care center (large) - A facility which provides less than 24-hour care or supervision for seven or more persons who are not related by blood, marriage, or adoption to the owner, operator, or manager, whether such facility operates at day or night, with or without compensation for such care, and with or without stated educational purpose. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

Day care center (small) - A facility which provides less than 24-hour care or supervision for six or less persons who are not related by blood, marriage, or adoption to the owner, operator, or manager, whether such facility operates at day or night, with or without compensation for such care, and with or without stated educational purpose. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

Dog fancier or breeder kennel – A dog fancier is any person having custody or possession of more than three dogs, for the purpose of hunting of wild animals or fowl in accordance with NAC 503.147, showing in recognized dog shows, or competing in field obedience trials. A dog breeder is any person having custody or possession of one or more unaltered dog(s) for any consideration of profit, fee, or compensation, for the purpose of breeding.

Dog kennel – Any place where dogs are kept, for the purpose of boarding, breeding, training, grooming, treating, sale or other commercial purpose not covered under the provisions of a dog breeder, fancier, rescue kennel, thrift or pet shop license. A veterinary clinic or hospital is excluded from this definition.

Dog rescue kennel - Any rescue organization engaged in providing temporary shelter and care for dogs and/or puppies for the purpose of finding permanent adoptive homes for such animals. A veterinary clinic or hospital is excluded from this provision.

Educational facility - Buildings and uses for public or private educational or research activities associated with an academic institution which has curriculum for technical or vocational training, kindergarten, elementary, secondary, or higher education, including residential facilities for faculty, staff, and students. A school, college or university, supported wholly or in part by public funds or giving general academic instruction equivalent to the standards prescribed by the State Board of Education. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

Emergency care facility - A health care facility, providing primarily outpatient emergency care for the diagnosis and treatment of individuals. This use shall provide proof of having obtained and of having

maintained, as may be periodically requested by the county, all applicable state and federal permits regarding medical waste disposal.

Emergency telecom facility - A facility owned or operated by a governmental agency or a volunteer public safety agency officially sanctioned by a government agency for that purpose used for the transmission and reception of electromagnetic or electro-optic information for public safety communication uses. This facility may operate for a maximum of six months.

Equestrian facility - A commercial facility for horse training, boarding in excess of that permitted under section "Animal Keeping", competitive equestrian events, rentals, sales and lessons

Equipment rental - A place of business established for the rental and leasing of equipment such as construction machinery and landscape and farm implements

Fire station - A facility operated by a municipality, fire district, or department which houses fire and paramedic equipment and may be used for the housing of personnel and for associated meetings.

Forestry - Cultivating and maintaining forests and managing forest land, including the selling of firewood produced on the parcel.

Gaming - Any legally constituted gambling enterprise authorized under state law, other than slot machines when the machines are operated under a restricted license and incidental to the conduct of the licensed retail business.

General industrial - Any intense manufacturing operation or industrial use, including but not limited to batch plants, foundries, tank farms, refineries, junk yards or auto dismantling, which is not specifically listed elsewhere in this code.

1. Batch plants - A facility where raw materials such as aggregate, sand, cement, asphalt, or similar products are stored, processed, and blended to produce concrete, asphaltic concrete, or related construction materials. Batch plants typically include material stockpiles, conveyors, mixers, silos, and truck loading areas.
2. Foundries - An industrial facility where metals are melted, cast into molds, and formed into finished or semi-finished products. Foundries typically include furnaces, molds, casting areas, finishing operations, and material handling and storage areas.
3. Tank farms - An industrial facility consisting of one or more large, above- or below-ground storage tanks used for the bulk storage, handling, and distribution of liquids or gases, including but not limited to petroleum products, chemicals, or other hazardous materials.
4. Refineries - An industrial facility where raw materials such as crude oil, natural gas, bio-feedstocks, or other complex substances are chemically or mechanically processed, separated, or refined into fuels, petrochemicals, or other commercial products.
5. Junk yard and salvage facilities - Primary or accessory use of structures or land for storage, dismantling or selling of cast-off, unused, scrap or salvage material of any sort.
6. Auto dismantling - An industrial facility where motor vehicles are dismantled, salvaged, or disassembled to recover parts, scrap metal, or other reusable materials.

Golf course - A recreational facility primarily used for the purpose of playing golf, but which may include accessory eating and drinking areas, retail sales areas, locker rooms and staff offices.

Grading of more than 500 cubic yards - Any excavation, fill, or combination thereof that results in the movement, placement, or removal of more than 500 cubic yards of soil, rock, or other earthen material on a site, whether occurring at one time or cumulatively as part of a single development project.

Health club - A facility containing space and equipment for indoor sports activities, including but not limited to spectator seating, locker and shower rooms, classrooms, swimming pool, weight training and aerobic exercise.

Heliport - Any designated area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities.

Helistop - Any designated area used for the landing and taking off of helicopters for the purpose of picking up or discharging passengers or cargo. This use does not include fueling, refueling, or service facilities.

Home occupation - A business conducted as an accessory use to a principal residential dwelling which is occupied by the business owner.

Hospital - A institution where people are given medical attention and treatment, including but not limited to related facilities such as laboratories, outpatient clinics, staff offices, and on an in-patient basis. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

Hotel - Guest rooms or suites occupied on a transient basis, with most rooms gaining access from an interior hallway and with no provisions for cooking in an individual unit

Household pets - An animal that is kept by a person primarily for companionship. Livestock is excluded from this definition. Household pets shall not include any non-domestic animals permitted under "Animal Keeping."

Independent congregate senior living community - A independent living community that entails private dwelling units/apartments designed for an adult population aged 55 years and older that may include some supportive services including, but not limited to, meals, housekeeping, home health, and other supportive services. A number of common facilities, including kitchen facilities, club houses, pools, health facilities, and other personal services, may be provided on the site.

Indoor gun range - An enclosed facility or area used for archery or the shooting of firearms, whether for practice or sport.

Indoor recreation - An entirely enclosed facility which offers entertainment or games of skill for a fee, including but not limited to a bowling alley, billiard parlor, or a video game arcade. This use may include accessory eating and drinking areas, retail sales areas, and staff offices.

Indoor theater - A facility for showing motion pictures, videos, or for staging theatrical performances to an audience, inside an enclosed structure.

Judicial center - Buildings used for courtrooms, police station, jails, and accessory offices.

Keeping of non-domestic animals - The location for commercial dealers, breeders, exhibitors, transporters, or researchers of any and all wildlife listed by the Nevada Division of Wildlife. This use shall also be granted and maintain all applicable local, state and federal permits. One single-family dwelling

occupied by the owner operator, or manager of the business considered customary and incidental as part of this use.

Kennel - Any place of business where dogs, cats and other domestic (non-farm) animals for boarding, breeding, training, grooming, treating, sale or other commercial purpose with the exception of veterinary clinics or pet shops.

Large group care or group home - A facility which provides 24-hour care or supervision of more than 10 persons who are not related by blood, marriage, or adoption, to the owner, operator, or manager, and who do not meet the definition of a family. A group care or foster home may be operated by a public, nonprofit, or private agency. This definition includes drug or alcohol rehabilitation facilities for any number of persons, with or without 24-hour care or supervision, excluding those that do not meet the definition of family in Section 1.12.

Light industrial - Any light industrial activity, including but not limited to assembling, compounding, food or beverage processing, inside storage, processing or treatment of products, construction equipment repair and sale, scientific research, manufacturing, wholesale trade, warehousing, and corporate offices, which is not specifically listed elsewhere in this code. Furthermore, uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, service stations, copy centers, showrooms, product testing areas, and product sampling areas.

Limited agricultural uses - The growing of fields, trees, bushes, berries, and row crops, including nursery stock. This use does not allow the grazing, keeping and use of livestock or other animals. This definition does not include animal keeping.

Limited commercial uses - A use that is accessory to an open agricultural use consisting of a vocational activity principally conducted inside a dwelling unit or accessory structures, including outdoor recreational vehicle and equipment storage, and which can employ up to five additional employees.

Machine shop - A facility where material is processed or treated by machining, cutting, grinding, welding, or similar processes.

Major facility of a public or private utility - Any electric transmission lines, power plants, or substations of electric utilities, major gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas, propane or petroleum derivatives, and their appurtenant facilities.

Manufactured home park - A parcel of land upon which two or more mobile or manufactured homes, occupied or intended to be occupied for dwelling purposes, are located.

Membership club - A facility, including associated eating, drinking, and recreational facilities, owned or operated by a group of people organized for a common social, educational, service, or recreational purpose. These clubs are usually characterized by certain membership qualifications, payment of fees or dues, regular meetings, a constitution, and by-laws.

Metal cargo storage containers - The use of Metal Storage Containers, Sea Cargo, Cargo, or similar containers that house storage items. The use of semi-truck trailers as storage containers is prohibited in all zoning districts.

Mortuary - A facility where bodies are prepared for burial or cremation, which may include areas for embalming, performing of autopsies, and the storage of funeral supplies and vehicles.

Motel - Guest rooms or suites occupied on a transient basis, with most rooms gaining access from an exterior walkway and with no provisions for cooking in an individual unit.

Motorized racing - A facility where racing events are held in which the sport uses vehicles propelled by a mechanical engine. Agricultural related events including but not limited to steam engine events and antique tractor races are not included within this definition. Setback requirements: In an agricultural or forest and range zoning district, no portion of the facility, with the exception of the gate house, may be located within 600 feet of any lot line.

Multi-family dwelling - A building or buildings on a single parcel which are occupied or which are arranged, designed, and intended to contain more than one dwelling unit, but not including hotels, motels, and boarding houses.

Non-commercial telecom site, one structure - A facility used for the transmission or reception of electromagnetic or elector-optic information, which is accessory to a residential use, is not commercial in nature, and meets the setback and height requirements of the district in which the facility is located.

Non-commercial telecom site, all others - Non-commercial telecommunications site, multiple structures, or those not meeting setback or height requirements" means any facility or facilities used for the transmission or reception of electro-magnetic or electro-optic information, which is accessory to a residential use, is not commercial in nature, and does not meet either the setback or height requirements of the district in which the facility is located. It includes "station antenna structure" as defined in NRS (2001 Statutes of Nevada, 596, Chapter 103; AB61)

Non-motorized racing - A facility where racing events are held in which the sport does not involve the use of mechanical engines for propulsion. Outdoor lighting of facility requires specified approval in the special use permit.

Nursing, convalescent and residential care facility - A facility which provides 24-hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility, and who do not meet the definition of family in Section 1.12. A nursing, convalescent, or residential care facility provides some level of skilled nursing or medical service to the residents.

Open agricultural uses - An agricultural use which may or may not have structures, other than accessory structures, associated with their operation, including but not limited to the grazing, keeping and use of livestock, the production of agricultural or horticultural products, and accessory storage such as corrals, coops, pens, stables or other buildings used in conjunction with farming or ranching operations.

Open and subsurface mining - The extraction of earth materials by mining directly from the exposed deposits or other materials or by underground methods (including, but not limited to, in situ recovery), and including the milling and processing of the ore produced and the reprocessing of tailings. Exceptions to

this use include excavations below finished grade for basements and footings of a building, retaining wall or other structures authorized by a valid building permit, and extraction of a maximum of 1,000 cubic yards per parcel per year within agricultural or forest and range zoned districts. The term open mining includes but is not limited to such processes as open cut mining, open pit mining, strip mining, borrow pits, quarrying and dredging. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits. Accessory uses include processing plants or batch plants that mill, process or reprocess minerals, ore, tailings or deposits extracted solely from the subject property.

Outdoor recreation, day use - An area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside only during daylight hours. This includes but is not limited to a golf driving range, rifle range, boating facility, tennis facility, or a miniature golf course.

Outdoor recreation, night use - An area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside and includes lighted areas for use after dusk. This includes but is not limited to a golf driving range, rifle range, boating facility, tennis facility, or a miniature golf course.

Outdoor theater - A facility for outdoor performances where the audience views the production from automobiles or while seated outside.

Outside storage - Outside storage means the outside placement of items for a period of more than 48 hours. The items being stored must be screened from the view of adjacent roadways and properties.

Overnight lodging - A facility offering transient lodging accommodations on a daily basis to the general public, and in which no provision is made for cooking in any individual room or suite. The overnight lodging facility may also include incidental business uses commonly associated with the main lodging use.

Park and ride facility - A parking area and transit facility the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.

Park or play field, day use - A recreational area providing parks and playfields for use during daylight hours. This includes publicly owned and commonly owned recreational facilities.

Park or play field, night use - A recreational area providing parks and playfields which may include lighted areas for use after dusk. This includes publicly owned and commonly owned recreational facilities.

Parking structure or parking lot (primary use) - A structure or area the purpose of which is to allow the parking of motor vehicles, for a fee or not, as the primary use on a parcel

Pawn shop - A place of business where personal property is pledged as collateral for loans and the personal property is kept at the place of business until the loan is redeemed or the pledged collateral sold.

Personal storage facility - A facility means a facility for storage of personal items in individual units, bins, rooms, or containers. Any unit, bin, room, or container must be a permanent structure.

Pet service - Any person or group engaged in grooming or training pets, pet competitions or events for commercial purpose. Pet Services do not provide overnight boarding services to animals not owned by

the Pet Services licensee, but may provide short-term, daytime boarding services for animals. A veterinary clinic or hospital is excluded from this provision.

Pet shop - Any place of business where pets are kept to be bought, sold, exchanged or offered for sale to the general public. A Pet Shop may also include incidental grooming or training services. A Pet Shop does not provide overnight boarding services to animals not owned by the Pet Shop licensee. A veterinary clinic or hospital is excluded from this provision.

Post office - A facility operated by the United States Postal Service where public mailing services, including distribution and delivery of mail, are provided.

Printing and publishing establishments - A facility for the reproduction, cutting, printing, or binding of materials on a bulk basis using lithography, offset printing, blueprinting, silk screening, or similar methods.

Private airports - Areas for the private use of aircraft, including the landing and taking off of aircraft, and any appurtenant areas which are intended for use such as terminal, tie down and hanger areas.

Professional office - An office for professions including but not limited to government, physicians, dentists, lawyers, real estate sales, architects, engineers, artists, musicians, designers, teachers, accountants, and others, who, through training are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists. This use includes medical and dental clinics.

Public airports - Public areas used for the landing and taking off of aircraft, and any appurtenant areas which are intended for use such as terminal, tie down and hanger areas.

Public or quasi-public facility other than listed - Means a public or quasi-public facility other than those specified in this chapter.

Public recreation center - A publicly owned area providing recreational facilities such as playgrounds, parks, game courts, swimming pools, and playing fields.

Public park - A park, playground, swimming pool, beach, pier, reservoir, golf course or athletic field within the County which is under the control, operation, or management of the county, state, or other political subdivision.

Public safety telecommunications site - A facility owned or operated by a governmental agency or a volunteer public safety agency officially sanctioned by a government agency for that purpose, utilized for the transmission and reception of electromagnetic or electro-optic information for public safety communication uses.

Recovery house - A residence that provides housing and a living environment for persons recovering from alcohol or other substance use disorders and is operated to facilitate their reintegration into the community but does not provide any treatment for alcohol or other substance use disorders. The term does not include a facility for transitional living for released offenders.

Recycling Related Uses -

1. Reverse Vending Machine - A self-service device that accepts empty recyclable beverage containers and issues a cash refund, receipt, or redeemable voucher. Reverse vending machines are typically installed as an accessory use to a commercial establishment and

occupy no more than 50 square feet.

2. Recycling Collection Facility, Small - A facility occupying 500 square feet or less that collects source-separated recyclable materials from the public through donation, redemption, or purchase. This use may include unattended drop-off bins, kiosks, mobile units, or bulk reverse vending machines. Small collection facilities must operate as an accessory use to an established commercial or industrial use and may not include on-site processing beyond basic sorting or temporary storage.
3. Recycling Collection Facility, Large - A facility larger than 500 square feet, including permanent structures, that collects source-separated recyclable materials from the public. These facilities may operate as a primary or accessory use and may allow limited on-site processing such as sorting or compacting. Large collection facilities may include staffed operations.
4. Recycling Processing Facility, Light - A facility occupying less than 45,000 square feet used for the collection and mechanical processing of recyclable materials. Processing may include baling, briquetting, crushing, compacting, grinding, shredding, and sorting. Light processing facilities are limited to source-separated materials and do not process ferrous metals other than food and beverage containers.
5. Recycling Processing Facility, Heavy - A facility larger than 45,000 square feet or one that engages in advanced or large-scale recycling operations beyond the scope of a light processing facility. May include processing of mixed or unsorted materials, ferrous metals, and use of industrial-scale equipment.

Renewable Energy Generation - A source of energy that occurs naturally or is regenerated natural with a nameplate capacity of 10 megawatts or more, including without limitation - biomass, fuel cells, geothermal energy, or water power facilities. Specifically excluded from this definition is wind and solar energy. The term does not include coal, natural gas, oil, propane or any other fossil fuel or nuclear energy facilities. The term does not include a project involving an electric generating facility or system that uses nuclear energy, in whole or in part, to generate electricity.

Resort lodge, conference center, or guest ranch - A facility, including either a single building or resort with or without individual kitchens, which serves as a destination point for visitors, and generally has accessory recreational facilities for the use of guests. This includes hunting, fishing and skiing lodges.

Restaurant - An establishment for the sale and consumption of food and beverages on the premises, which may include drive-through service. Bars are allowed as an accessory use to a restaurant if the bar and associated service and preparation area does not exceed 30 percent of the gross floor area of the entire unit of operation (unit of operation defined as the bar and restaurant combined.

Retail or personal service facility - An establishment for the retail sale of merchandise or the provision of personal services, including drive through service. A retail facility includes but is not limited to antique or art shops, clothing, copy services, department, drug, dry good, florist, furniture, gift, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, or toy stores. A personal service facility includes but is not limited to barber or beauty shop, dry cleaners, optometrist shop, photographic studio, travel bureau, or vehicle sales.

Saw mill - A facility for the storage, sales, and milling of forest products, not including the cutting of firewood.

Seasonal sales lot - A parcel temporarily used for the sale of seasonal or holiday items, including but not limited to Christmas trees and pumpkins. Seasonal sales shall be limited to a time period not exceed 60 days in a calendar year, per event. This use is subject to the development standards and sign standards contained within this code.

Sewage treatment facility - A facility for the collection, treatment, and disposal of sewage, which has a designed capacity to receive more than 2,000 gallons of sewage per day.

Sewer or water transmission lines – Pipeline(s) used for the transport of water or sewage.

Sidewalk or parking lot sale - A promotional sales event conducted by one or more businesses which is held outside the confines of the commercial or manufacturing structures in which such business is normally conducted and which sale involves the outdoor display within a paved or concrete area on the same lot as the structures of merchandise which is normally displayed within the structures. Sale events shall be conducted solely on private property and not encroach within public rights-of-way.

Single-family dwelling - A single detached building which is occupied or which is arranged, designed, and intended to be occupied by not more than one family, and which contains not more than one dwelling unit

Ski area - A recreational facility for Alpine and Nordic skiing, including associated lodge buildings, ski school, eating and drinking areas, and retail sales.

Small group care or group home - A facility which provides 24-hour care or supervision of up to 10 persons who are not related by blood, marriage, or adoption, to the owner, operator, or manager, and who do not meet the definition of a family. A group care or foster home may be operated by a public, nonprofit, or private agency. This definition does not include halfway houses or drug or alcohol rehabilitation facilities.

Small lot subdivision - Limited lot size subdivision (5,000 square foot minimum lot size) for single-family detached dwellings.

Solar photovoltaic facility - A solar energy system that functions as a principal use of land, or is designed for wholesale energy export beyond on-site consumption, including associated energy storage components and distribution infrastructure.

Solid waste disposal site and facility - The location and facility at which the collection, storage, treatment, utilization, processing, or final disposal of wastes occur. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

Solid waste transfer facility - means a facility at which wastes, awaiting transportation to a disposal site and facility, are transferred from one collection vehicle to another.

Special occasion home - A single-family dwelling which is owner-occupied and contains historic features and which is made available to the general public on a for-profit basis for special events.

Stationary tank storage (above ground) - The above ground storage of class I, class II or class III liquids with a maximum of 1,050 gallons individual tank capacity and 3,150 aggregate tank capacity.

Telecommunications facility - A wireless communications facility means a wireless communications facility used for the transmission or reception of electromagnetic or electro-optic information that does not meet the definition of a telecommunications site and which may include accessory equipment and equipment shelters. This use does not include any other use listed in this code, devices not used for communication, or radio frequency machines which have an effective radiated power of 100 watts or less.

Telecommunications Site - A wireless communications facility used for the transmission or reception of electromagnetic or electro optic information, which is placed on an existing structure and does not exceed the existing roof height by more than 15 feet, is co-located on an existing telecommunications facility or is placed on an alternative tower structure. This use may also include accessory equipment and equipment shelters. This use does not include any other use listed in this code, devices not used for communication, or radio frequency machines which have an effective radiated power of l00 watts or less.

Temporary batch plant - A temporary facility for mixing concrete, asphalt or similar paving materials.

Temporary construction or sales office - A facility temporarily used as a construction or sales office.

Temporary dwelling unit - A dwelling unit temporarily used, by the property owner, during construction or remodeling of the principal dwelling unit. This use may be approved only in conjunction with the issuance of a building permit for a residence.

Terminal and passenger service facility - An establishment engaged in the operation of motor vehicle passenger service terminals including maintenance and service facilities, including bus and taxicab fleet operations.

Thrift or secondhand stores, used appliance shops - A business which sells used or recycled merchandise, or accepts donations of used or recycled goods for later retail sales

Tiny House - A dwelling that is 400 square feet or less in floor area, excluding lofts.

Treated effluent irrigation - The use of treated wastewater effluent for irrigation purposes.

Uses of community significance - A use which the commission determines to have significant historic cultural, economic, social, or environmental value to the county, which does not conform to the use regulations of the district in which the use is located as a result of either the adoption or amendment of this code, and which cannot be made conforming through any other discretionary review process under this code.

Utility service facility - Any electrical distribution lines, natural gas distribution lines, minor gas regulator stations, cable television lines, telegraph and telephone lines, and gathering lines, or other minor service facilities. There may be no buildings associated with this use. This use is limited to the following sizes - a. Gas lines less than l2 inches; and b. Electric lines of less than 65.00 kilovolts.

Vehicle rental - Establishments primarily engaged in daily or extended term rental of trucks, vans, passenger vehicles, utility trailers, recreational vehicles, and other motorized vehicles.

Vehicle sales - Establishments primarily engaged in the sale of new or used trucks, vans, passenger vehicles, utility trailers, and recreational vehicles and other motorized vehicles.

Vehicle service center, major – A facility for the purpose of conducting major vehicle repairs including but not limited to transmission, radiator, auto body repair or painting, and other major engine repair. Vehicle towing and storage is permitted as an accessory use.

Vehicle service center, minor - A facility for the retail sale of gasoline and other petroleum products or where light maintenance activities such as engine tune- ups, tires, brakes, mufflers, lubrication, minor repairs, and carburetor cleaning are conducted. A one-bay car wash may be accessory to the vehicle service center.

Veterinary clinic with outdoor holding facilities - A facility for the diagnosis, treatment, hospitalization, and harboring of animals which includes outdoor holding facilities.

Veterinary clinic without outdoor holding facilities - A facility for the diagnosis, treatment, hospitalizations and harboring of animals which does not include outdoor holding facilities.

Warehouse and distribution center - A building of 100,000 square feet or greater of gross floor area used primarily for the inside storage and distribution of goods and materials, which includes land and buildings used as a relay station for the transfer of goods from one vehicle or party to another, and the parking and storage of tractor or other trailer units. See "Light Industrial" for warehousing centers of less than 100,000 square feet of gross floor area.

Water reservoir - An area of land where water is retained or an area intended for water retention. This use does not include stock watering ponds which are allowed as a use by right in the A and FR districts or agricultural water storage approved by the state engineer.

Water tank/treatment facility or sewer lift station - A water facility with a capacity of 5,000 gallons or more for purifying, supplying, and holding water, or a sewer lift station facility, each including appurtenant wells, pumps, and control buildings.

Wind energy commercial use test site - Electrical equipment, wind sensors, communication devices, towers, guy wires and anchors, and other associated controls used to measure, monitor and report wind speed, wind direction and other wind related data.

Wind energy conversion system, micro - A wind energy conversion system which rotates around a vertical axis with a rotor blade diameter not exceeding 10 feet.

Wind energy conversion system, micro other - A wind energy conversion system which rotates around a vertical axis with a rotor blade diameter not exceeding 14 inches and a blade length of 41 inches. A parcel is limited to a maximum of two wind energy conversion systems.

Wind energy conversion system, small - A wind energy conversion system which rotates around a horizontal or vertical axis with a rotor blade diameter greater than 10 feet, but not exceeding 25 feet.

Wind energy conversion systems, commercial - One or more machines by which mechanical energy supplied by the wind is changed to electric energy for the purpose of consumer sales.

1.13 Measurements, Construction, and Code Terminology Definitions

Abandoned Structure - A vacant structure that is an attractive nuisance.

Aboveground utility projects - An aboveground electric transmission line which is designed to operate at 200 kilovolts or more and which has been approved for construction after October 1, 1991, by the State or Federal Government or a governing body.

Abutting or adjacent - Two or more parcels sharing a common boundary of at least one point.

Acre, gross - A gross acre consists of 43,560 square feet of land, and includes any public streets and alleys or other rights-of-way or easements.

Acre, net - A net acre consists of 43,560 square feet of land, exclusive of any public streets and alleys or other rights-of-way, but inclusive of public utility, drainage, or irrigation maintenance easements. Unless otherwise stated, "acre" means "net acre" wherever used in this code.

Access - Safe, adequate, usable ingress or egress to a property or use of not less than twenty feet in width to a legally dedicated public way.

Accessory **Use** - An accessory use must be a use customarily incidental to and on the same parcel as the main use. A use listed in 1.12 may be an accessory use if the planning director determines that the use is customarily incidental to a main use. Except as provided otherwise, an accessory use must comply with all regulations applicable to the main use.

Action - The decision made by the review authority on a land use application, including appropriate findings and conditions of approval where applicable.

Active area - The area a use occupies. This is for purposes of parking calculations.

Address - A combination of a set of numbers and a road name, including if applicable, a directional prefix (N, S, W, E), base name, and road type (St., Ln., Dr., Ci., Ct., etc.)

Address appeals board - The body that has the responsibility to hear and decide the appeal of any address designation, which is not resolved administratively by the community development department, planning division.

Address number - A set of numbers.

Adjacent grade, predeveloped - The natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Administrator - The community development director or designee, unless otherwise specified. For the purposes of floodplain management, administrator shall refer to the floodplain administrator.

Advisory body - The Town of Genoa, Gardnerville and Minden, and any other duly appointed committee by the Board of County Commissioners.

Agricultural Water Storage - The use of ponds, tanks, cisterns, reservoirs, or other containment structures designed and operated to store water solely for agricultural purposes, including livestock watering, crop irrigation, and other farm or ranch operations. Agricultural water storage facilities are not intended for industrial processing, urban potable supply, or recreational use, and may be subject to standards related to water quality protection, dam safety, drainage, and habitat impacts.

Alley - A public or private way, at the rear or side of property, permanently reserved as an ancillary means of vehicular or pedestrian access to abutting property.

Allocation - A right granted by the director pursuant to this chapter to make application for a building permit to build one dwelling unit. An allocation is not a guarantee of receiving approval for a building permit. Approval of the building permit itself will occur through the established building permit review process.

Allocation period - A review period, generally three months in duration, commencing on the first day on which applications may be accepted for the allocation period and ending on the day preceding the first day on which applications may be accepted for the next allocation period.

Alteration - Any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure, or change in the appearance of any building or structure.

Alternative tower structure - A support structure for wireless communications facilities which is primarily for another principal use or accessory use to the principal use on the lot where it is located, and partially or wholly conceals the antenna or minimizes its appearance in relation to the principal use of the structure. Examples of alternative tower structures include but are not limited to existing buildings, grain silos, utility poles, light poles, clock towers and steeples.

Anchor - A series of methods used to secure a structure to its footings or foundation wall so that it will not be displaced by flood or wind forces.

Anemometer - A device for measuring the speed and direction of the wind.

Antenna - A device for transmitting or receiving radio, television, or any other transmitted signal.

Apartment, multifamily - A portion of a structure designed and used for occupancy by two or more families living independently of each other, including duplex, triplex, four-plex, and other multiunit configurations.

Applicant - The owner of a parcel of real property, who may be represented by an agent designated in writing, who applies for an allocation. The agency relationship must be disclosed on the application.

Appeal - A request for review of a decision.

Applicant - Owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this development code, or the agents of such persons.

Appurtenances - The visible, functional, or ornamental objects accessory to and part of a building.

Architectural feature - A portion of a sign structure intended to accent a sign rather than to provide or carry additional message, area such as framing, roofing, exposed foundations, landscaping, and the like.

Ashes - The residue of the combustion of solid fuels.

Assessment amount - The monetary amount based on the County's cost of administration and maintenance for the maintenance district property and improvements, levied against each assessment unit as an assessment for any given assessment period.

Assessment period - The fiscal year of the district which will begin on July 1 of each year and end on June 30th of the following year. The initial assessment period will commence on the date the improvements are accepted and will terminate on the following June 30th.

Assessment unit - Each legal unit of the property designated on a final map and intended for improvement with a single family dwelling whether or not the dwelling has been constructed. The boundaries of each assessment unit and the number identifying the assessment unit are on the final map for the property.

Attached - Any structure that has a roof or an interior wall in common with another structure.

Attractive Nuisance - Buildings, structures, or premises that are in an unsecured, derelict or dangerous condition so as potentially to constitute an attraction to minors, vagrants, criminals or other unauthorized persons, or so as to enable persons to resort thereto for the purpose of committing an unlawful act.

Auto dismantling - The wrecking or dismantling of motor vehicles or trailers, or the storage, sale or dumping of dismantled, partly dismantled, or wrecked motor vehicles or their parts.

Backflow prevention device - A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

Balloon - Any inflatable device that does not fall under the definition of inflatable device.

Bedroom - A confined space having a floor area of not less than 70 square feet (no less than 7 feet in any horizontal direction) and which is heated and has glazing of 8% of the floor area and natural ventilation through windows at 4% of the room floor area and can provide emergency egress as determined by Douglas County, with a minimum ceiling height of 7 feet. A bedroom, as defined in this chapter, must be designed to be used as a sleeping room and for no other stated or significant purpose. Every bedroom must have an exterior access allowing emergency escape or rescue exit. This definition is derived from the International Residential Code Section R303, R304 and R310.

Berm - A mound or embankment of earth designed to provide visual interest, screen undesirable views, or decrease noise.

Board - The Board of Douglas County Commissioners, unless otherwise specified.

Boarded - The securing of an unoccupied building or structure against entry by the placement of material such as plywood, boards, or other similar material over openings that are designed or intended for windows or doors, where the materials are visible off the premises and where the materials are not lawfully or customarily installed on a building or structure that would be occupied.

Buffer-yard - A continuous area of land which is required to be set aside along the perimeter of a lot which is landscaped with a combination of plants, berms, fences, or walls, the purpose of which is to provide a transition between and to reduce the environmental, aesthetic, and other impacts of one type of land use upon another.

Buildable area - That portion of the platted lot exclusive of the required front, rear and side yard setbacks, as established by the base zone for the lot, and, for the purposes of hillside management, minus all designated undevelopable area.

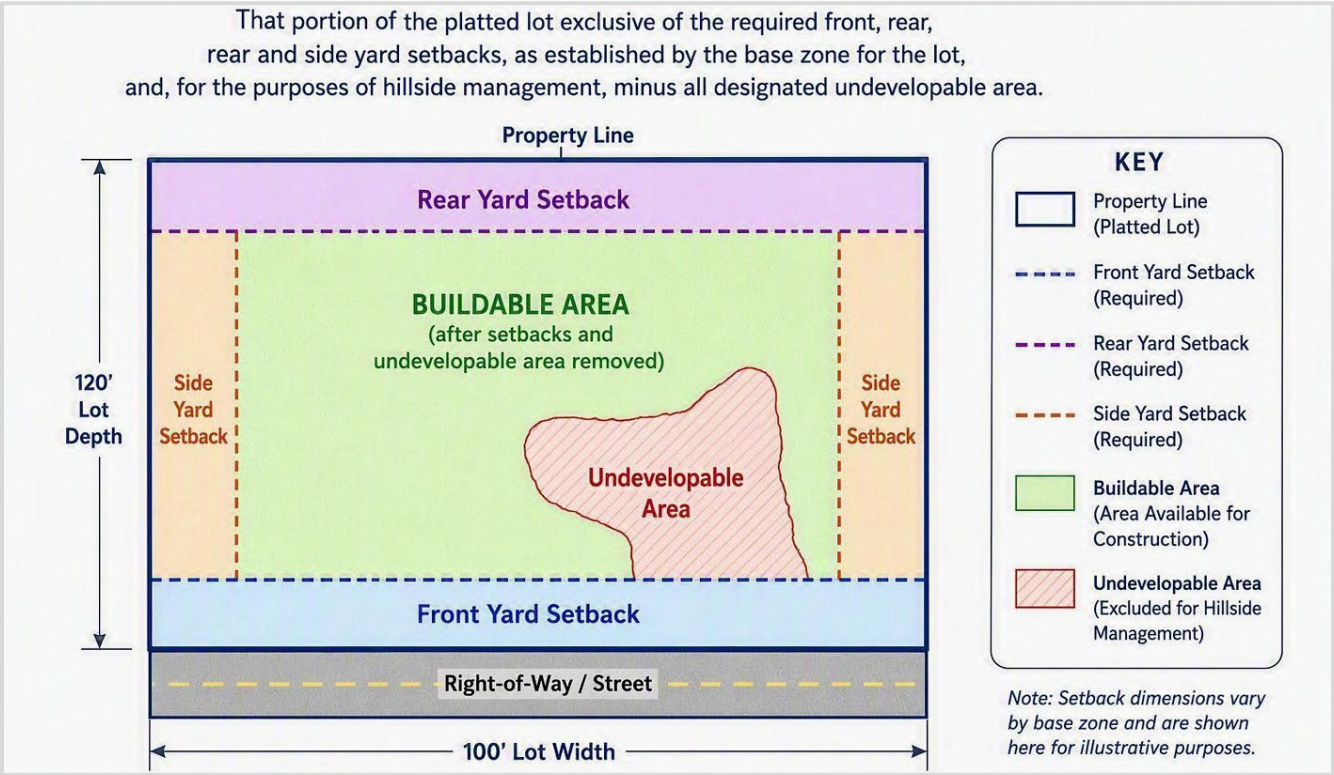

Figure 1: Buildable Area

Building - Any structure having a roof supported by columns or walls, not including a travel trailer or Recreational Vehicle. Any structure designed for habitation, shelter, storage, trade, manufacture, business, education, or other similar purposes.

Building area - The total gross square footage of floor area of the buildings located on a parcel of property.

Building area, occupied - The total gross square footage of floor area of a building occupied by an individual business or unit of operation.

Building height - The vertical distance from any part of the structure to the natural grade below, excluding chimneys and vents.

Building permit - A building permit issued pursuant to the provisions of title 20.

Building setback - The distance between the property line and the nearest portion of a building on the property.

Building site - The ground area of a building together with all open spaces required by this development code.

Building site slope - The average natural slope of the area designated as the building envelope measured at right angles to the natural contours along a line passing through the center of the building envelope, such line shall terminate at the opposite edges of the proposed building, or at the opposite edges of the proposed cut or fill, whichever distance is greater.

Bulk Solid Waste - Discarded bedding, mattresses and furniture, junk, yard debris, uprooted tree stumps, demolition or construction debris, or other nonputrefactive and nonhazardous materials not placed in a container, or too large to be placed into a container.

Carport - A permanent roofed structure not completely enclosed to be used for vehicle parking.

Certificate of occupancy - A permit issued by the community development department prior to occupancy of a structure to assure that the structure is ready for occupancy with all defects corrected, all construction debris removed, the site graded to final grade, and all on-site amenities, including but not limited to paving and landscaping are complete.

Code Enforcement Officer - The person or persons designated by the Director to enforce Douglas County Codes.

Co-location - The placement of more than one antenna or transmitter on a single wireless communications tower by more than one wireless service provider.

Commercial vehicle - Vehicle(s) designed, maintained or used primarily for the transportation of property in furtherance of commercial enterprise.

Commission - The Planning Commission of Douglas County, unless otherwise specified.

Committee - The Development Review Committee, unless otherwise specified.

Common open space - A parcel or parcels of land or an area of water or easements, licenses or equitable servitudes within the site designated for a planned unit development which is designed and intended for the use or enjoyment of the residents or owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents or owners of the development.

Community - Any state or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or authorized native organization, which has authority to adopt and enforce flood plain management regulations for the area within its jurisdiction.

Complex, commercial or industrial - A building or group of buildings within a single architectural plan housing three or more commercial or industrial units of operation where shared access, driveways, or parking is provided. A complex may include separate parcels, parcels of record as part of a commercial or industrial subdivision, or building pads or envelopes with shared or common elements.

Compost or composting - the controlled biological decomposition of compostable material or the product resulting from such process.

Compostable material - Yard debris, food waste and food soiled paper when source separated for composting but does not include food soiled paper containing plastic or any other material that inhibits controlled biological decomposition.

Condominium - A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential, commercial or industrial building on the parcel.

Container - Any vessel approved by the Director and used for the storage of solid waste.

Cost of installing utilities underground - The cost of placing utility service underground, as determined by a Nevada registered engineer's cost estimate, prepared and signed by the engineer, or by an estimate of cost from the utility company as approved by the county engineer.

County - Douglas County, unless otherwise specified.

Cross lot drainage - A drainage system that conveys site run-off towards the lower lot line which it is captured in a drainage channel, pipe, or similar structure and directed across lot lines to an approval point of discharge, or detention or retention structure.

Curbline - The line at the face of the curb nearest to the street or roadway. In the absence of a curb, the curbline must be established by the county engineer.

Days - Shall always be consecutive calendar days unless otherwise stated.

Daytime - Between the hours of 8 a.m. and 9 p.m. for the purpose of this chapter only.

Dense landscape buffer or planting screen - Landscaping which provides screening of incompatible land uses. Landscape material shall be of a type and size that reaches maturity within three years.

Density - The number of dwelling units per gross acre, unless otherwise stated, for residential uses. For the purpose of Transfer Development Rights, density shall mean the number of development rights for the parcel in question under current zoning district regulations.

Density transfer - An increase in density on one portion of a property to a level that may exceed the underlying mater plan designation of that portion of the property while maintaining a gross density over the entire property that is consistent with the underlying master plan designation.

Department - The Douglas County Community Development Department, unless otherwise specified.

Design manual - The adopted Douglas County Design Criteria and Improvement Standards manual, unless otherwise specified.

Designated official - A person or persons authorized to take final action upon a development permits.

Detached - Any building or structure that does not have a wall or roof in common with any other building or structure.

Deterioration - a lowering in the quality, condition or appearance of a building or structure, characterized by holes, breaks, rot, crumbling or any other evidence of physical decay, neglect, excessive use or lack of maintenance.

Derelict structure - a building or structure that poses an incipient hazard, or is detrimental to public health, safety or welfare, as a result of one or more of the following conditions:

1. Is unoccupied and unsecured;
2. Is partially constructed;
3. Is an abandoned structure or attractive nuisance;
4. Is in condition of deterioration

Developer - The person or persons who have made an application to Douglas County to perform development.

Development - The entire plan to construct or place one or more dwelling units on a particular lot, tract, parcel or contiguous parcels of land within the County, including but not limited to a subdivision, parcel map, planned development, specific plan, or manufactured or mobile home project.

Development Agreement - An agreement approved pursuant to the provisions of chapter 20.400 or valid pursuant to section 20.01.070.

Development code - A unified text incorporating those areas of regulation more typically presented in separate zoning and subdivision ordinances and related chapters of the county code, hereafter referred to as the development code.

Development right - The right to construct a single-family dwelling, attached or detached.

Director - The Director of Community Development or his designee.

District or underground utility district - Any special district established by the county pursuant to NRS 704A that is specifically formed to convert poles, overhead wires and associated overhead facilities to underground facilities.

Dwelling - A structure or portion thereof designed for residential occupancy, not including hotels, motels, or boarding houses.

Dwelling unit - A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. For purposes of Article 2, dwelling unit does not include time share or other fractional ownership of a dwelling unit, residential care facility, nursing home or other facility designated for the group care of its residents.

Easement - A grant of one or more property rights by the property owner for the use by the public, a corporation or another person or entity.

Electrical distribution - Structures and appurtenant facilities used for the distribution of electric energy in voltages less than 65 kv.

Electric substation - An assemblage of equipment and appurtenant facilities designed for voltage transformation, or voltage control of electricity in amounts of 65 kv or more.

Electric transmission line - A series of three or more structures and appurtenant facilities erected above ground, supporting one or more conductors emanating from a power plant or a substation, designed to transit electric energy in voltages if 65 kv voltes or more.

Erect - to building, construct, attach, hang, place, suspend, affix or fabricate, which shall also include painting of wall signs and window signs or other graphics.

Excess Allocations - Unissued or unused allocations available for issuance at any time out of their respective pool(s).

Family - One or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit; provided that a group of four or more persons who are not within a second degree of consanguinity shall

not be deemed to constitute a family. Notwithstanding the definition in the preceding paragraph, a family shall be deemed to include three or more persons not within the second degree of consanguinity occupying a dwelling unit and living as a single, nonprofit housekeeping unit, if the occupants are handicapped persons as defined in Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. Such unrelated individuals shall have the right to occupy the dwelling unit in the same manner and to the same extend as a family unit as defined in the first paragraph of this definition.

Fence - Means a barrier constructed of wood, metal wire, erosion control fabric, boards or other materials and which is intended to demarcate a boundary, separate land uses, secure animals, enclose property, and/or exclude people and animals from a designated area. Solid fencing is fencing that impairs through vision, is sight obscuring or opaque, and may conflict with vehicle sight distance. Chain link fencing with privacy slats will be considered solid fencing.

Federal Register - A document published daily by the Federal Government that provides a uniform system for making available to the public regulations and legal notices issued by federal agencies.

Final project approval - Board approval after the final public hearing.

Flag - An article of cloth, paper, or similar lightweight material, varying in size, shape, or design, usually attached at one edge to a staff or cord.

Flag, official - The flag of the United States or other officially recognized country, state, governmental agency or Douglas County.

Flicker or shadow flicker - The effect that results when the shadow cast by the rotating blade of a wind energy system moves across a fixed point.

Floor area ratio - Determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

Food soiled paper - paper products that have been in contact with food or food waste to the degree that they would not be able to be recycled into new paper products. Food soiled paper includes, but is not limited to, used paper table covers, used napkins, pizza boxes, coffee filters and waxy corrugated cardboard. Food soiled paper does not include unsoiled cardboard, paperboard, newspaper or office paper.

Food waste - all waste from meats, fish, shellfish, grains, fruits and vegetables, which attends or results from the storage, preparation, cooking, handling, selling or serving of food for human consumption. Food waste includes, but is not limited to, excess, spoiled or unusable food or dairy products, meats, fish, shellfish, grains, fruits, vegetables, breads and dough, incidental amounts of edible oils, and organic waste from food processing. Food waste does not include large amounts of oils and meats which are collected for rendering, fuel production or other reuse applications. Food waste does not include dead animals not intended for human consumption or animal excrement.

Footing - The enlarged base of a foundation wall, pier, or column, designed to spread the load of the structure so that it does not exceed the soil bearing capacity.

Foundation - The underlying structure of a building, usually constructed of concrete, that supports the foundation walls, piers, or columns.

Foundation walls - A support structure that connects the foundation to the main portion of the building or superstructure.

Front wall - The nearest wall of a structure to the street upon which the structure faces, but excluding cornices, canopies, eaves, or any other architectural embellishments.

Frontage - The side of a lot abutting a street (the front lot line).

Frontage of property - The longest single, lineal dimension of a parcel of property abutting on a public street.

Fuel break - A strategically located strip or block of land, varying in width, on which vegetation has been modified to provide a safer place for fire fighters to work and to help reduce the rate of fire spread.

Garage - An enclosed building, or a portion of an enclosed building used for the parking of vehicles, and not designed for human habitation.

Garbage - All classes of putrefactive and easily decomposable animal and vegetable matter, including, without limitation, wastes produced from the handling and preparation of food, kitchen and table refuse, offal, swill, and other accumulations of animals, vegetables and other matters that attends the preparation and consumption, decay, or dealing in, or storage of meats, fish, fowl, birds, fruits and vegetables, and containers originally used for foodstuffs.

Gas distribution line - Mains, services, equipment and appurtenant facilities which carry or control the supply of gas from the point of local supply to and including the sales meter.

Gas regulator station - As assemblage of equipment which reduces, regulates and meters natural gas pressure in the transmission line, holder, main, pressure vessel or the compressor station piping. This may include auxiliary equipment such as valves, control instruments or control lines as well as piping.

Grade - The degree of rise or descent of a sloping surface expressed as a ratio or percentage (see Slope).

Graphics - The noninternally illuminated decoration of the exterior of a building or site which murals, art work, statuary, and the like, not containing a commercial message, trademark, logo type, brand name, or the like.

Ground cover - Plants, other than turf grass, normally reaching an average maximum height of not more than two feet at maturity.

Grubbing - The clearing of roots and stumps.

Guide - The Address Numbering and Road Naming Guide in the Douglas County Design Criteria and Improvement Standards.

Hazardous waste - the meaning given in NRS 459.430

Hearing body - The appointed or elected person or person authorized to render a final decision on any development application.

Hedge - A landscape barrier consisting of a continuous, dense planting of shrubs.

Height of structure - The vertical distance from any part of the structure to the natural grade below, excluding chimneys and vents.

Highest adjacent grade - The highest natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Hillside area - Any property containing slope areas of 15 percent or greater as designated on the Master Plan slope constraint maps.

Historic Structure - Any structure that is:

- Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.
- Holiday decoration - Decorations commonly associated with any national, local or religious holiday.

Home occupation - A business conducted as an accessory use to a principal residential dwelling which is occupied by the business owner.

Horizontal and vertical building envelopes - The maximum width and height of a structure based on minimum setback requirements and maximum building height limitations for the zone within which the project is located. These envelopes may be utilized to evaluate visual impacts when specific architectural plans are not provided for subdivision review.

Imminent Hazard - Any condition of deterioration that places public health, safety or welfare in high risk of peril, when the peril is immediate, impending, or on the point of happening.

Inaugurate - The issuance of a building permit or site improvement permit.

Incipient Hazard - Any condition that can become an imminent hazard if further deterioration is allowed to occur.

Incombustible material - Any material which will meet the requirements of the Uniform Building Code or approved standards for Douglas County.

Incompatibility of land uses - The proximity or direct association of contradictory, incongruous, or discordant land use or activities, including the impact of noise, traffic, vibration, smoke, odors, and other similar environmental conditions.

Individual pool - A group of allocations designated by the board for distribution to individuals including owners, contractors, and entities.

Indoor Furnishing - Any item that is designed to be used indoors or otherwise protected from environmental elements including, but not limited to, upholstered furniture, indoor appliances and indoor carpet.

Internal driveway - For purposes of determining monument sign placement for a parcel of record located within a commercial or industrial complex, an internal driveway is a driveway or drive aisle located internal to the complex which provides access to the parcel and which does not abut or front on a public street.

Irrigation system - A permanent, artificial watering system designed to transport and distribute water to plants.

Junk - Articles of personal property that have outlived their usefulness in their original form, or articles of personal property that have been discarded and are no longer used for their manufactured purpose, regardless of value. As used in this Chapter the term "junk" includes, but is not limited to:

1. Any derelict motor vehicle, i.e., any used motor vehicle without a vehicle license or with an expired license or is no longer registered;
2. Neglected motor vehicle, i.e., a motor vehicle that is missing critical parts required for the normal and legal operation of the vehicle, but has all of its body parts intact, including fenders, hood, trunk, glass, and tires; or
3. Wrecked motor vehicle, or part thereof, i.e., a motor vehicle that is dismantled or partially dismantled, or having a broken or missing window or windshield, or lacking a wheel or tire;
4. Machinery or parts thereof that are inoperative, worn out, or in a state of disrepair;
5. Any appliances or parts thereof that are inoperative, worn out, or in a state of disrepair;
6. Any worn out or dilapidated indoor fixtures or furnishings, or parts thereof;
7. Any bulk solid waste; and
8. Solid waste items that are of a type or quantity inconsistent with normal and usual use such as wood, metal, scrap and other similar items.

Kitchen - Any room, all or part of which is designed or used for storage, refrigeration, cooking and the preparation of food.

Kiosk - A small, freestanding structure permanently affixed to the ground, requiring a building permit, which may have one or more surfaces used to display one or more advertising signs.

Lake Tahoe region - That portion of the Lake Tahoe basin in Douglas County, Nevada, as delineated on the official maps of the Tahoe Regional Planning Agency.

Land use zoning district - A portion of the county within which certain uses of land and structures are defined, and regulations are specified.

Landscaping - Any combination of living plants such as grass, ground cover, shrubs, flowers, vines, hedges, or trees, and nonliving landscape material such as rocks, pebbles, sand, mulch, bark, walls, fences, and decorative paving materials (excluding driveways, parking, loading, or storage areas), and sculptural elements.

Livable area - Interior floor area of a residential use which includes bedrooms, bathrooms, kitchens, closets, but excludes garages.

Local contact person - An individual who has access and authority to assume control of the VHR and take remedial action regarding violations of this ordinance. A local contact must reside and work within 30 minutes of the VHR and must be available, 24 hours a day, to respond to the location of the VHR within 30 minutes of being notified of the existence of a violation of this chapter or any other provision of this code, or any disturbance requiring immediate remedy or abatement.

Local licensed property manager - An individual who is engaged in the physical, administrative or financial maintenance and management of real property, or the supervision of such activities for a fee, commission or other compensation or valuable consideration, pursuant to a property management agreement. A local licensed property manager must hold a Nevada Real Estate License and Property Manager Permit issued by the State of Nevada, Department of Business and Industry, Real Estate Division. A local licensed property manager must reside and work within one hour of the VHR.

Lot - A parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon and which abuts upon a legal means of access. The classifications of lots are:

> **Corner** - A lot located at the intersection of two or more streets at an angle or not more than 135 degrees. If the angle is greater that 135 degrees, the lot shall be considered an interior lot.
>
> **Flag** - A lot having access or an easement to a public or private street by a narrow, private right-of-way.
>
> **Interior** - A lot abutting only one street.
>
> **Key** - A lot with a side line that abuts the rear line of any one or more adjoining lots.
>
> **Reverse corner** - A corner lot, the rear of which abuts the side of another lot.
>
> **Through** - A lot having frontage on two generally parallel sheets, with only one primary access.

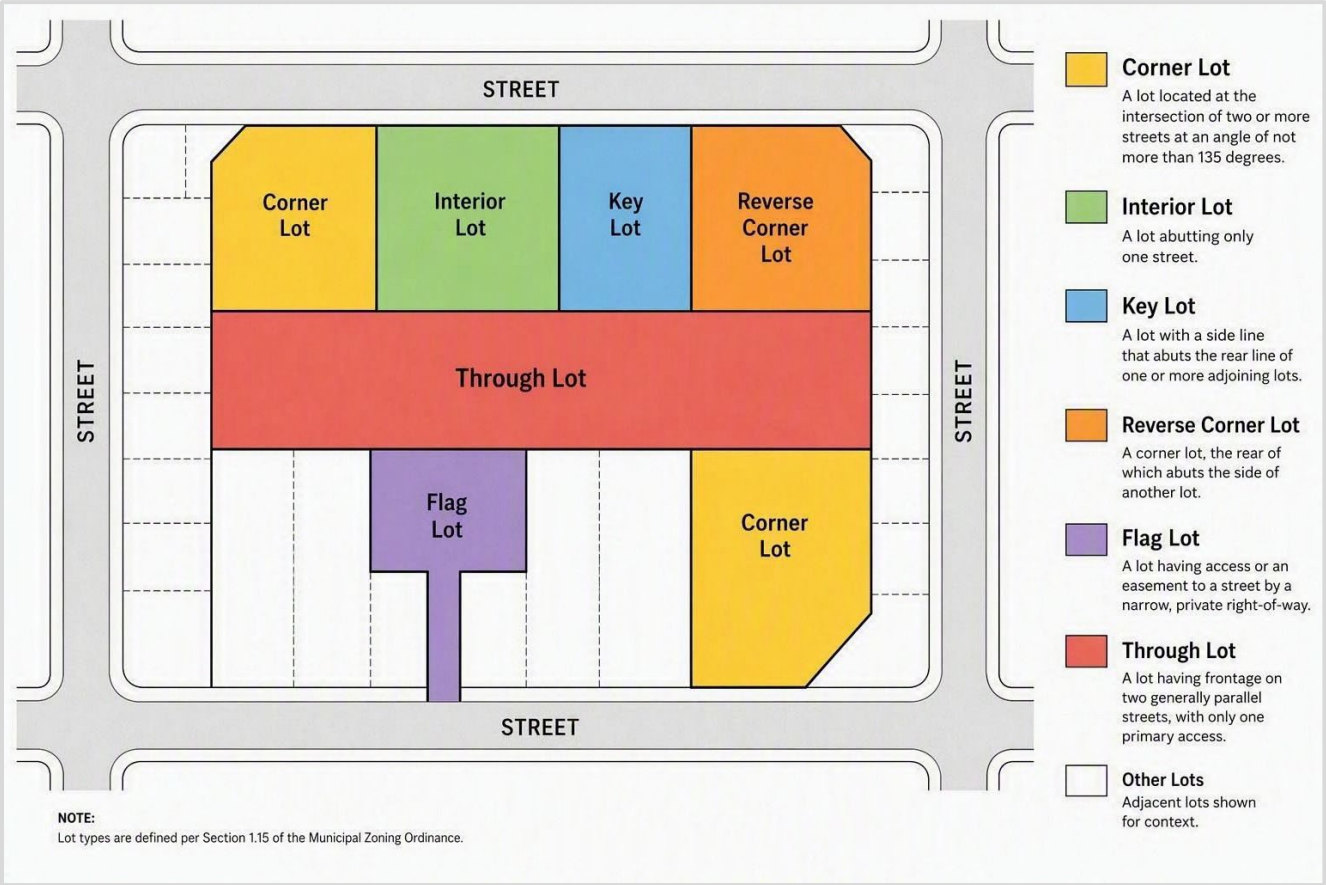

Figure 2: Lots

Lot area - The total horizontal area included within the lot lines of a lot.

Lot depth - The average distance between the front and rear lot lines or between the front line and the intersection of the two side lines, if there is no real line.

Lot frontage - The portion of the lot contiguous to the street.

Lot line - Any boundary of a lot. The classification of lot lines are:

1. **Front** - On an interior lot, the line separating the parcel from the street. On a corner lot, both lot lines abutting a street. On a through lot, the lot line abutting the street providing the primary access to the lot.
2. **Interior** - Any lot line not abutting a street.
3. **Rear** - A lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of at least ten feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this code.
4. **Side** - Any lot line which is not a front or rear lot line.

Lot width - The horizontal distance between the side lot lines, measured at right angles to the lot depth at a midway point between the front and rear lot lines.

Main structure - A structure used for the principal use of the property as distinguished from an accessory use.

Manufactured home - A residential dwelling built in accordance with the Federal Manufactured Home Construction and Safety Standards. For floodplain administration purposes, the term manufactured home also includes travel trailers and other similar vehicles placed on a site for greater than one hundred eighty consecutive days.

Manufactured home (mobile home) park or subdivision - Manufactured home (mobile home) park or subdivision uses are categorized as existing, expansion to, or new, as defined below:

1. **Existing** - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed before the effective date of the floodplain management regulations adopted by a community.

2. **Expansion to** - The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, construction of streets, and either final site grading or the pouring of concrete pads.

3. **New** - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed on or after the effective date of the floodplain management regulation adopted by the county.

Manufactured slope - A man-made slope created by grading that consists wholly of cut or filled material.

Median - A paved or planted area separating a street or highway into two or more lanes of opposite direction of travel.

Mixed-use development - The development of parcels or structures with two or more different land uses such as, but not limited to, a combination of residential, office, manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

Modular home - A structure intended for residential use and manufactured off- site in accordance with all other codes adopted by Douglas County.

Mulch - Nonliving organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture.

Natural area - A land area, unimproved and not occupied by any structures or manmade elements, set aside for the conservation of permanent, undisturbed open space.

Natural drainage - Water which flows by gravity in channels by the surface topography of the earth prior to changes made by the efforts of man.

Natural grade - The grade unaffected by construction techniques such as fill, landscaping, or berming.

Net consumptive use - Net consumptive use means that portion of irrigation water applied to vegetation which is consumed and removed from the local hydrological environment by evaporation or transpiration. The Alpine decree has interpreted the net consumptive use of surface water for irrigation of the lands above Lahontan Reservoir (including Carson Valley) to be 2.5 acre-feet per acre.

Net site area - The total area within the lot lines of a lot or parcel of land after public street easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

New structure (1) - A new free standing structure that has utility service; a structure to which additions, alterations, or repairs within any one-year period exceed 50 percent of the building area of the existing structure; or a building that is moved to another location or relocated on the same parcel. The definition includes single family residences and commercial structures.

New structure (2) - New structure - an entirely new building or the replacement more than 50% of the total walls and roof from the grade up, including exterior openings.

Nighttime - Between the hours of 9 p.m. and 8 a.m. for the purpose of this chapter only. Nighttime hours are designated as quiet hours.

Nonconforming, illegal - A structure, lot, or use which did not conform to applicable laws when constructed or initiated, and does not conform to the provisions of the current development code.

Nonconforming lot - A lot, the area, frontage or dimensions of which do not conform to the provisions of the current development code.

Nonconforming structure - A structure which conformed to applicable laws when constructed but does not conform to the provisions of the current development code.

Nonconforming use - A use which conformed to the applicable laws when established but does not conform to the provisions of the current development code.

Nonrestricted license - A gaming license which permits the operation of more than fifteen slot machines and other games.

Normal maintenance - Routine utility maintenance and minor system upgrades that are required to meet current industry standards, including any of the following:

1. Adding two wires to existing poles with wires to make a three phase electrical system or adding an additional phone wire to an existing overhead phone wire.

2. Replacing existing poles with poles up to ten feet taller above ground.

3. Replacing existing electrical distribution or phone wires with larger diameter wires or replacing existing metal wire with fiber-optic cable.

4. Replacing outdated equipment with new equipment.

Noxious Vegetation - weeds more than 10 inches in height; grass more than 10 inches in height; rank or dead vegetation; dead trees, or other rank, noxious, and dangerous vegetation that is a health hazard; a fire hazard; or a traffic hazard because it impairs the view of a public right-of-way or otherwise makes use of the public right-of-way hazardous. This definition shall not include agriculture crops, endangered riparian grasses that have not come to seed, and wet land grasses that are neither a fire nor a traffic hazard.

NRS - Nevada Revised Statutes.

Nude - A person completely without clothing or covering.

Occupant - any person living or sleeping in a building or structure, or having possession of a space within a building or structure or possession of a premises.

On-site - That area within, and including, the property lines of real property and extending to the centerline of any abutting street or road.

Open space - All areas of natural plant communities or areas replanted with vegetation after construction including but not limited to revegetated natural areas, trees, shrubs, hedges, lawn, and ground cover planting areas, which provide light and air and are designed for either environmental, scenic, amenity, or recreational purposes.

Ornamental tree - A deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

Owner (1) - The person recorded in the official records of the state, county or city as holding title to premises, and that person's agent; any person who has purchased or otherwise acquired a premises but whose ownership is not yet reflected in the official records of the state, county or city; a trustee, executor, administrator, guardian or mortgagee in possession and having control of the premises; a person who has care and control of a premises in the case of the absence or disability of the person holding title thereto; a lessee or tenant in possession.

Owner (2) - An individual or family, including a family trust, who holds legal or equitable title to private property. "Owner" also includes a closely held limited liability company, corporation, partnership or similar legal entity that holds legal or equitable title to private property, if the members of such entity reside together and each member of the legal entity agrees to be personally liable and responsible for the legal entity's compliance with the requirements found in Chapter 20.622.

Parcel - A parcel of land under one ownership that has been legally subdivided or combined.

Partially Constructed - An occupied or vacant structure, or portion thereof, has been left in a state of partial construction for more than six months, or that has not been completed prior to the expiration of any building permit.

Parking areas - Those areas including parking lots, driveways, drive aisles, loading and unloading spaces, and all other areas necessary to move vehicles in and out of required parking spaces.

Parkway - The area of a public right-of-way that lies between the curb and the adjacent property line or physical boundary definition such as fences or walls, which is used for landscaping or passive recreational purposes.

Permanent structure - A building or structure that is permanently affixed to the land through a foundation or other anchoring system and is intended to remain in place for an indefinite duration. Permanent structures are constructed of durable materials, connected to required utilities when applicable, and are not designed to be relocated or removed without substantial dismantling or reconstruction. Temporary structures, movable equipment, and vehicles are not considered permanent structures.

Permanently affordable unit - A dwelling unit that is deed restricted for a period of not less than 30 years for lease to households whose combined annual income from all sources is 80 percent or less than the County's median income or a dwelling unit that is deed restricted for not less than 15 years for individual sale to households whose combined annual income from all sources is 110 percent or less than the County's median income, or as otherwise defined by state law.

Permitted use - Any use allowed in a land use zoning district and subject to the provisions applicable to that district.

Person - Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, State of Nevada, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

Planned development (PD) - A type of development characterized by comprehensive planning for the project as a whole, clustering of structures to preserve usable open space and other natural features, and a mixture of housing types within the prescribed densities.

Population - The number of people in Douglas County as determined by the last preceding national decennial census conducted by the Bureau of the Census of the United States Department of Commerce pursuant to Section 2 of Article I of the Constitution of the United States and reported by the Secretary of Commerce to the Governor pursuant to 13 U.S.C. § 141(c). The tabulation of population reported by the Secretary of Commerce for a particular decennial census date will apply for purposes of this chapter from December 31 of the calendar year immediately following that decennial census date for the following decade unless a Special Census is performed during that period.

Premises - A lot, or parcel of land, including any buildings or structures thereon.

Predeveloped adjacent grade - The natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Principal use - The primary or predominant use of any parcel, building or structure.

Private road - Any road, street, avenue, court, circle, lane, drive, way, route, boulevard, cul-de-sac, and any other applicable designation which affords a means of travel and vehicular access to abutting property, and is not maintained by the county or a GID.

Project - See Development. In Article 2, an approved subdivision map, planned development, specific plan or attached or semi-detached multi-family residential project.

Project pool - A group of allocations designated by the board for distribution to projects.

Project valuation - means the following:

1. For projects requiring design review, the total valuation of the proposed development as determined by the currently adopted valuation tables of the building official for new structures; or
2. For divisions of land, the valuation of each parcel created, including public and private on-site improvements, as determined by a Nevada certified appraiser, exclusive of existing structures.

Pro-rata - A method of issuing allocations to applicants in the same proportion that the total number of available allocations bears to the total number of requested allocations.

Public Facility and Quasi-Public Facility - A public facility is a facility owned, operated, or maintained by a public agency to provide governmental services to the general public. Public facilities include, but are not limited to, government administration buildings, public works facilities, police and fire stations, libraries, public schools, transit stations, and similar civic service uses. A quasi-public facility is a facility owned, operated, or maintained by a private, nonprofit, or non-governmental entity that provides services customarily considered to be of public benefit. Quasi-public facilities include, but are not limited to, community centers, places of worship, private schools, hospitals, utilities, and other institutional uses that serve the general community.

Public right-of-way - A strip of land acquired by reservation, dedication, purchase, prescription, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer or other public uses.

Public safety, nuisance - Related to variances of this title. The granting of a variance must not result in anything which is injurious to safety or health of the community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, or any way, navigable lake, river, bay stream or canal, or basin.

Public View - Means plainly visible from the public right-of-way, or from any adjacent public or private property. Items enclosed and visually obscured within a structure, or within a lawful fence or wall are not considered to be in public view.

Public way - Any public right-of-way or other area located within Douglas County designated by the federal government, the State of Nevada, Douglas County, or another local government for the use or enjoyment by the general public including, but not limited to, roads, streets, alleys, lanes, bridges, sidewalks, trails, beaches, navigable waterways, squares, plazas, parks and any recreational facilities.

Quarry - A place where rock, ore, stone and similar materials are excavated, processed for sale or for off site use.

Rank Vegetation - Any vegetation existing in a state of uncontrolled growth or without commonly recognized vegetation maintenance or management practices applied.

Receiving parcel - A parcel of real property situated in a receiving area, designated as such by the 1996 Master Plan, as amended.

Receptacle - A trash can, cart, bin, container, drop box or other vessel used for the disposal of solid waste that has been approved by the Director and into which solid waste, compostable material, mixed compostables, recyclable material or mixed recycling may be placed for such disposal.

Recreational vehicle (RV) - A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. The term recreational vehicle includes, but it not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks or buses, boats and boat trailers, utility and all terrain vehicles.

Recycling - The process of transforming waste into new or different products in such a manner that the original waste products may lose their identity. Recycling includes collection, transportation and storage of waste that places the waste in the stream of commerce for recycling, resource recovery or utilization.

Remediation - The elimination or correction of a condition, including, but not limited to, repair, replacement, restoration or removal.

Remodel - substantial changes to a structure, layout, and the functionality of a space, often resulting in a new or significantly different space.

Rent - The consideration received by an owner or other consideration valued in money for lodging subject to the tax authorized in Title 3 of the Douglas County Code.

Restricted use area - An area that is retained in its existing state and is restricted from all development due to proximity to a hazard or environmentally sensitive area except for hiking trails, provided such trails neither create nor increase a public hazard. The use restrictions exclude minimal grading required to construct public utility services or roadways to adjacent properties where no technically feasible alternative route or construction method exists.

Review authority - The person, committee, commission or board responsible for the review or final action on a land use issue.

Ridge line - A ground line connecting the series of highest elevation points or a ridge, running center and parallel to the long axis of the ridge.

Right-of-way - See Public right-of-way.

Road - Any vehicular way which is a state, county, or municipal roadway, or is shown on an approved and recorded plat, or is a private road that serves more than two existing lots.

Road name - The proper name of a road, including any prefix or general suffix.

Roofing square - 100 square feet of roofing surface.

Rubbish - Worthless, discarded material, including, but not limited to, cardboard, plastic, glass, paper, rags, sweepings, wood, rubber, leather, chips, shavings, sawdust, wooden ware, printed matter, boxes, rags, straw and all combustible matter not included in definitions elsewhere in code, and similar waste materials that ordinarily may accumulate on a premises.

Salvage - See Junk and salvage facilities.

Screening - A method for reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls or any appropriate combination thereof.

Seminude - A person whose specified anatomical areas are less than completely and opaquely covered or who appears to have human male genitals which are in a discernibly turgid state, even if completely and opaquely covered.

Sending parcel - A parcel of real property situated in the A-19 or FR-19 zoning districts.

Setback - The required distance that a building, structure, parking or other designated item must be located from a lot line.

Shade tree - A deciduous tree planted primarily for its high crown of foliage or overhead canopy.

Shrub - A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground; may be deciduous or evergreen.

Sign - Includes every sign, billboard, freestanding sign, portable freestanding and sandwich sign, wall sign, roof sign, window sign, illuminated sign, projecting sign, temporary sign, and street clock, and includes any announcement, declaration, demonstration, display, internally-illuminated or back-lit trim, roof lines and awnings, illustration or insignia used to advertise or promote the interest of any person when the same is placed so that it is clearly visible to the general public from an out-of-doors position, excluding graphics. The following type of signs are included in this definition:

Abandoned sign - A sign, which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, project or activity conducted, or product available on the premises where such sign is displayed.

Appurtenant sign - A sign directing attention to products or services offered, but not necessarily directly concerning the use of the property where the sign is located, such as credit card, beverage, or association signs, and the like.

Area identification sign - A permanent sign used to identify a neighborhood, subdivision, shopping district, or any area of distinct character.

Awning sign - A sign which is painted, sewn, stained, etc., onto the exterior surface of an awning or canopy.

Banner - A piece of cloth, plastic, paper or other material with a design, motto, or slogan, sometimes attached to a standard, displayed as an advertising device to draw attention to the site where located.

Bench sign - Any sign painted on or otherwise attached to a bench or other seat placed in an exterior area of a premises.

Changeable copy sign or reader board sign - A sign or portion thereof with characters, letters, numerals, or illustrations that can be changed or rearranged without altering the face of the surface of the sign.

Civic event sign - A sign, other than a commercial sign, posted to advertise to provide directions to a civic or charitable event sponsored by a public agency, a school, a church, a civic fraternal organization or similar non-commercial organization.

Commercial sign - Any sign which is intended to attract attention to a commercial activity, business, commodity, service, entertainment or attraction sold or offered.

Community entry sign - A sign placed to identify the entry point of a specific geographic area or community.

Community directory sign - A sign, which gives information about local churches or civic organizations.

Directional sign - Any sign that directs traffic or pedestrians to a particular location.

Directory sign - A sign designed as a single display, which gives information about the location of business, buildings or addresses within a mobile home, multi- family residential, commercial or industrial complex.

Double-faced sign - Any sign designed to be viewed from two directions and which at no point is thicker than 36 inches measured from exterior surface of each face and the two faces of the sign are either parallel or the angle between them is thirty degrees or less. In calculating sign area, a double-faced sign shall be counted as one sign, with the square footage measured from the largest face.

Electric sign - Any sign containing electrical wiring, but not including signs illuminated by an exterior light source.

Flashing sign - An illuminated sign in which artificial light is not maintained in a stationary or constant intensity.

Freestanding sign - See monument sign.

Illuminated, exterior - The lighting of a sign or sign structure by lights shining onto the surface of the sign.

Illuminated, interior - The lighting of a sign or sign structure by lights contained within the sign, and shining out through the translucent surfaces of the sign.

Inflatable sign or inflatable device - Any device, or grouping of balloons, larger than six feet in its longest dimension which is supported by air pressure or inflated with air or gas which is used to attract the attention of the public, whether or not it displays any specific advertising message.

Hanging sign - A sign attached to and located below any eave, roof, canopy or awning.

Lighting, direct - Illuminating a sign or sign structure by a light source seen directly.

Lighting, indirect - The illumination of a sign or sign structure by a light source not directly seen.

Master sign plan - An architectural design plan describing the content of all proposed signs in terms of size, shape, materials, colors, lettering style, placement, lighting, and the like, to set forth

a basic identity for each unit of operation for a business complex. A master sign plan is required for a commercial or industrial complex containing three or more units of operation. Upon approval, the master sign plan must apply to all units of operation. Upon approval, the master sign plan must apply to all units of operation within the business complex.

Mobile sign - A sign attached to or suspended from any type of vehicle.

Monument sign - An independent structure supported from a maximum of two feet above grade to the bottom of the sign with a solid base of at least 80% of the total sign structure width.

Noncommercial sign - Any sign which is intended to convey a noncommercial message of social, political, educational, religious or charitable commentary.

Nonconforming sign - A sign which may have been validly installed under laws or ordinances in effect prior to the effective date of the ordinance codified in this title, but which is not in conflict with the provisions of this title.

Off-premises sign - A sign, including portable sandwich or A-frame signs, which advertises or informs about goods, products, services or uses not directly concerning the use on the property upon which the sign is located.

On-premises sign - Any sign which advertises goods sold, manufactured or produced, service or uses rendered on the property upon which the sign is located, or the name of the business enterprise.

Permanent sign - Any sign which from the nature and effect of its proposed composition, construction, the message to be carried or its proposed placement, would make it reasonable to determine that it was intended for continuous display for a period of time greater than 90 calendar days.

Pennant - A piece of cloth, plastic, paper, or other such material varying in size, shape or design, erected as an advertising device to draw attention to the site where located.

Pre-lease sign - A sign placed upon real property advertise the availability of lease space for an unconstructed building or development site.

Professional sign - A sign indicating the name and occupation of a professional person or group.

Portable freestanding sandwich or A-frame type sign - A sign that is designed to be moveable and is not structurally attached to the ground, a building, a structure or any other sign. Such sign may or may not be in the configuration of an A.

Political sign - A sign designed for the purpose of advertising support of or opposition to a candidate or proposition at a public election.

Projecting building sign - Any sign other than a sign mounted flush to a wall which projects more than 12 inches from and is supported by a wall or roof of a building, structure or sign structure, and projects beyond the eaves of a building.

Reader board or changeable copy sign - See Changeable copy sign.

Real property sign - A sign placed upon real property to advertise that the property upon which the sign is placed, or any piece or any interests therein, is for sale, exchange, lease, or rent.

Roof sign - A sign erected upon a roof, the ridge of a roof, or parapet of a building or structure and extending above the highest portion of the roof.

Roof-mounted sign - A sign erected upon a roof of a building and extending no higher than the highest portion of the roof.

Sandwich sign - A flat sign composed of one or more boards attached together, with supports enabling the sign to stand upright. It is designed to be a moveable unit.

Temporary sign - Any sign or advertising display intended to be displayed for a period of not more than 90 calendar days.

Trade construction sign - A sign listing one or more persons or firms participating in development, construction, or financing of a project.

Traffic regulation sign - Any sign that regulates the speed, direction, or flow of traffic on a site.

Wall sign - A sign mounted on an exterior wall of a building intended to be viewed from outside the building.

Window sign - A sign maintained in or painted upon a window, intended to be viewed from outside the window.

Special point of interest - An on-premise or off-premise sign located at cultural, historic, tourist, or recreational points of interest.

Sign area - That area as determined by circumscribing the exterior limits of the mass of each display with a rectangle connecting all exterior points. The sign area does not include the sign's architectural features.

Sign structure - The supports, uprights, braces, and framework of the sign.

Sign tower - A tower erected for the specific purpose of supporting a sign or having a sign attached flat against the face or faces. The tower may or may not be an integral part of the building.

Site specific planting - The selection of plant materials that is particularly well suited to withstand the physical growing conditions that are normal to northern Nevada.

Skilled Manner - Executed in a proper manner, consistent with generally accepted standards of construction and maintenance, e.g., generally plumb, level, square, in line, undamaged, without marring adjacent work.

Solid Waste - All waste, in solid, semisolid or liquid form including, but not limited to, garbage, rubbish, trash, ashes, street refuse, waste paper, corrugated material and cardboard; commercial, industrial, demolition and construction wastes; food waste, small dead animals, waste tires, yard debris and other wastes. As used in this Chapter, solid waste does not include sewage, sewage sludge, or sewage hauled as an incidental part of a septic tank or cesspool cleaning service; or materials that are used for fertilizer, for compost or composting or for other productive agricultural or horticultural purposes.

Slope - See Grade.

Slope face - The slopes located directly below, and leading up to the crest of a significant ridgeline or prominent landform.

Slope percentage - Equals rise times 100 divided by run (rise x 100/run).

Small lot subdivision - Limited lot size subdivision (5,000 square foot minimum lot size) for single-family detached dwellings.

Solar facilities - A solar energy system which absorbs energy from the sun.

Special Census - Any census conducted pursuant to NRS 244.183 to determine the number of people in Douglas County at a time other than the time the National Decennial census is taken.

Special use permit - A discretionary permit which may be granted under the provisions of this development code and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed by the board.

Specified anatomical area - means any of the following:

1. The human genitals or the human pubic region;
2. The perineum or any portion of the crease of the human buttocks; or
3. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts.

State - The State of Nevada, unless otherwise specified.

Stock Watering Ponds - A man-made or natural pond used primarily to provide water for livestock. Stock watering ponds are typically supplied by surface runoff, springs, or wells and are not intended for recreational use, irrigation storage, or domestic potable water supply.

Storage - A space or place where goods, materials or personal property is put for more than 24 hours.

Story - That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling above it.

Street - Any public or private thoroughfare, which affords a primary means of access to abutting property.

Structure (1) - A combination of materials forming an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner, but excluding the following;

1. Fences not more than seven feet in height;
2. Retaining walls;
3. Platforms or decks not more than 30 inches above grade and not over any basement or story below;
4. Utility mains, lines and underground facilities; and
5. Yard and play equipment.
6. A permanent structure is built of materials in a manner which would commonly be expected to remain useful for a substantial period of time.
7. A temporary structure is built of materials in a manner which would commonly be expected to have a relatively short useful life, or is built for a purpose that would be expected to be relatively

short-term in duration.

8. For the purposes of flood management, a structure shall be a walled and roofed building that is principally above ground and includes gas or liquid storage tank and manufactured homes.

Structure (2) - Anything constructed, erected or placed with a fixed location on the ground and includes, but is not limited to, dwellings, houses, mobile homes, businesses, and buildings, which may have need or cause to have an address.

Structure, principal - A structure in which the principal use is conducted.

Studio (photography, portrait and art) - An artist's or photographer's workplace or establishment, where the artist's or photographer's work may be displayed and sold.

Studio apartment - A single, habitable dwelling unit consisting of a single room that serves as a combined space for living, dining, and sleeping. For purposes of this chapter, a studio apartment is deemed to be a bedroom if it meets the requirements of 20.622.020(A), with the exception that it may be used for purposes other than as a sleeping room only.

Subdivision development plan - Specific development plans for an approved tentative parcel or subdivision map, including plot plans, building elevations, grading plans and landscape plans applicable to individual lots within the tentative map.

Substantial damage - Damage of any origin sustained by a structure where the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement - Any reconstruction, rehabilitation, addition, or improvement to a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either –

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Successive rounds - A method of issuing allocations to applicants who have applied for more than one allocation in the individual pool or for more than five allocations in the project pool. The allocations are distributed through a series of rounds, in each round of the individual pool one allocation is issued to each individual applicant and each round of the project pool up to five allocations to each applicant until the applicant has received all allocations applied for or the supply of allocations is exhausted, whichever first occurs.

Temporary use - A use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period.

Total system height - The vertical height from existing grade to the highest possible point of a wind energy conversion system.

Traffic safety sight area - That portion of both public and private property located at any corner and bounded by the curb line or edge of a roadway of the intersecting streets and a line joining points on the curb or edge of roadway 45 feet from the point of intersection of the extended curb lines or edges of the roadway.

Transient basis - A period of 21 days or less during any 30-day period.

Tree - A large, woody plant having one or several self-supporting stems or trunks and numerous branches. May be classified as deciduous or evergreen.

Truck, pickup - A vehicle with a maximum height of 10 feet and a length of 22 feet, with the capacity to carry a maximum of 6 passengers and containing an attached sided but unenclosed cargo area. Pickup trucks have the capacity to carry an enclosed camper with the cargo area. This definition does not include tow-trucks, which is a commercial vehicle.

Understory - Assemblages of natural low-level woody, herbaceous, and ground cover species which exist in the area below the canopy of the trees.

Unit of operation - An individual and separate unit of activity or function within a building, such as a single shop within a business complex or a single business occupying an entire building.

Unoccupied - Not legally occupied.

Unsecured - Unlocked or otherwise open to entry.

Unused allocation - An allocation that is available to be issued or one that has been issued but for which a building permit has not been issued during its period of validity and has lapsed and is void or has been surrendered.

Use - The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Utility - Electricity, telephone and cable television.

Utility service - Facilities for the provision, distribution, or transmission of electricity, telephone and cable television, including wires, conduit, poles, supports, transformers, insulators, switches, and related or appurtenant facilities.

Vacation Home Rental (VHR) - One dwelling unit rented for the purpose of overnight lodging for a period of not less than one day and not more than 28 days other than an ongoing month-to-month tenancy granted to the same renter for the same unit pursuant to NRS Chapter 118A. The term VHR excludes time shares or similar commercial activities regulated pursuant to NRS Chapter 119A.

Value - The cost of replacing a sign with one of like material and workmanship.

Variance - A discretionary approval which permits the departure from the strict application of the development standards contained in the current development code.

Vegetation, native - Any plant species with a geographic distribution indigenous to all or part of the state of Nevada. Plant species which have been introduced by man are not native vegetation.

Vehicle, Commercial - See Commercial vehicle.

VHR Density - The amount of VHR permits issued within a given residential community, divided by the total number of dwelling units located within that residential community, excluding time shares or similar commercial activities regulated pursuant to NRS Chapter 119A.

Waste - Any material, substance, or object that is no longer wanted by or usable by the generator and which is to be disposed of, or is to be subject to recycling or resource recovery by another person, and includes both source separated material and non-source separated material. Waste matter can include natural soil, earth, sand, clay gravel, loam, manure, stones, bricks, plaster, cement, crockery, glass, glassware, ashes, metals, tin containers and all other noncombustible material.

Waste Tire - A tire that is no longer suitable for its original intended purpose because of wear, damage, or defect.

Wet bar - A room or portion thereof containing not more than a single bar- sized sink, a refrigerator with a maximum of five cubic feet of storage, a microwave oven, a countertop of no more than five lineal feet, no more than five lineal feet of upper cabinets, and no more than five lineal feet of lower cabinets. A wet bar shall not include a gas or electric range, stove top or oven.

Wind turbine - A wind conversion system that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if any.

Wireless communications - Any personal wireless services as defined in the Federal Telecommunications Act of 1996, as amended, which includes FCC-licensed commercial wireless telecommunications services including but not limited to cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging and similar services that currently exit or that may be developed in the future.

Xeriscape - Landscape methods which conserve water through the use of drought-tolerant plants and planting techniques.

Yard, front - A clear, unoccupied space on the same lot with a building, extending across the entire width of the lot and situated between the building and the front lot line of the parcel. For corner lots, the front yard shall be determined as follows:

1. The narrowest street frontage shall be the front yard in agricultural and residential land use districts.
2. The widest street frontage shall be the front yard in all other land use districts.

Yard, rear - An area extending across the full width of the lot between the rear lot line and the nearest line of the building. On corner lots, the rear yard area extends from the interior side lot line to nearest line of the building facing the street. Rear yard depth shall be measured at right angles to the rear line of the lot.

Yard, side - A yard lying between the side lot line and the building and extending from the front yard to the rear yard. In the absence of a rear yard, the side yard shall extend to the rear lot line. Side yard width shall be measured at right angles to the side lot lines.

Yard, side of street (corner lots only) - An area extending from the lot line abutting the secondary street or future street to the closest projecting front line of the building.

Yard debris - All vegetative waste generated from property maintenance and/or landscaping activities, including, but not limited to, grass clippings, leaves, hedge trimmings, and small tree branches, but excluding tree stumps and other similar bulky woody materials.

Zoning district - A portion of the county within which certain uses of land and structures are defined, and regulations are specified.

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Article 2 Growth Management, Allocation, and Transfer of Development Rights

2.01 Building Permit Allocation

A. Applicability: This chapter applies to all residential real property in Douglas County outside the portion of Douglas County within the Lake Tahoe Basin subject to the jurisdiction of the Tahoe Regional Planning Agency.

B. Legislative Findings: The board finds and declares as follows:

1. A measure of sustained, balanced growth in Douglas County is both desirable and necessary for the continued viability of the community.

2. The health, safety and general welfare of the county's citizens dictate the continued availability of essential public facilities and services and the adequacy of natural community resources.

3. The ability to provide any one or more essential resources or services at the quality and quantity desired by the community is an integral part of the county's quality of life.

a. Growth experienced in the past, and pressures for continued growth indicate that Douglas County may reach capacity in the delivery of one or more of essential resources or services.

b. If capacity to provide an essential service or resource is reached, the board may stop residential growth for an interim period of time in all or a portion of the county.

c. The board declares that there are limits to the capacity or capability of the county or other agencies in its jurisdiction to deliver water, sewer, drainage, transportation services and facilities.

4. Management of population growth as provided in this chapter is necessary and desirable to preserve and enhance the quality of life for the communities and inhabitants of Douglas County.

C. Growth Considerations: The board finds and declares the following essential resources, facilities and

services will be considered for the managed growth of Douglas County:

1. Water resources including, but not limited to, public and private water systems, and all other sources for domestic, industrial, agricultural and municipal use; the quantity, quality, and supply of water; and the capacity, system and infrastructure of systems.
2. Wastewater treatment, sanitary sewer and disposal systems, public and private; treatment and disposal capacity, system or infrastructure ability to transport sewage from a residential dwelling unit to the treatment system, as well as any consequences or potential consequences for public health caused by the use of individual sewage disposal systems.
3. Law enforcement and judicial facilities and services.
4. Fire protection facilities, equipment and services.
5. State, local and federal roads and highways, traffic and circulation.
6. Drainage systems, including storm sewer and flood protection.
7. School enrollment and capacity.
8. Community facilities and services, including senior services, public health, and parks and recreation.
9. Environmentally sensitive lands.
10. Affordable housing.
11. Agricultural resources.
12. Other resources, facilities and services as determined by the board.

D. Growth Management System: Based upon these findings, the board has determined that a workable and reasonably equitable system for the management of population growth, through the management of building permits for defined residential uses will be a part of the land development process. The provisions of this chapter achieve this purpose.

E. Consistency with Master Plan: This chapter is consistent with the text, goals and policies in the master plan for a building permit allocation system and chapter 278 of the Nevada Revised Statutes. All development must be consistent with these regulations.

1. This chapter results from extensive public hearings conducted before the planning commission and board pursuant to chapter 278 of NRS, chapters 20.600 and 20.608 of this code, public hearings on natural resources, public services and facilities, and the plan implementation text, goals and policies of the master plan.
2. The board has considered a number of studies, data and reports, the suggestions of other government entities, comments of interested persons and recommendations of the planning commission in determining whether this chapter should be adopted. The board finds there is a need for the Douglas County Building Permit Allocation and Growth Management Ordinance to achieve the purposes stated in this chapter and to properly implement the text, goals and policies of the master plan.

2.02 General Provisions

A. Allocation Required for a Building Permit: Except as otherwise provided in this chapter, an allocation is required as a condition precedent to the issuance of a building permit that results in the creation of a new dwelling unit. For structures containing more than one dwelling unit, one allocation for each dwelling unit in the structure is required as a condition precedent to issuance of a building permit for the structure.

B. Replacement of Dwelling Unit: An existing or destroyed dwelling unit may be replaced with another

dwelling unit without obtaining an allocation, provided that the replacement unit is located on the same parcel, tract or lot, and the owner obtains a building permit to replace the dwelling unit.

C. Period of Validity: An allocation is valid and can only be used for a period of one year from the date of issue, unless it is issued under a banking and borrowing project plan provided this Article. At the end of the year an issued allocation lapses and is void, unless a complete application for a building permit has been filed and is under review, or as otherwise provided under the approved banking and borrowing plan. An extension may only be granted as provided 2.07: Allocation Procedures and Administration.

D. Use of Allocations: An allocation is used by being issued a building permit

E. Building permit approvals. All building permit applications that require an allocation for issuance will be reviewed and processed in accordance with Title 20.

F. Surrender of Allocations: An allocation that a recipient does not expect to use during the period for which it is valid may be surrendered

G. Transferability: Allocations are parcel specific and are not transferable to other developments or owners. An allocation may only be transferred under 2.08: Transfer of Allocations or as part of an approved banking and borrowing program under 2.09: Banking and Borrowing.

H. Periodic Review: The board may during a master plan review, and must at every five year interval, commencing in 2011 review the growth of the population and the number of allocations used, the effect of growth on essential resources, facilities and services, and the quality of life for the communities and inhabitants of Douglas County to determine if there has been a change that requires amendment of this chapter. If the board determines that the administrative procedures of this chapter not affecting the total number of allocations must be changed based on its review, the changes may be made by the board in the form of an ordinance at any time.

2.03 Calculation of Allocations

A. Census Base Year: The base year for determination of population growth and the number of persons per household is the 2000 national decennial census conducted by the Bureau of Census of the United States Department of Commerce pursuant to section 2 of Article I of the Constitution of the United States and reported by the Secretary of Commerce to the Governor pursuant to 13 § 14(c).

B. Base Allocation Calculation: The base number of allocations is calculated using the Douglas County 2000 census data population, outside of the jurisdiction of the TRPA, estimated at 34,520. The rate of population growth is converted to households (dwelling units) by the use of the census estimate of 2.5 persons per dwelling unit. A 2% growth factor applied to the 2000 census represents 276 dwelling units. Dwelling units are converted to allocations and increased at a 2% compounded annual rate resulting in a beginning base number of allocations for July 1, 2007 of 317 allocations.

C. Annual Growth Formula: The number of allocations is compounded annually at a rate of 2% for the 50 year planning period resulting in a total number of allocations of 26,812. Any modification in the total number of allocations or a modification in the 2% growth rate must be placed on the ballot by the County for an advisory vote prior to implementation of any modification.

D. Exempt Unit Accounting: The method used to account for those dwelling units that are exempt from the allocation provisions because of preexisting development agreements in Article XX or vested projects in Article 2 is to reduce the number of allocations available for the development of new dwelling units over a 25 year period.

E. Annual Distribution: The calculation of allocations available annually for distribution is as follows:

Table 1: Annual Distribution of Allocations

YEAR COUNT	JULY 1 YEAR	TOTAL ALLOCATIONS	VESTED	ALLOCATIONS
1	2007	317	149	168
2	2008	323	151	172
3	2009	330	155	175
4	2010	336	158	178
5	2011	343	161	182
6	2012	350	164	186
7	2013	357	168	189
8	2014	364	171	193
9	2015	371	174	197
10	2016	379	178	201
11	2017	386	182	204
12	2018	394	186	208
13	2019	402	190	212
14	2020	410	194	216
15	2021	418	197	221
16	2022	427	200	227
17	2023	435	204	231
18	2024	444	208	236
19	2025	453	212	241
20	2026	462	217	245
21	2027	471	220	251
22	2028	480	225	255
23	2029	490	230	260
24	2030	500	234	266
25	2031	510	239	271
26	2032	520		520
27	2033	530		530
28	2034	541		541
29	2035	552		552
30	2036	563		563
31	2037	574		574
32	2038	586		586
33	2039	598		598
34	2040	609		609
35	2041	622		622
36	2042	634		634
37	2043	647		647
38	2044	660		660
39	2045	673		673
40	2046	686		686
41	2047	700		700
42	2048	714		714

43	2049	728		728
44	2050	743		743
45	2051	758		758
46	2052	773		773
47	2053	788		788
48	2054	804		804
49	2055	820		820
50	2056	837		837
TOTALS		26,812	4,767	22,045

2.04 Projects with Preexisting Development Agreements

A. A project with a development agreement lawfully adopted prior to the effective date of this chapter, provided that any and all commitments, covenants, promises or other requirements of the development subject to an agreement are kept and performed, is exempt from the allocation provisions of this chapter.

B. If a project subject to a preexisting development agreement is granted a material modification to provide for an increase in density, the density increase will be subject to the allocation provisions of this chapter, and the original density must remain exempt from the provisions of this chapter.

C. If a project subject to a preexisting development agreement materially breaches the agreement or secures a material modification granting relief from requirements to construct public improvements of regional significance; it will be subject to the provisions of this chapter.

D. Extensions of time will not be regarded as material modifications unless the extension relieves the owner of its obligations to construct public improvements of regional significance within the period provided in the original development agreement, in which case the provisions of this chapter will apply. If the county is a participant in paying for or constructing the public improvements of regional significance and agrees to extend the period of time for performance for both the county and the owner, the extension will not be regarded as a material modification under this section.

E. The building permits for these projects must be tracked by the community development department.

F. The number of building permits available to a project or projects with preexisting development agreements in any given year is not limited.

2.05 Projects Subject to Vesting

A. Projects, including residential projects of more than four units that have received tentative subdivision or planned development approval, tentative serial parcel map approval with subdivision standards, or in the case of a multi-family project, final project approval, prior to the effective date of this chapter, will be considered vested. A list of vested projects will be approved by resolution of the board. Extensions of time for filing a final map will not affect the status of vested projects.

B. The building permits for these projects must be tracked by the community development department.

C. An applicant seeking vested status that has a tentative map approval or final approval before the effective date of this chapter and was not considered by the board for inclusion in the resolution with the list of vested projects will have the right to a hearing with the board.

D. The number of permits available to a vested project or projects in any given year is not limited.

2.06 Affordable Housing Projects and Certain Agricultural Parcels

A. The following categories of projects or parcels are exempt from the allocation provisions of this

chapter. When an exemption is allowed, it will result in an equivalent reduction from the pool of excess allocations. If an exemption is allowed and there are no excess allocations, then the number of future allocations to be released will be reduced by an equivalent number. The total number of allocation allowed as exempt from the allocation provisions under this section will not exceed 2200 allocations over 50 years.

1. Permanently affordable dwelling units will be entitled to claim the exemption from the allocation provisions. To receive the exemption, the applicant must record deed restrictions on the parcels or obtain approval of an affordable housing agreement under 8.11: Density Bonus and Affordable Housing Agreements, provided that the exemption will only apply to the affordable units.
2. Accessory dwellings on an A-19 agricultural parcel or A-19 agricultural parcels under common ownership in excess of 100 acres will be exempt from the allocation provisions. This exemption may be claimed for no more than one accessory dwelling per 100 acres.
3. A dwelling unit on a parcel created under the provisions of 7.01(R.1.c) or 7.01(R.1.d) Agricultural 2-5 acre parcels will be exempt from the allocation provisions.
4. The building permits for the projects with an exemption from the allocation provisions under this section must be tracked by the community development department.

2.07 Allocation Procedures and Administration

A. Allocation and Application Process: The board, after accounting for banking and borrowing, will distribute the year's available allocations into the project pool and the individual pool by resolution. If the board determines that too many allocations have been distributed to either pool it may redistribute allocations by resolution.

1. Allocations shall be released quarterly, with each allocation period consisting of a one-month application period and a two-month issuance period. The allocations in each pool shall be divided equally among the four allocation periods, with any remainder placed in the first allocation period.
   - **a.** First allocation period: Applications accepted in July; allocations issued in August and September.
   - **b.** Second allocation period: October 1 through December 31.
   - **c.** Third allocation period: January 1 through March 30.
   - **d.** Fourth allocation period: April 1 through June 30.
2. General provisions for allocations:
   - **a.** Allocations will be distributed based on the time and date of the receipt of the allocation application, with the approved completed applications that are earliest being distributed first.
   - **b.** An applicant may submit multiple applications during the application period.
   - **c.** If there are more applications than allocations in the pool in the allocation period, the applicants that do not receive an allocation are automatically included in the next allocation period with the original time and date of application.
   - **d.** Excess allocations, if not credited for projects under 2.06: Affordable Housing Projects and Certain Agricultural Parcels, will be carried over in their respective pools from allocation period to allocation period. Until the board determines a different distribution, excess allocations will be distributed out of their respective pools prior to the issuance of any

quarterly allocations out of each pool. When excess allocations exist, an applicant may submit an application at any time and an allocation will be issued or denied within 10 working days. If no excess allocations exist, an applicant must submit an application pursuant to subsection (B), above.

3. For the individual pool, a single allocation per individual applicant will be distributed in successive rounds until the allocations are used.
4. For the project pool, allocations will be distributed with up to 5 allocations per applicant, in successive rounds.
5. The applicant must file a completed application for a building permit within one year of the issuance of an allocation, together with the deposit required. The director may grant a single 6-month extension to an applicant upon a showing of good cause, which must include a showing of material progress toward the submission of a completed building permit application. Upon notification from the building department that the building permit application has been approved, the applicant must meet all the requirements for the issuance of the permit, including payment of all applicable fees. If a completed application for a building permit has not been submitted within the period provided, the allocation will lapse and may be redistributed according to the provisions of this chapter.
6. There will be no refunds of application, extension, transfer or other fees collected pursuant to this chapter, even if an allocation, building permit application or building permit expires. Refunds of building permit application or building permit fees will be based on the provisions of Title 20.
7. Fees provided in this chapter will be set by resolution adopted by the board.
8. All applications filed by or on behalf of an owner will be imputed to the owner and considered as having been filed in the owner's name for purposes of distribution of the allocations.
9. The board may adopt additional policies and procedures for the distribution of allocations consistent with this chapter and this Article.

B. Effects of Procedures:

1. Construction of a dwelling unit with an allocation requires the issuance of a building permit, approval of all required plans and payment of all required fees.
2. In the event that a moratorium is declared as the result of local, regional, state or national emergency, or for any other reason that concerns the capacity of an essential public facility or resource, the property owner who holds an allocation may, at the option of the board, be declared to be subject to the provisions of the moratorium.
3. An allocation does not vest property rights related to the density of a parcel of land at a quantity greater than the density permitted by the master plan or zoning code in effect at the time application is submitted for a building permit.
4. The number of allocations for a single parcel of land that a property owner may purchase will be based only on an approved project or a legally existing parcel of land.

C. Administration and Appeals:

1. Allocations will be issued as certificates with serial numbers. A log must be maintained by the building department recording the serial numbers of issued allocation certificates, building permit numbers issued for the allocation, relevant dates and corresponding assessor's parcel numbers and addresses. The log will also contain any other information deemed relevant by the director for the keeping of records and administration of this chapter.

2. The director will be the final decision-maker for this chapter, except for those provisions designated for decision by the board. The appeal of the decision of the director is to the board and must be pursuant to the provisions of 9.18: Post Decision Proceedings.

2.08 Transfer of Allocations

A. The director may approve a transfer of an allocation to a parcel other than the parcel to which the allocation has been assigned under the following circumstances:

1. The parcel of land assigned an allocation is found to be unbuildable based on physical characteristics of the land, slope, seismic characteristics, potential for flooding, natural resources, or other physical aspects of development applicable to the specific parcel which were not known at the time the allocation was issued. If an allocation is transferred because a parcel is found to be unbuildable under this subsection the owner of that parcel or their successor will not be eligible for an allocation for that parcel again in the absence of changed circumstances.
2. An action of the county has resulted in reduction of density applicable to the subject property and the allocation was purchased prior to the public action changing the density.
3. The transfer is made to another parcel within the same project under the same ownership.

B. The director may approve a transfer of an allocation to a purchaser of the parcel to which the allocation has been assigned under the following circumstances:

1. The property owner had complied in good faith with the procedures and policies of the county, and due to personal circumstances beyond the control of the property owner, is unable to proceed with construction of the approved dwelling. This provision is intended to apply to circumstances such as, and not limited to, death of a family member, serious or debilitating illness, loss of employment, or extraordinary change in personal financial circumstances that would preclude proceeding with construction. A relocation to accept new employment is generally not considered an acceptable reason for the director to allow a transfer of an allocation to another owner.
2. The property owner must relocate in response to military orders.

C. The approved transfer of an allocation does not extend the allocation's period of validity as defined in 2.02: General Provisions.

D. In order to transfer an allocation, the property owner must petition the director by submitting an application containing the information deemed necessary by the director. The petition must be accompanied by a fee, in an amount set by resolution of the board, to cover the costs of review and investigation.

E. The application at a minimum must contain the property owner's name, mailing address, and daytime phone number, the address of the subject property, the assessor parcel number, and the circumstances under which the transfer is being sought. In addition, the property owner must submit proof that an allocation has been issued for the subject property.

F. The director must consider the petition and may either approve, approve subject to conditions, or deny the petition in writing. The director must base the decision on the criteria in subsection A or B of this section.

G. Appeal of a denial of a petition to transfer is to the board as provided in this Article.

2.09 Banking and Borrowing

A. Banking and borrowing is a procedure that takes allocations available over multiple years and makes

them available to a single project. If a proposed residential subdivision, planned development of more than four units, or attached or semi- detached multi-family residential project requires more allocations than are available in a single allocation period, the applicant may request banking of current allocations and borrowing of future allocations. The following provisions govern banking and borrowing:

1. Banking and borrowing may only be allowed as part of a development agreement between an applicant and the county.
2. The cumulative number of allocations taken by all projects requesting to bank and borrow may not exceed 40% of any year's allocations available to distribute (per Table 1: Annual Distribution of Allocations).
3. A project may not bank and borrow allocations that exceed the unit count in its development agreement.
4. A project containing 40 or more units may bank and borrow from the allocations available to distribute within 10 years of the approval of each phase in a phasing plan map or a final project approval for a multi-family project as provided for in the development agreement.
5. A project containing fewer than 40 units may bank or borrow from the allocations available to distribute within 3 years of the approval of a tentative map as provided for in the development agreement or a final project approval for a multi-family project.
6. A project requesting banking and borrowing may apply for any available allocations in the project pool in its first year, which may be banked for use in the project's first phase.
7. Banked and borrowed allocations may be used at any time during the life of the phase of a phasing plan pursuant to the development agreement.
8. The number of banked and borrowed allocations in each year must be accounted for through the reduction of an equal number of allocations from the allocations available to distribute for that year. The director will account for each project that secures allocations pursuant to this section, and for project totals.
9. Projects that bank and borrow allocations are subject to an additional fee to be set by resolution of the board.
10. Any project that proposes to bank and borrow must comply with 8.10: Development Agreements and meet the following criteria, all of which are subject to affirmative findings by the board:
    a. The number of allocations required to support the project will not significantly reduce the number of allocations available to future projects that may require banking and borrowing.
    b. The project may secure allocations through banking and borrowing in order to provide a development schedule that is necessary for the project:
        1. To support the construction of improvements necessary for public health and safety.
        2. To make the phasing of development economically viable.
        3. To demonstrate the financial security to recover the capital investment for public infrastructure necessary to meet required capacity standards for development completed through a phased process.
        4. To repay, if necessary, the public sector for the financing infrastructure or other facility improvements.

2.10 Transfer of Development Rights (A-19 and FR-19)

A. Transfer Development Rights Eligibility:

1. Real property situated in the A-19 and FR-19 districts may transfer development rights to real property situated in designated receiving areas, as shown in the 1996 master plan, as amended. The owner of real property in a sending area may not sell, transfer or convey more development rights than the parcel is permitted under the 1996 master plan, as amended plus bonuses as provided in this chapter.

2. In the A-19 zoning district, no development rights can be transferred, nor can a certificate of eligibility be issued, unless the owner of the real property permanently restricts all appurtenant surface and groundwater irrigation rights against transfer from the sending parcel.

3. The owner of real property in a receiving area may not transfer more development rights to a parcel than the density provided by the base zoning district, an approved planned development or an approved specific plan for the parcel.

4. Transfer of development rights from parcels zoned A-19 is eligible for bonuses using the following calculations:

a. The bonus for the transfer of development rights for each 19-acres shall be 9 units. These bonus units are conferred, and can only be used for transfer. They cannot be used on the sending parcel for any other purpose.

b. A bonus of 7 units per 19-acres shall be provided for each sending parcel for which at least 50% of the 19 acres is located within the designated FEMA 100-year floodplain.

c. A bonus of 7 units per 19-acres shall be provided when transfer of all of the appurtenant surface and groundwater irrigation rights from the parcel is restricted. The restriction against the transfer may provide for substitution of water rights of equivalent volume and equal or senior priority, on approval by the board at the time of substitution.

d. A bonus of 20 units for every 100 acres shall be provided for each sending parcel when the parcel or contiguous parcels are a minimum of 100 acres in area.

e. The board in its discretion may grant additional bonuses not to exceed one unit per 19 acres for dedication of improved and permanent public access easements or easements to rivers, streams, public lands, or significant historical resources. These bonus units are conferred, and can only be used, upon transfer of all development rights from the sending parcel. It cannot be used on the sending parcel for any other purpose.

f. Minimum parcel size for participation in the TDR program is 40 contiguous acres. Calculations for bonuses on parcels grater than 40 acres shall be on a prorated basis with all bonus calculations rounded to the nearest whole number. Individual parcels may be considered together for the purpose of calculating bonuses.

g. Any existing or remaining residential unit or commercial development on the sending parcel shall require a minimum of 40 acres, which shall not be eligible for transfer or bonuses. The parent parcel or group of parcels will be reduced by 40 acres before calculating units available for transfer and bonuses.

5. Transfer of development rights from parcels in the FR-19 district are eligible for bonuses using the following calculations. These bonus units are conferred, and can only be used, upon transfer of all development rights from the sending parcel. They cannot be used on the sending parcel for any other purpose.

a. The bonus for the transfer of development rights from each 19-acres, of which at least 50%

of the 19 acres is located within the designated FEMA 100-year floodplain, shall be one unit.

b. The board in its discretion may grant additional bonuses not to exceed one per unit per 19 acres for dedication of improved and permanent public access easements or easements to rivers, streams, public lands or significant historical resources. These bonus units are conferred, and can only be used, upon transfer of all development rights form the sending parcel. It cannot be used on the sending parcel for any other purpose.

c. A bonus of one unit for every 100 acres shall be provided for each sending parcel when the parcel or contiguous parcels are a minimum of 100 acres in area.

d. Minimum parcel size for participation in the TDR program is 40 contiguous acres. Calculations for bonuses on parcels greater than 40 acres shall be on a prorated basis with all bonus calculations rounded to the nearest whole number. Individual parcels may be considered together for the purpose of calculating bonuses.

e. Lands owned or held in trust by the United States or its agencies are not eligible to participate in this program.

6. Bonuses are conferred only upon transfer of the development rights from a parcel of real property. Partial transfers may occur only from parcels in excess of 40 acres in area. For a parcel in excess of 40 acres, if the owner transfers less than all of the development rights to which the parcel is entitled, the owner shall designate the portion of the parcel from which the development right or rights are being transferred, and a description of the portion will be included in the open space easement or deed restriction required by 2.10 (B): Procedure:. A parcel of real property from which a partial transfer of development rights has been made is not eligible for land division under 9.28: Land Division Permits which will result in parcels less than 40 acres in size.

B. Procedure:

1. A property owner shall apply to the community development department for a certificate that the parcel in question is eligible for such transfer or acquisition. The application and certificate shall be on a form prepared by the community development department. The application shall include the following:

a. A legal description of the parcel or parcel(s) and a current title report;

b. Documentation to establish eligibility for all bonuses;

c. If the transferor applies for a density bonus related to the restriction against transfer of water rights, then evidence of the appurtenant surface water rights under the Alpine Decree or state permits for other irrigation water rights;

d. If the transferor applies for bonuses related to flood plain preservation, a detailed map showing the property and the floodplain preservation, a detailed map showing the property and the floodplain boundary along with the calculations showing percentage and acreage of the sending parcels in the floodplain;

e. If the transferor applies for bonuses related to the 100-acre minimum parcel area, a detailed map showing the property or properties and their respective parcel sizes; and

f. A copy of the recorded deed restriction, or grant a perpetual open space easement to the county, a local governmental agency approved by the board, or a nonprofit conservation entity containing words sufficient to restrict transfer of appurtenant surface or other irrigation water rights as required herein.

2. If the director finds that the application is complete and the open space easement or deed restriction is in proper form and has been recorded, then a certificate will be issued to the owner.
3. The owner may then transfer development rights to a transferee.
4. Upon execution and delivery of the instruments of transfer, the transferee shall record the same, together with the certificate, in the office of the county recorder. The transferee shall also file duplicates of the recorded instruments and certificate with the community development department. No transfer shall be effective until and unless the conveyances, the certificate, and the open space easement or deed restriction, are recorded in the office of the county recorder and copies of the recorded instruments filed with the community development department, as provided herein.
5. The community development department and the county recorder will keep records of issued certificates, the transfers and easements or deed restrictions, which shall be available for public inspection during normal working hours. Use of the index and files kept by the community development department shall be limited to determination of eligibility for transfer or acquisition; the official records of any such transfers shall be in the office of the county recorder.
6. Douglas County does not insure title or ownership of development rights, nor does it prepare the conveyances or instruments to effect the transfer.
7. The transferee must demonstrate ownership of the development rights and the ability to provide such rights to a receiving parcel during the submittal of a tentative subdivision map and/or zoning map amendment.

2.11 Prohibitions and Penalties

A. It is unlawful for any person to:

1. Construct, cause or initiate construction of any structure for which an allocation or building permit is required or to connect or cause the connection of any structure, mobile home or vehicle with any public or private water or sewer system without an allocation or building permit.
2. Obtain, issue or transfer an allocation or any interest in any allocation except as provided in this chapter.
3. Falsely certify or misrepresent any interest in realty or enter into any fraudulent contract or contrived contract or transaction for selling or buying realty for purposes of evading an allocation limitation provided in response to this chapter.

B. Any violation of this section will be punished by a misdemeanor. In addition, upon proof of conviction, the property owner convicted will not be eligible to apply for an allocation or residential building permit in the current or following calendar year.

C. Enforcement of this chapter is by the director and the building official with the assistance of the district attorney.

D. Allocations will be void and canceled by the director if fees are paid by insufficient funds check.

2.12 Interpretation and Conflict

A. In their interpretation and application, the provisions of this chapter must be held to be the minimum requirements for the promotion of the public health, safety, morals, convenience and general welfare, and must be construed broadly to promote the purposes for which they are adopted. The provisions of this chapter are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law except as expressly provided for in this chapter. Where any provision of these regulations imposes restrictions different from those imposed by any other

ordinance, rule or regulation of the county or other provision of law, the provision that is more restrictive or imposes higher standards controls.

2.13 Saving Provision

A. The provisions of this title must not be construed as abating any action now pending under, or by virtue of, prior existing land development regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the County under any chapter or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the county except as expressly provided for in these regulations.

2.14 Effective Date and Repeal

A. This chapter is effective on July 1, 2007 and will remain in effect unless modified or superseded by other legislation, in the manner provided by law. The approval of this ordinance establishing a building permit cap under the Master Plan repeals the Sustainable Growth Initiative approved by the voters on November 5, 2002 and effective November 7, 2002, as Question 4, and the board will cause this ordinance to be placed on the ballot as an advisory question for the general election of November 2008.

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Article 3 Zoning Districts, Uses, and Lot and Building Standards

3.01 Purpose and Master Plan Consistency

A. Purpose: The purpose of the zoning regulations is to promote the public health, safety, general welfare and preserve and enhance the aesthetic quality of the county by providing regulations to ensure an appropriate mix of land uses in an orderly manner. In furtherance of this purpose the county desires to achieve a pattern and distribution of land uses which generally achieve the following:

1. Implement the goals and policies of the master plan;
2. Retain and enhance established residential neighborhoods, commercial and industrial districts, regional-serving uses, recreation and amenities;
3. Allow for the infill and restoration of areas at their prevailing scale and character;

4. Accommodate expansion of development into vacant lands within environmental and infrastructure constraints;
5. Maintain and enhance significant environmental resources;
6. Provide a diversity of areas characterized by differing land use activity, scale and intensity;
7. Establish Douglas County as a unique and distinctive place with a high quality of life and aesthetic resources, as well as a secure environment for the county's residents and businesses.

B. Master Plan Consistency: The zoning regulations contained in this title have been found consistent with the goals and policies of the Douglas County master plan, pursuant to the provisions of Chapter 278 of NRS. All development within the boundaries of the county, except as otherwise provided, must be consistent with these regulations.

3.02 General Provisions

A. Applicability: The provisions of this Article are applicable to all lands within Douglas County, Nevada. In order to classify, regulate and restrict the use of land the location, use, bulk, height of structures and to carry out the purpose of Title 20, Land use districts are established in the Table below.

Table 2: Land Use Districts

AGRICULTURE, FOREST AND RANGE ZONING DISTRICTS	
A-19	Agriculture - 19 acre minimum parcel size
FR-19	Forest and range - 19 acre minimum parcel size
FR-40	Forest and range - 40 acre minimum parcel size
RESIDENTIAL ZONING DISTRICTS	
SFR-8,000	Single-family residential - 8,000 square foot minimum net parcel size
SFR-12,000	Single-family residential - 12,000 square foot minimum net parcel size
SFR-1/2	Single-family residential - one-half acre minimum net parcel size
SFR-1	Single-family residential - one acre minimum net parcel size
SFR-2	Single-family residential - two acre minimum net parcel size
MFR	Multi-family residential - minimum net parcel size of 9,000 square feet
RA-5	Rural agriculture - five acre minimum net parcel size
RA-10	Rural agriculture - ten acre minimum parcel size
NON – RESIDENTIAL ZONING DISTRICTS	
PR	Private recreation
NC	Neighborhood commercial
OC	Office commercial
GC	General commercial
MUC	Mixed-use commercial
TC	Tourist commercial
LI	Light industrial
GI	General industrial
SI	Service industrial
PF	Public facilities
AP	Airport

B. Adoption of Districts: The use of districts and their boundaries are established by this title and are illustrated on the official map entitled "zoning map of Douglas County" on file in the community development department. This map is incorporated in this title by reference. The "zoning map of Douglas County" shall be stored, maintained and kept current by the director.

C. Determination of Districts: When uncertainty exists as to the boundaries of any use districts shown on the official map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the centerline of streets, alleys, or highways, the actual centerline shall be construed to be the boundary.

2. Where district boundaries are indicated to run approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.

3. Where district boundaries are indicated on such maps as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such districts.

4. In a case of uncertainty which cannot be determined by application of the foregoing rules, the director shall determine the location of such use district boundaries. The director's determination may be appealed to the planning commission for recommendation or conclusion before going to the board.

5. Where a public street, alley or parcel of land is officially vacated or abandoned, the regulations applicable to the abutting property shall apply to such vacated or abandoned street or alley.

6. Where a parcel of land is divided by a zoning boundary, the following shall apply.

a. The permitted uses for the property shall be determined by the zoning district of the portion of the property on which the use is to be developed or conducted;

b. Building setbacks shall be determined by the zoning district of the portion of the property on which the building, or any portion thereof, is located;

c. Where additional building setbacks are required by this title between the adjacent zoning districts, the setback shall be measured from the zoning district boundary on the parcel;

d. To utilize the entire parcel with a use that is only allowed in 1 of 2 zoning districts, a zoning map amendment or special use permit is required for that portion of the property not zoned for the use.

D. Interpretation of Language: In the event this title requires interpretation, the director may make the interpretation or refer the matter to the planning commission for action, except as otherwise provided.

E. Similar Use Determination: The director may authorize a use not specifically listed within a zoning district if it is determined that the use is similar to other uses permitted in the zoning district provided that the use is not specifically listed in another zoning district. Where the term "similar uses permitted by director determination" is mentioned within any zone district, it shall be deemed to mean other uses which, in the judgment of the director as evidenced by a written decision, are similar to and not more objectionable to the general welfare than those uses specifically listed in the same district.

F. Determination on Unlisted Uses: The director, upon a written request, or the planning commission upon referral by the director, may determine whether a use not specifically listed as a use that is principally permitted or specially permitted in a particular zoning district of the county based on similarity of the use to uses already listed in accordance with the following:

1. The director may refer a determination on an unlisted use to the planning commission.

2. The director or the planning commission shall not determine that a use is permitted in a zone when the use is specifically first listed as permissible in a zone district allowing more intensive

uses.

3. The procedures of this chapter shall not be substituted for the amendment procedure as a means of adding new uses to the list of permitted or specially permitted uses.
4. The planning commission may, on its own motion or at the request of any affected party, reconsider and change a written decision regarding uses previously determined by the planning commission or by the director.

G. Application Procedure: Application for a determination on an unlisted use shall be made in writing to the director, and shall include a detailed description of the proposed use and any other information as may be required to facilitate review of the request, along with the required fee as established by resolution.

H. Investigation and report: The director shall prepare a report which will address the following and shall submit copies to the applicant and to the planning commission:

1. Comparison of the proposed use to the type and intensity of other uses principally permitted or conditionally permitted in the same zone district;
2. Evaluation of the purpose and intent of that zone district;
3. Review of the master plan to compare the proposed use characteristics with the applicable goals and objectives.

I. Findings for Unlisted Use Determinations: The director, or the planning commission upon referral by the director, shall base the decision upon the following findings:

1. The use in question is of a similar type and intensity to other principally permitted or conditionally permitted uses in the same zone district.
2. The use in question meets the purpose and intent of the district in which it is proposed.
3. The use in question meets and conforms to the applicable policies and maps of the master plan.

J. Rounding of Quantities: All fractions of whole numbers are to be rounded to the nearest highest whole number when the fraction is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5, except as otherwise provided in the development code.

3.03 A19 (Agriculture) District Intent, Permitted and Regulated Uses

A-19 (Agriculture -19-acre minimal parcel size) District is intended to implement the Douglas County Master Plan, to conserve agricultural resources, preserve open spaces and the rural character of the county, and to direct urbanization into manageable and identified development areas. This is a low-density land use district with a maximum permitted density of one home per 19 gross acres. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

PERMITTED USES

Agricultural, Forestry, Mining
- Agricultural products processing and storage
- Animal keeping
- Limited agricultural uses
- Open agricultural uses
- Limited commercial uses
- Forestry

Commercial
- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service

Institutional
- Day care center (small)

Residential
- Boarding house
- Single-family dwelling
- Clustered Development

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling*
- Wind energy conversion system, micro other
- Metal Storage containers, sea cargo, cargo or similar containers*

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining
- Commercial nursery

Commercial
- Kennel
- Veterinary clinic with outdoor holding facilities
- Veterinary clinic without outdoor holding facilities

Institutional
- Church
- Small group care or group home

Recreational
- Equestrian facility*
- Park or play field, day use

Utility & Public Service
- Public or quasi-public facility other than listed
- Public safety telecommunications site
- Telecommunications site
- Telecommunications facility*
- Water tank, water treatment facility or sewer lift station
- Treated effluent irrigation

Accessory Uses
- Accessory dwelling*
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers*

SPECIAL USE PERMIT

Agricultural, Forestry, Mining
- Agricultural products retal outlet
- Commercial stock yard
- Commercial meat and poultry processing facility
- Keeping of non-somestic anaimals
- Aquaculture

Commercial
- Bed and breakfast
- Resort lodge, conference center or guest ranch

Industrial & Transportation
- Private airports
- Heliport
- Helistop
- Park and ride facility

Institutuional
- Cemetery
- Day care center (large)
- Uses of community significance
- Community center and related facilities
- Educational facility

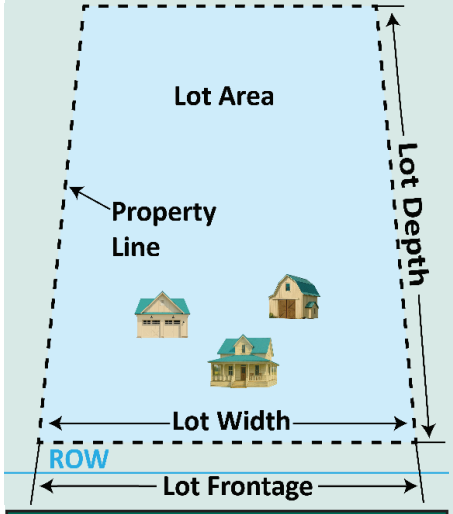
Recreational
- Equestrian facility*
- Non-motorized racing
- Outdoor recreation, day use
- Outdoor recreation, night use
- Park or play field, night use

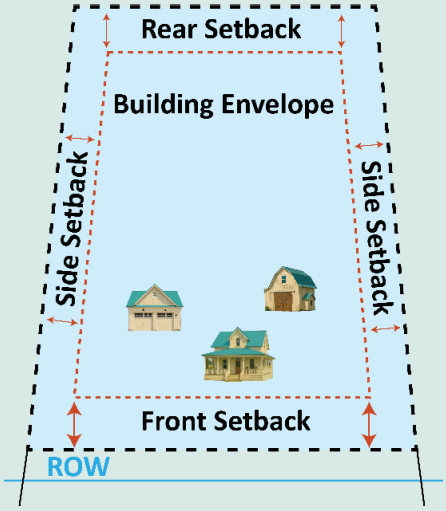
Utilitiy & Public Service
- Fire Station
- Telecommunications facility*
- Water reservoir

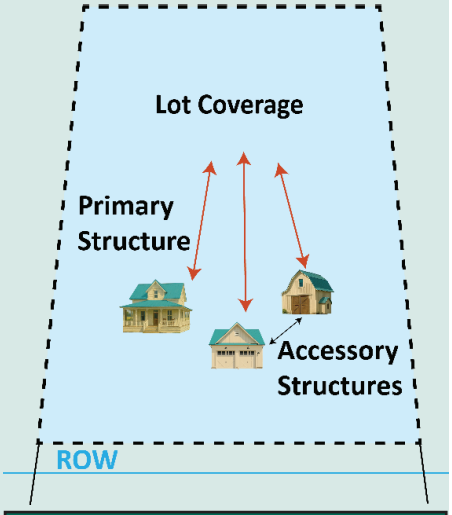
Accessory Uses
- Wind energy conversion system, small
- Special Occasion Home

3.03 A-19 (Agriculture) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



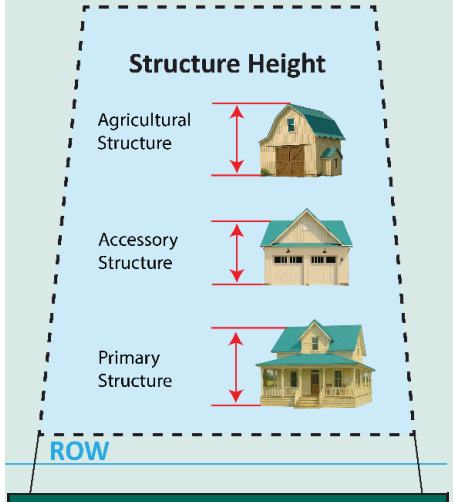




Property Line	
Maximum Density [3] (Dwelling Unit)	19 gross ac
Minimum Lot Area (Net Acre)	19 [3] Acres
Average Lot Width	500 feet
Average Corner Lot Width	500 feet
Minimum Lot Depth	

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback [1]	30 feet
Side Yard Setback Minimum [1]	20 feet
Dwelling Unit Separation [2]	20 feet
Side Yard Setback Street Side [1]	30 feet
Rear Yard Setback Accessory Structures	

Lot Coverage	
Distance between buildings	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot (No limit for agricultural structures)	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	25 feet
All Agricultural structures are exempt from height restrictions	

Additional Development Standards That Apply
[1] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[2] Accessory Dwellings may be attached. See Accessory dwellings.
[3] Parcels created pursuant to 20.714 may be less than 19 acres in size, and may be of greater density than 1 DU / 19 gross acres.

3.04 FR19 / FR-40 (Forest and Range) District Intent, Permitted and Regulated Uses

FR-19 (Forest and range -19-acre minimum parcel size) District is intended to implement the Douglas County Master Plan, preserve rural areas for the purpose of efficiently using land to conserve forest and range resources, protect the natural environment, preserve open spaces, and preserve open areas for grazing and other agricultural uses for land under private ownership. This is a low-density land use district with a maximum permitted density of one home per 19 net acres. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district. This district also provides land use regulation, to the extent of the jurisdiction of the county and the State of Nevada, over lands held by the Bureau of Indian Affairs in trust for individuals (allotments). If such property is transferred to persons in fee simple, then it shall be governed by the regulations for this district.

PERMITTED USES

Agricultural, Forestry, Mining
- Agricultural products processing and storage
- Animal keeping
- Limited agricultural uses
- Open agricultural uses
- Limited commercial uses
- Forestry

Commercial
- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service

Institutional
- Day care center (small)

Residential
- Boarding house
- Single-family dwelling
- Clustered Development

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling*
- Wind energy conversion system, micro other
- Metal Storage containers, sea cargo, cargo or similar containers*

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot
- Wind energy conversion system, commercial use test site

SPECIAL USE PERMIT

Agricultural, Forestry, Mining
- Commercial stock yard
- Commercial meat and poultry processing facility
- Keeping of non-domestic animals
- Aquaculture

Commercial
- Veterinary clinic with outdoor holding facilities
- Veterinary clinic without outdoor holding facilities
- Bed and breakfast
- Resort lodge, conference center or guest ranch

Industrial & Transportation
- Saw mill
- Private airports
- Heliport
- Helistop
- Park and ride facility

Institutional
- Cemetery
- Day care center (large)
- Uses of community significance
- Community center and related facilities
- Educational facility

Recreational
- Equestrian facility*
- Non-motorized racing
- Outdoor recreation, day use
- Outdoor recreation, night use
- Park or play field, night use
- Ski area

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining
- Commercial nursery

Commercial
- Kennel

Institutional
- Church
- Small group care or group home

Recreational
- Equestrian facility*
- Park or play field, day use

Utility & Public Service
- Public or quasi-public facility other than listed
- Public safety telecommunications site
- Telecommunications site
- Telecommunications facility*
- Water tank, water treatment facility or sewer lift station
- Treated effluent irrigation

Accessory Uses
- Accessory dwelling*
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers*

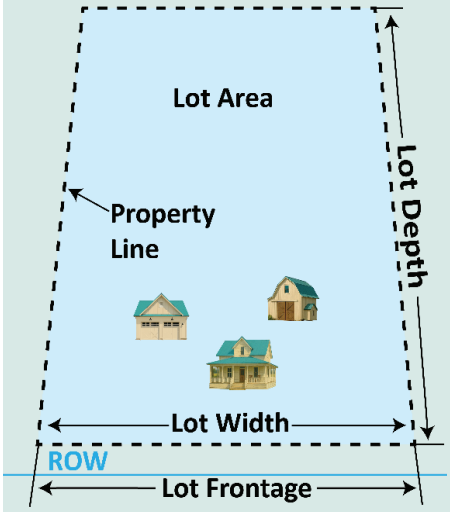
SPECIAL USE PERMIT

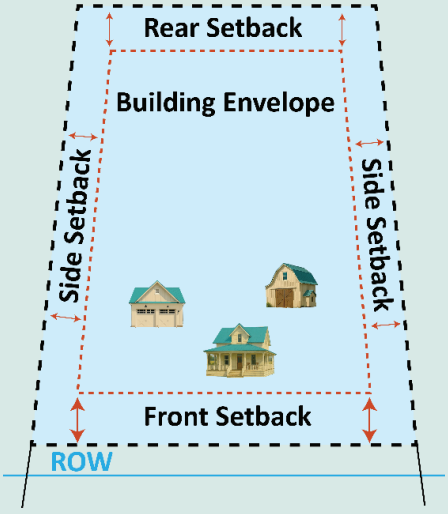
Utility & Public Service
- Fire station
- Telecommunications facility*
- Water reservoir
- Wind energy conversion systems, commercial
- Solar Photovoltaic Facility*

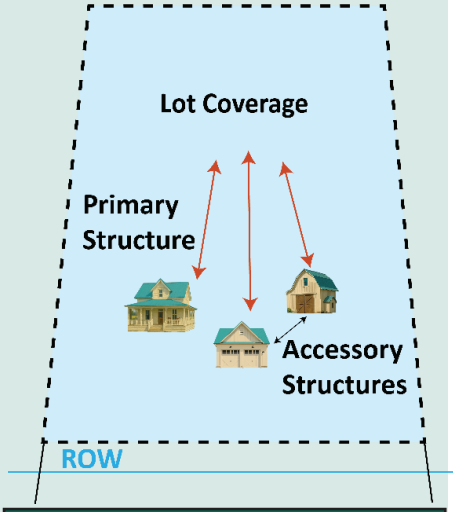
Accessory Uses
- Wind energy conversion system, small
- Special Occasion Home

3.04 FR19 / FR 40 (Forest and Range) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



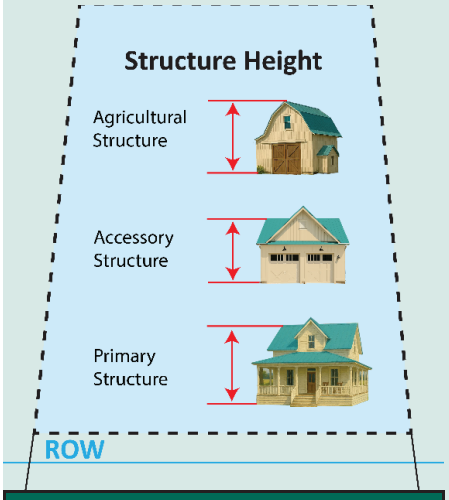




Property Line	
Maximum Density [4]	1 DU/19 gross ac [4] 1DU/40 gross ac
Minimum Lot Area (Net Acre) [4]	19 [4] private 40 [3] public
Average Lot Width	500 feet
Average Corner Lot Width	500 feet
Minimum Lot Depth	

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback [1]	30 feet
Side Yard Setback Minimum [1]	20 feet
Dwelling Unit Separation [2]	20 feet
Side Yard Setback Street Side [1]	30 feet
Rear Yard Setback Accessory structures	25 feet

Lot Coverage	
Distance between buildings	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot (No limit for agricultural structures)	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	
All Agricultural structures are exempt from height restrictions	

Additional Development Standards That Apply
[1] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[2] Accessory Dwellings may be attached. See Accessory dwellings.
[3] The distinguishing feature between the 19 acre and 40 acre minimum parcel sizes in the Forest and Range district is public or private owenrship.
[4] Parcels created pursuant to 20.714 may be less than 19 acres and may be of greater density than 1 DU/19 gross ac.
(Ord. 1482, 2017; Ord. 1224, 2008; Ord. 1167, 2006; Ord. 763, 1996; Ord. 641, 1994; Ord. 568, 1992; Ord. 535, 1991; Ord. 497, 1989; Ord. 377, 1981; Ord. 167, 1968)

3.05 RA-10 (Rural Agricultural) District Intent, Permitted and Regulated Uses

RA-10 (Rural agriculture - ten acre minimum parcel size). This district is intended to promote the development of single-family detached units at a density and character compatible with agricultural uses with a minimum lot size of ten net acres, and a maximum density of 0.10 units per gross acre. Unless otherwise specified in this code, no more than one home per parcel is permitted in this land use district.

PERMITTED USES

Agricultural, Forestry, Mining
- Agriculture products processing and storage
- Animal Keeping
- Limited agricultural uses
- Open agricultural uses

Commercial
- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service
- Professional Office

Institutional
- Day care center (small)

Residential
- Single-family dwelling

Recreational
- Golf course*

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory agriculture retail sales
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)
- Wind energy conversion system, micro other

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Recreational
- Non-motorized racing

Institutional
- Small group care or group home

Utility & Public Service
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory dwelling
- Metal Storage containers, sea cargo, cargo or similar containers.
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Commercial
- Bed and breakfast
- Kennel

Industrial & Transportation
Park and ride facility
- Private airports
- Heliport
- Helistop

Institutional
- Cemetery
- Church
- Day care center (large)
- Uses of community significance

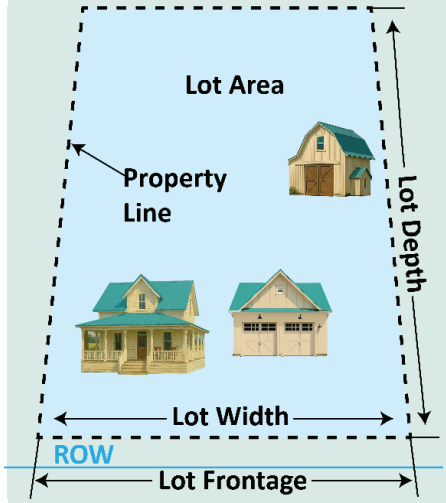
Recreational
- Equestrian facility
- Membership club
- Park or play field, day use
- Park or play field, night use
- Public recreation center

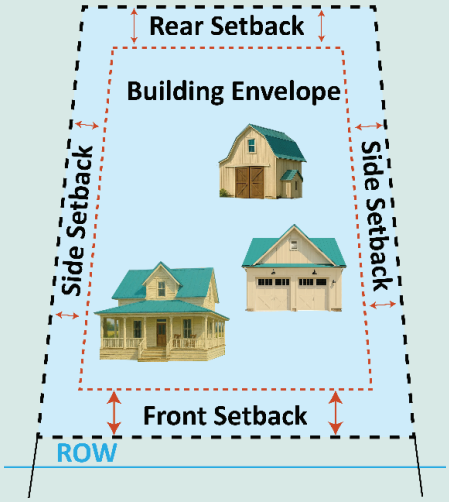
Utility & Public Service
- Fire station
- Public or quasi-public facility other than listed
- Water reservoir
- Telecommunications facility
- Treated effluent irrigation

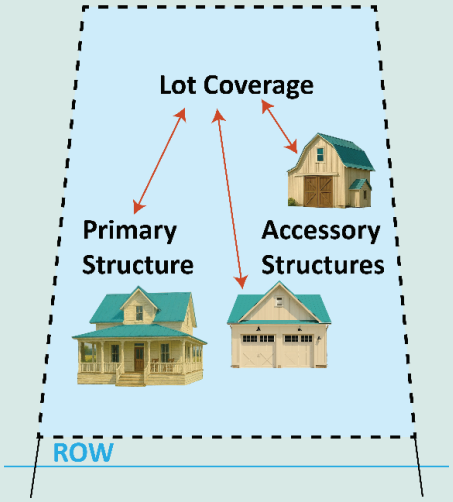
Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home
- Wind energy conversion system, small

3.05 RA-10 (Rural Agricultural) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



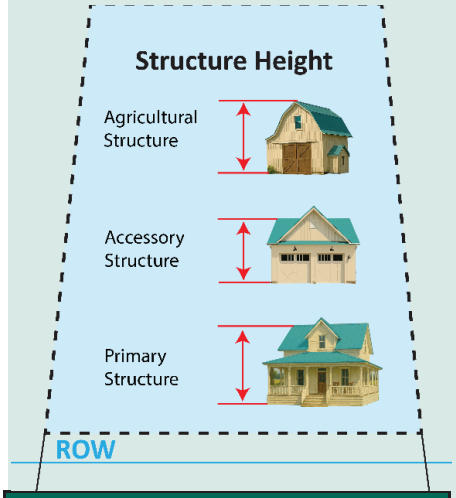




Property Line	
Maximum Density	0.1 gross ac
Minimum Lot Area (Net Acre)	10 Acres
Average Lot Width	300 feet
Average Corner Lot Width	300 feet
Minimum Lot Depth	300

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback [1, 2, 3]	30 feet
Side Yard Setback Minimum [2]	20 feet
Side Yard Setback Street Side	30 feet
Rear Yard Setback Accessory structures	

Lot Coverage	
Distance between buildings	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot (No limit for agricultural structures)	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet
All Agricultural structures are exempt from height restrictions	

Additional Development Standards That Apply
[1] For parcels adjoing alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
[2] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[3] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.

3.06 RA-5 (Rural Agricultural) District Intent, Permitted and Regulated Uses

RA-5 (Rural agriculture - five acre minimum net parcel size). This district is intended to promote the development of single-family detached units at a density and character compatible with agricultural uses with a minimum lot size of five net acres, and a maximum density of 0.20 units per gross acre. The director may approve a minimum parcel size of 1% less than five net acres in connection with a land division of not more than four parcels contiguous with existing, similarly sized parcels. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal Keeping
- Limited agricultural uses

Commercial
- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service
- Professional Office

Institutional
- Day care center (small)

Residential
- Single-family dwelling

Recreational
- Golf course*

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory agriculture retail sales
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)
- Wind energy conversion system, micro other

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Recreational
- Non-motorized racing

Institutional
- Small group care or group home

Utility & Public Service
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory dwelling
- Metal Storage containers, sea cargo, cargo or similar containers.
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Commercial
- Bed and breakfast
- Kennel

Industrial & Transportation
- Park and ride facility
- Private airports

Institutional
- Cemetery
- Church
- Day care center (large)
- Uses of community significance

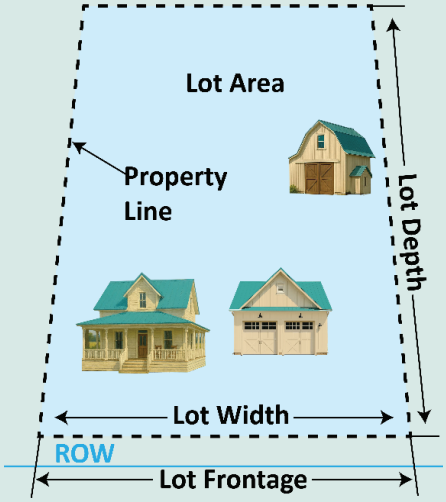
Recreational
- Equestrian facility
- Membership club
- Park or play field, day use
- Park or play field, night use
- Public recreation center

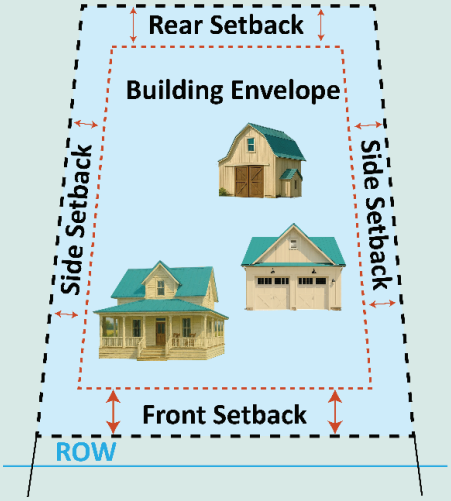
Utility & Public Service
- Fire station
- Public or quasi-public facility other than listed
- Water reservoir
- Telecommunications facility
- Treated effluent irrigation

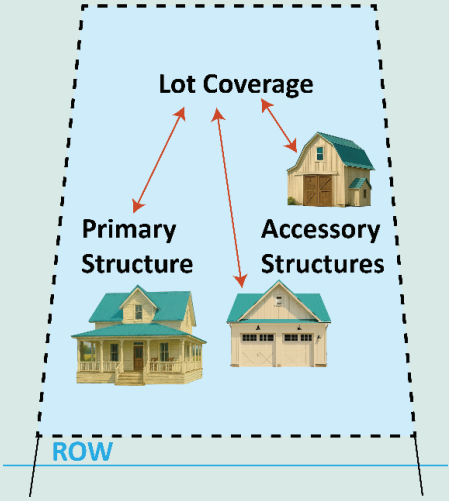
Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home
- Wind energy conversion system, small

3.06 RA-5 (Rural Agricultural) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



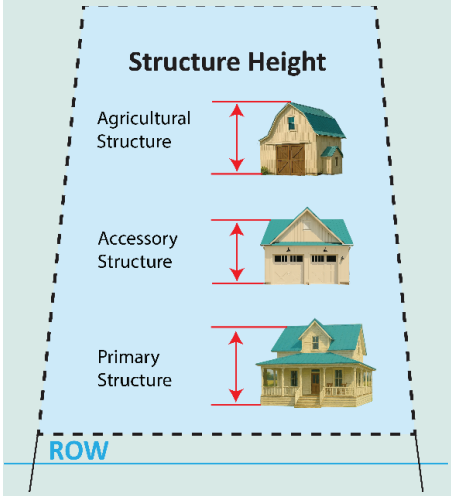




Property Line	
Maximum Density	0.2 gross ac
Minimum Lot Area (Net Acre)	5 Acres
Average Lot Width	200 feet
Average Corner Lot Width	200 feet
Minimum Lot Depth	250

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback[1, 2, 3]	30 feet
Side Yard Setback Minimum [2]	20 feet
Side Yard Setback Street Side	30 feet
Rear Yard Setback Accessory structures	

Lot Coverage	
Distance between buildings	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot (No limit for agricultural structures)	



Struture Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	25 feet
All Agricultural structures are exempt from height restrictions	

Additional Development Standards That Apply
[1] For parcels adjoing alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
[2] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[3] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.

3.07 SFR-2 (Single Family Residential) District Intent, Permitted and Regulated Uses

SFR-2 (Single-family residential - two acre minimum net parcel size). This district is intended for the development of single-family detached units in suburban and rural settings with a minimum lot size of two net acres, and a maximum density of 0.50 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal Keeping
- Limited agricultural uses

Commercial
- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service
- Professional Office

Institutional
- Day care center (small)

Residential
- Single-family dwelling

Recreational
- Golf course*

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory agriculture retail sales
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)
- Wind energy conversion system, micro other

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Recreational
- Non-motorized racing

Institutional
Small group care or group home

Utility & Public Service
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory dwelling
- Metal Storage containers, sea cargo, cargo or similar containers.
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Commercial
- Bed and breakfast

Industrial & Transportation
- Park and ride facility
- Private airports

Institutional
- Cemetery
- Church
- Day care center (large)
- Uses of community significance

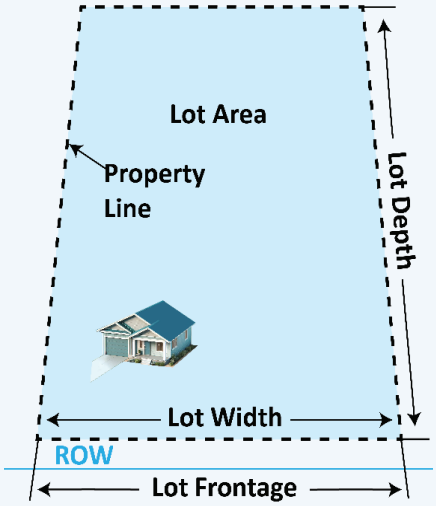
Recreational
- Equestrian facility
- Membership club
- Park or play field, day use
- Park or play field, night use
- Public recreation center

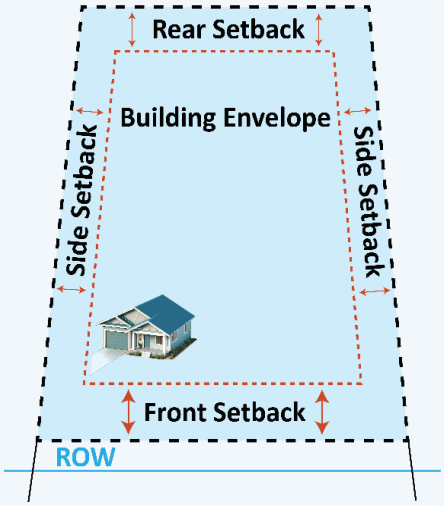
Utility & Public Service
- Fire station
- Public or quasi-public facility other than listed
- Water reservoir
- Treated effluent irrigation

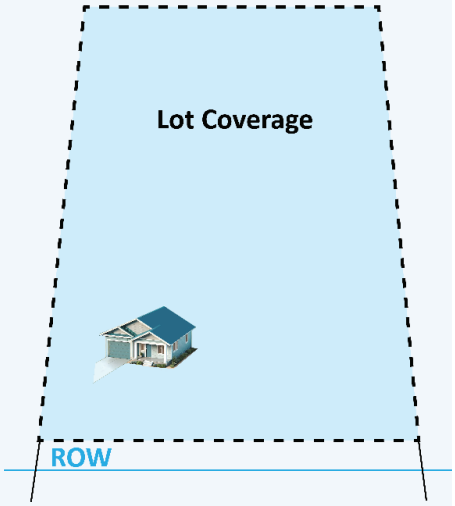
Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home

3.07 SFR-2 (Single Family Residential) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



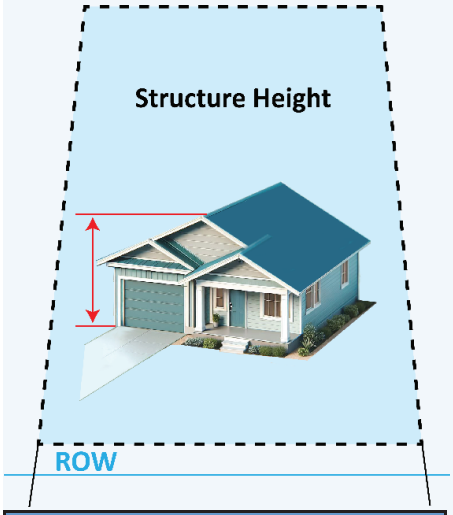




Property Line	
Maximum Density	0.5 gross acre
Minimum Lot Area	2 acre
Average Lot Lot Width	150 feet
Average Corner Lot Width	150 feet
Minimum Lot Depth	150 feet

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback [1, 2, 3]	30 feet
Side Yard Setback [2]	20 feet
Side Yard Setback, Street Side	30 feet

Lot Coverage	
Distance between buildings[2]	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply
[1] For parcels adjoing alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
[2] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[3] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.

3.08 SFR-1 (Single Family Residential) District Intent, Permitted and Regulated Uses

SFR-1 (Single-family residential - one acre minimum net parcel size). This district is intended for the development of single-family detached units in suburban and rural settings with a minimum lot size of one net acre, and a maximum density of one unit per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal Keeping
- Limited agricultural uses

Commercial
- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service
- Professional Office

Institutional
- Day care center (small)

Residential
- Single-family dwelling

Recreational
- Golf course*

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory agriculture retail sales
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)
- Wind energy conversion system, micro other

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Recreational
- Non-motorized racing

Institutional
- Small group care or group home

Utility & Public Service
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory dwelling
- Metal Storage containers, sea cargo, cargo or similar containers.
- Non-commercial telecommunications site, all others

SPECIAL USE PERMIT

Commercial
- Bed and breakfast

Industrial & Transportation
- Park and ride facility

Institutional
- Cemetery
- Church
- Day care center (large)
- Uses of community significance

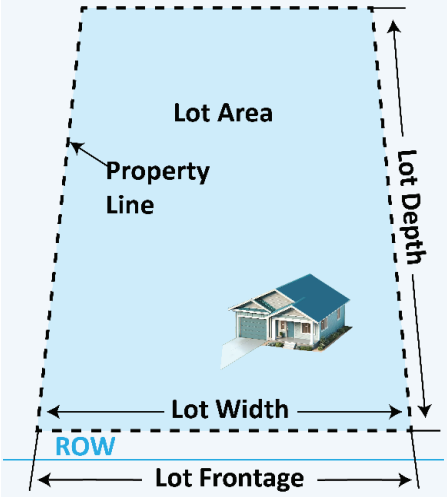
Recreational
- Membership club
- Park or play field, day use
- Park or play field, night use
- Public recreation center

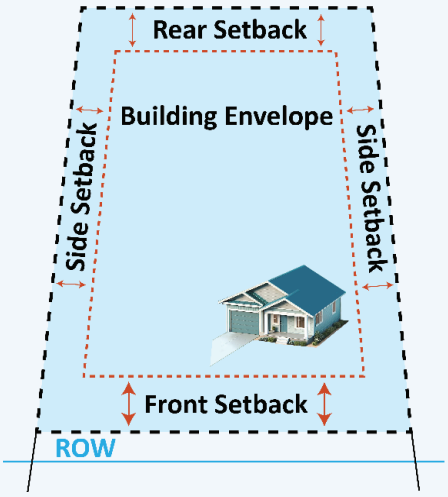
Utility & Public Service
- Fire station
- Public or quasi-public facility other than listed
- Water reservoir
- Treated effluent irrigation

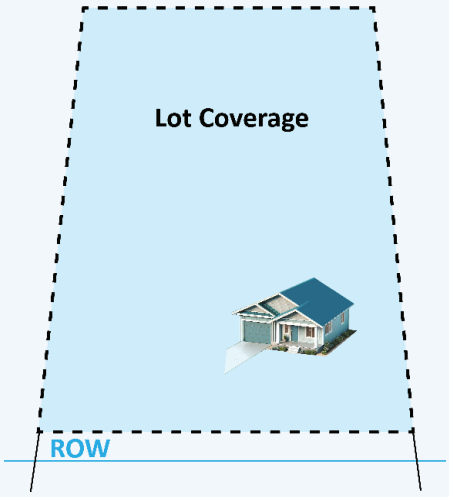
Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home

3.08 SFR-1 (Single Family Residential) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



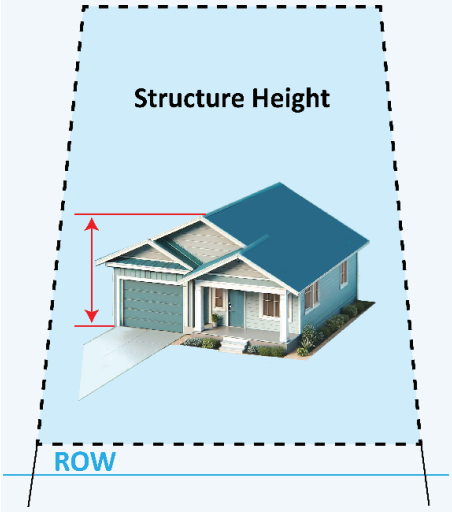




Property Line	
Maximum Density	1 gross acre
Minimum Lot Area	1 acre
Average Lot Lot Width	120 feet
Average Corner Lot Width	120 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback [1, 2, 3]	30 feet
Side Yard Setback [2]	20 feet
Side Yard Setback, Street Side	30 feet

Lot Coverage	
Distance between buildings [2]	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply
[1] For parcels adjoing alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
[2] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[3] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.

3.09 SFR-1/2 (Single Family Residential) District Intent, Permitted and Regulated Uses

SFR-1/2 (Single-family residential - one-half acre minimum net parcel size). This district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of one-half (½) net acre, and a maximum density of 2 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

PERMITTED USES

Agricultural, Forestry, Mining
- Limited agricultural uses

Commercial
- Professional Office

Institutional
- Day care center (small)

Residential
- Single-family dwelling

Recreational
- Golf course*

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Institutional
- Small group care or group home

Utility & Public Service
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory dwelling
- Non-commercial telecommunications site, all others

SPECIAL USE PERMIT

Commercial
- Bed and breakfast

Industrial & Transportation
- Park and ride facility

Institutional
- Cemetery
- Church
- Day care center (large)
- Uses of community significance

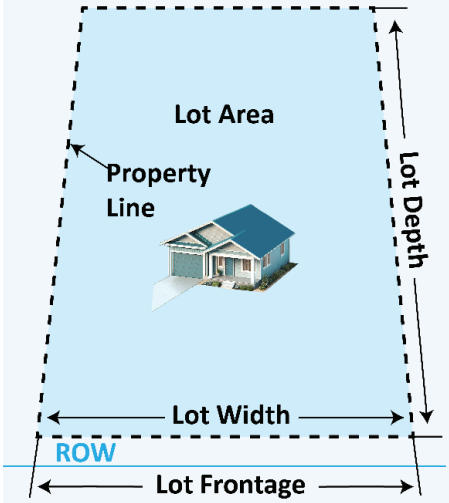
Recreational
- Park or play field, day use
- Park or play field, night use
- Public recreation center

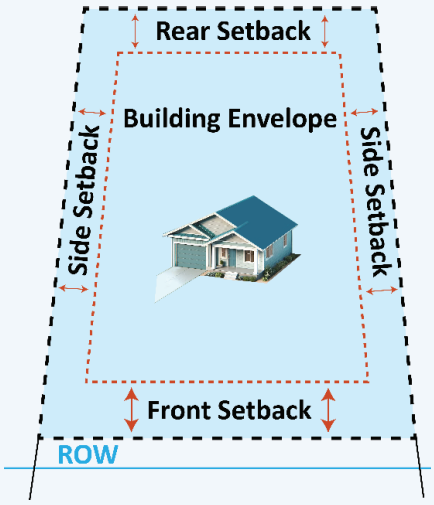
Utility & Public Service
- Fire station
- Public safety telecommunications site
- Public or quasi-public facility other than listed
- Water reservoir
- Treated effluent irrigation

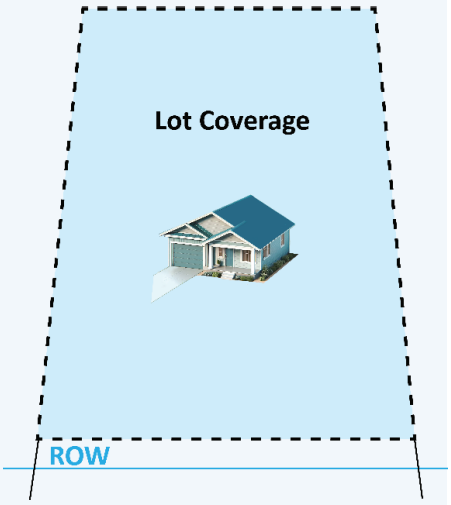
Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home

3.09 SFR-1/2 (Single Family Residential) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



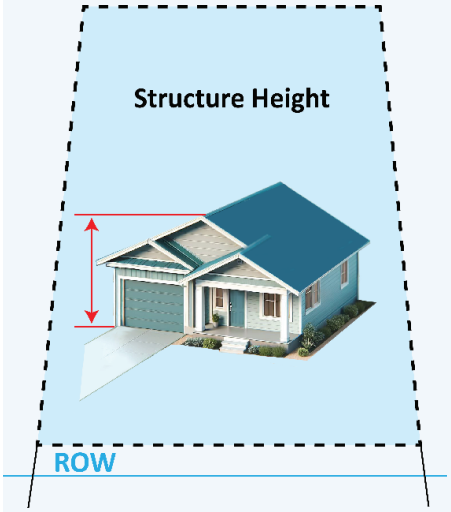




Property Line	
Maximum Density	2 gross acre
Minimum Lot Area	21,780 square feet
Average Lot Lot Width	100 feet
Average Corner Lot Width	120 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback [1, 2, 3]	30 feet
Side Yard Setback [2]	10 feet
Side Yard Setback, Street Side	20 feet

Lot Coverage	
Distance between buildings [2]	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply
[1] For parcels adjoing alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
[2] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[3] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.

3.10 SFR-12,000 (Single Family Residential) District Intent, Permitted and Regulated Uses

SFR-12,000 (Single-family residential - 12,000 square foot minimum net parcel size) district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of 12,000 square feet, and a maximum density of 3.63 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

PERMITTED USES

Agricultural, Forestry, Mining
- Limited agricultural uses

Commercial
- Professional Office

Institutional
- Day care center (small)

Residential
- Single-family dwelling

Recreational
- Golf course*

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non-commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Institutional
- Small group care or group home

Utility & Public Service
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Non-commercial telecommunications site, all others

SPECIAL USE PERMIT

Industrial & Transportation
- Park and ride facility

Institutional
- Cemetery
- Church
- Day care center (large)
- Uses of community significance

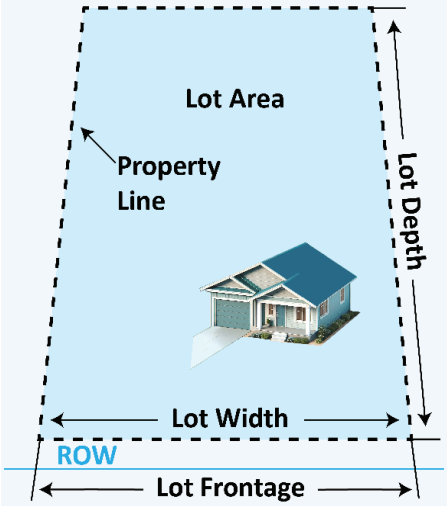
Recreational
- Park or play field, day use
- Park or play field, night use
- Public recreation center

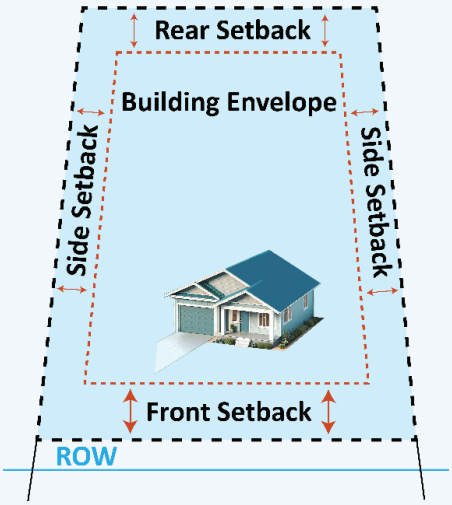
Utility & Public Service
- Fire station
- Public safety telecommunications site
- Public or quasi-public facility other than listed
- Water reservoir
- Treated effluent irrigation

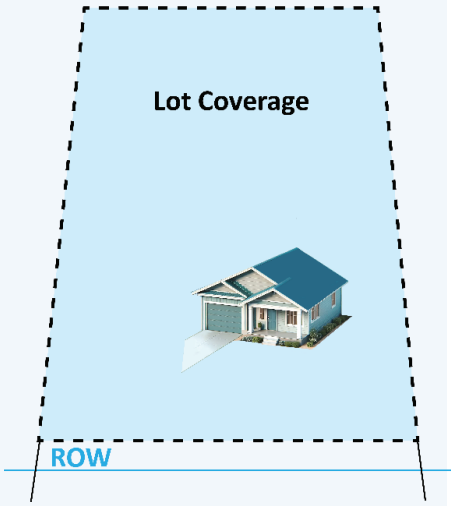
Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home

3.10 SFR-12,000 (Single Family Residential) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



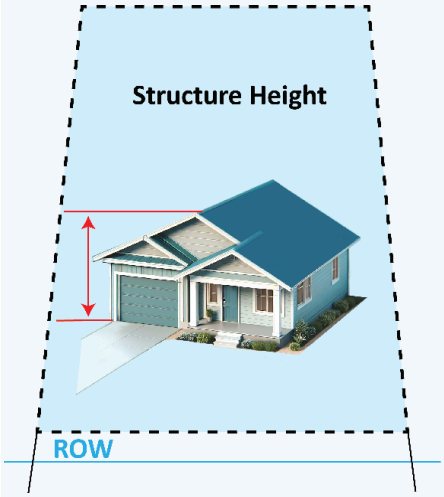




Property Line	
Maximum Density	3.61 gross acre
Minimum Lot Area	12,000 square feet
Average Lot Lot Width	100 feet
Average Corner Lot Width	100 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	20 feet
Rear Yard Setback [1, 2, 3]	20 feet
Side Yard Setback [2]	10 feet
Side Yard Setback, Street Side	15 feet

Lot Coverage	
Distance between buildings [2]	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply
[1] For parcels adjoing alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
[2] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[3] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.

3.11 SFR-8,000 (Single Family Residential) District Intent, Permitted and Regulated Uses

SFR-8,000 (Single-family residential - 8,000 square foot minimum net parcel size) district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of 8,000 square feet, and a maximum density of 5.45 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

PERMITTED USES

Agricultural, Forestry, Mining
- Limited agricultural uses

Commercial
- Professional Office

Institutional
- Day care center (small)

Residential
- Single-family dwelling

Recreational
- Golf course*

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Institutional
- Small group care or group home

Utility & Public Service
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Non-commercial telecommunications site, all others

SPECIAL USE PERMIT

Industrial & Transportation
- Park and ride facility

Institutional
- Cemetery
- Church
- Uses of community significance

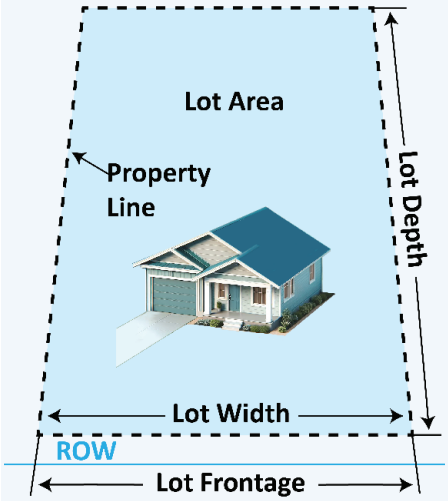
Recreational
- Park or play field, day use
- Park or play field, night use
- Public recreation center

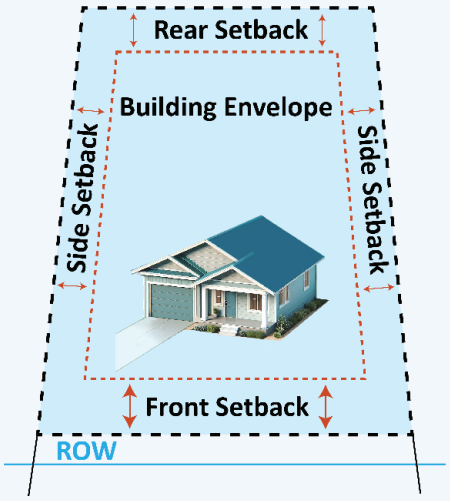
Utility & Public Service
- Fire station
- Public safety telecommunications site
- Public or quasi-public facility other than listed
- Water reservoir
- Treated effluent irrigation

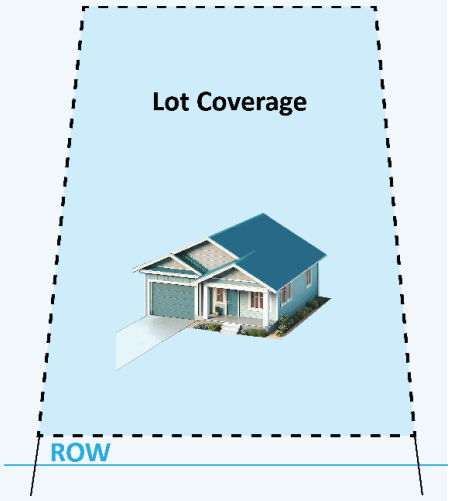
Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home

3.11 SFR-8,000 (Single Family Residential) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



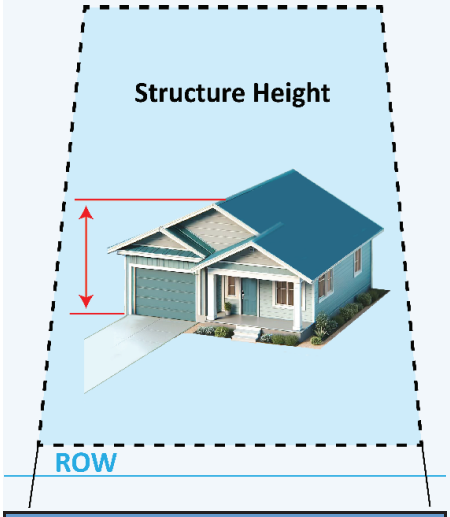




Property Line	
Maximum Density	5.51 gross acre
Minimum Lot Area	8,000 square feet
Average Lot Lot Width	70 feet
Average Corner Lot Width	77 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	20 feet
Rear Yard Setback [1, 2, 3]	15 feet
Side Yard Setback [3]	5 feet
Side Yard Setback, Street Side	15 feet

Lot Coverage	
Distance between buildings [3]	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply
[1] For parcels adjoing alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
[2] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[3] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.

3.12 MFR (Multi-Family Residential) District Intent, Permitted and Regulated Uses

MFR (Multi-family residential). This district is intended for the development of higher-density residential areas with a variety of housing options, including small lot subdivisions when part of a planned development or attached or detached multi-family units, condominiums, townhouses or apartments. This district has a minimum net parcel size of 9,000 square feet, and a maximum density of 16 units per acre.

PERMITTED USES

Agricultural, Forestry, Mining
- Limited agricultural uses

Commercial
- Professional Office

Institutional
- Day care center (small)

Residential
- Boarding house
- Single-family dwelling
- Multi-family dwelling

Recreational
- Golf course*

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)
- Wind energy conversion system, micro other

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Institutional
- Small group care or group home

Utility & Public Service
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Non-commercial telecommunications site, all others

SPECIAL USE PERMIT

Commercial
- Bed and breakfast

Industrial & Transportation
- Park and ride facility

Institutional
- Cemetery
- Church
- Day care center (large)
- Large group care or group home
- Nursing, convalescent and residential care facility
- Uses of community significance
- Independent congregate senior living community

Residential
- Manufactured home park*

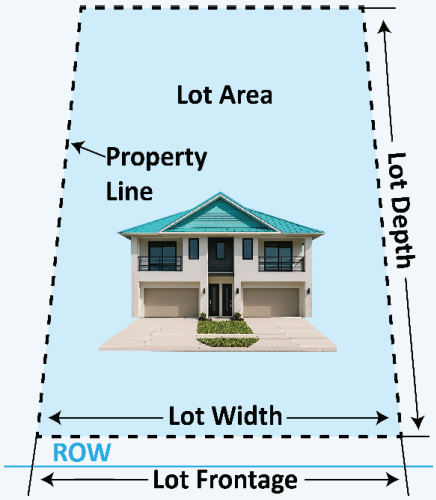
Recreational
- Park or play field, day use
- Park or play field, night use
- Public recreation center

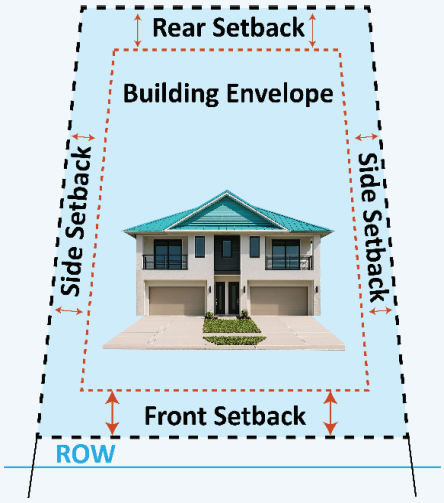
Utility & Public Service
- Fire station
- Public or quasi-public facility other than listed
- Water reservoir
- Treated effluent irrigation

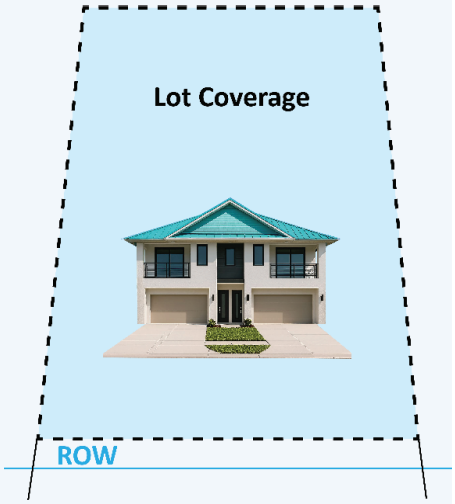
Accessory Uses
- Grading of more than 500 cubic yards

3.12 MFR (Multi-Family Residential) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



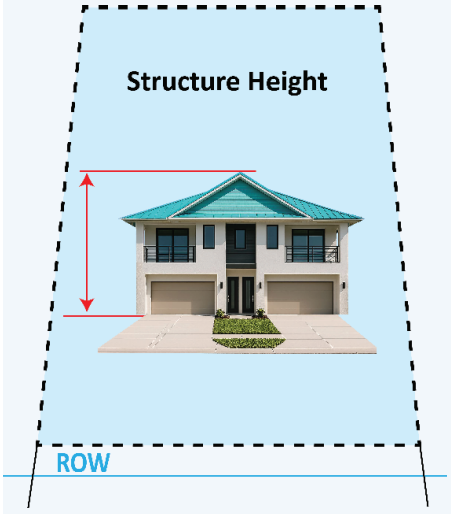




Property Line	
Maximum Density	16 [1] gross acre
Minimum Lot Area	9,000 [4] square feet
Average Lot Lot Width	60 feet
Average Corner Lot Width	66 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	10 feet
Rear Yard Setback [2, 3, 5]	10 feet
Side Yard Setback [3, 4]	10 feet
Side Yard Setback, Street Side	10 feet

Lot Coverage	
Distance between buildings [3, 4]	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Sructure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply
[1] Projects that are ten units or greater in size in this zoning district are subject to affordable housing providsion of this code. Density bonus units may be available (See chapter 20.440).
[2] For parcels adjoing alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
[3] See chapter 20.664 for accessory dwelling and accessory structure requirements.
[4] For multi-family residential projects, the minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purpose of creating building envelopes or condominimum units.
[5] For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.

3.13 PR (Private Recreation) District Intent, Permitted and Regulated Uses

PR (Private recreation). The purpose of this district is to provide for commercially oriented recreational uses on land under private ownership.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Commercial
- Indoor theater
- Overnight lodging
- Resort lodge, conference center or guest ranch

Institutional
- Day care center (large)
- Day care center (small)
- Educational facility

Residential
- Boarding house

Recreational
- Equestrian facility
- Health club
- Indoor recreation
- Membership club
- Non-motorized racing
- Park or play field, day use
- Public recreation center

Utility & Public Service
- Public safety telecommunications site
- Telecommunications site
- Water reservoir
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Commercial
- Bed and breakfast
- Campground

Industrial & Transportation
- Private airports
- Heliport
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional
- Cemetery
- Church
- Uses of community significance
- Community center and related facilities

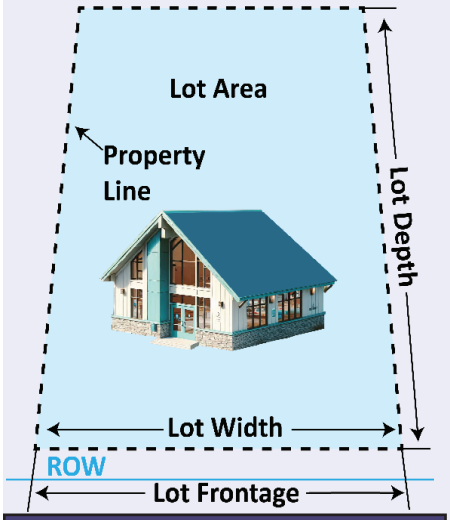
Recreational
- Golf course
- Motorized racing
- Outdoor recreation, day use
- Outdoor recreation, night use
- Park or play field, night use
- Ski area
- Indoor Gun Range

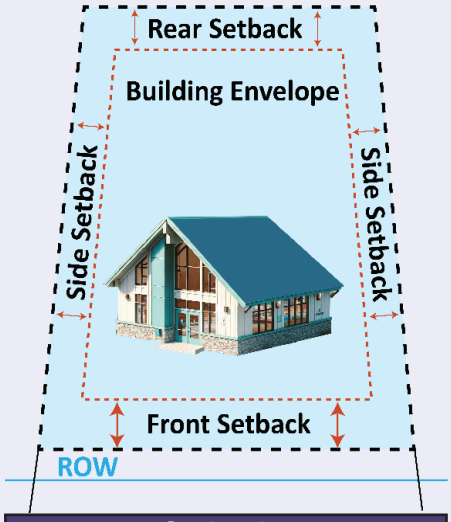
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

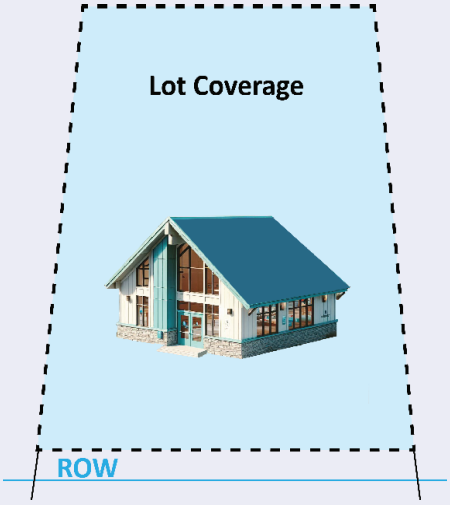
Accessory Uses
- Grading of more than 500 cubic yards
- Wind energy conversion system, small

3.13 PR (Private Recreation) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



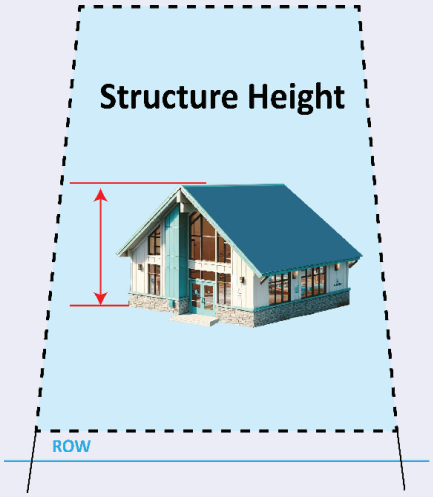




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	20,000
Average Lot Width	90 feet
Average Corner Lot Width	100 feet

Setbacks	
Front Setback [1, 1a]	20 feet
Rear Setback [1a, 2, 3, 5]	20 feet
Side Setback Minimum [1a, 3]	20 feet
Side Setback, Street Side [1a, 3]	15 feet

Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.14 NC (Neighborhood Commercial) District Intent, Permitted and Regulated Uses

NC (Neighborhood commercial). The purpose of this district is to provide areas for the development of restricted retail and business uses which have minimal impact on surrounding properties. The uses are oriented to provide services to the immediate neighborhood and in doing so reduce the amount of vehicle trips by providing local retail services.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining
- Agricultural products retail outlet

Commercial
- Indoor theater
- Overnight lodging
- Printing and publishing establishments
- Professional Office
- Bank
- Convenience store (with gasoline sales)
- Mortuary
- Pet service
- Restaurant
- Retail or personal service facility
- Vehicle sales
- Veterinary clinic without outdoor holding facilities

Institutional
- Church
- Day care center (large)
- Day care center (small)
- Emergency care facility
- Community center and related facilities
- Educational facility
- Post office

Residential
- Boarding house

Recreational
- Health club
- Indoor recreation
- Membership club
- Park or play field, day use
- Public recreation center

Utility & Public Service
- Central office of telecommunication company
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Agricultural, Forestry, Mining
- Commercial nursery

Commercial
- Car wash
- Craft foods or alcoholic beverages (large & small)*
- Bed and breakfast
- Vehicle service center, minor

Industrial & Transportation
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional
- Cemetery
- Nursing, convalescent and residential care facility
- Uses of community significance
- Independent congregate senior living community

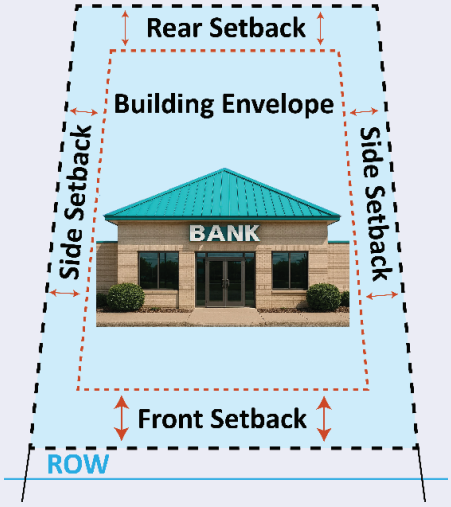
Recreational
- Golf course
- Outdoor recreation, day use
- Outdoor recreation, night use
- Park or play field, night use
- Ski area
- Indoor Gun Range

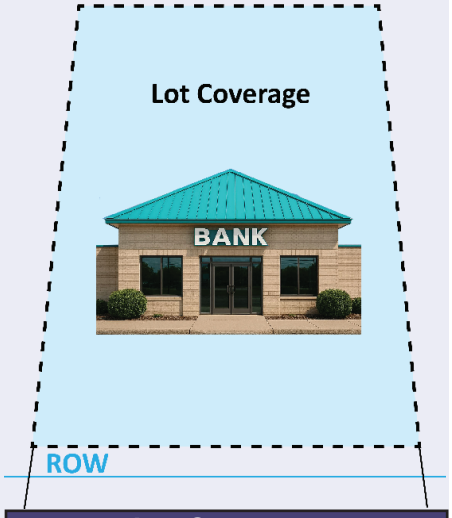
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home

3.14 NC (Neighborhood Commercial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS

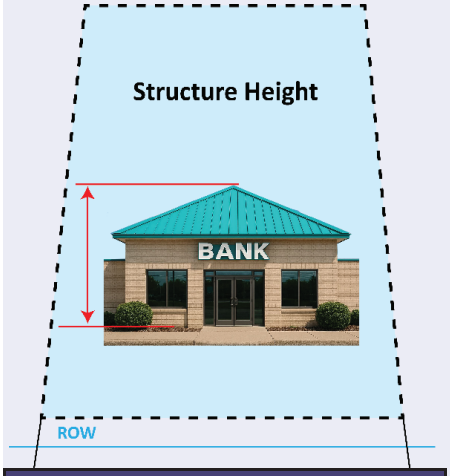




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	10,000
Average Lot Width	80 feet
Average Corner Lot Width	88 feet

Setbacks	
Front Setback [1, 1a]	20 feet
Rear Setback [1a, 2, 3, 5]	10 feet
Side Setback Minimum [1a, 3]	0 feet [2]
Side Setback, Street Side [1a, 3]	15 feet

Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.15 OC (Office Commercial) District Intent, Permitted and Regulated Uses

OC (Office commercial). The purpose of this district is to provide areas limited to professional office uses which have a minimal exterior impact on surrounding properties. The district may also serve as a transition or buffer area between medium density residential and more intense commercial zoning districts.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Commercial
- Printing and publishing establishments
- Professional Office
- Bank
- Mortuary
- Veterinary clinic without outdoor holding facilities

Institutional
- Church
- Day care center (large)
- Day care center (small)
- Emergency care facility
- Community center and related facilities
- Educational facility
- Post office
- Small group care or group home

Residential
- Boarding house

Recreational
- Health club
- Membership club
- Park or play field, day use
- Public recreation center

Utility & Public Service
- Central office of telecommunication company
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Commercial
- Bed and breakfast

Industrial & Transportation
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional
- Cemetery
- Nursing, convalescent and residential care facility
- Uses of community significance
- Independent congregate senior living community
- Large group care or group home

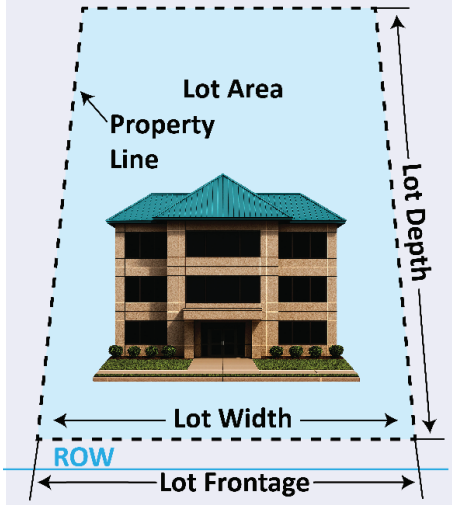
Recreational
- Golf course
- Park or play field, night use

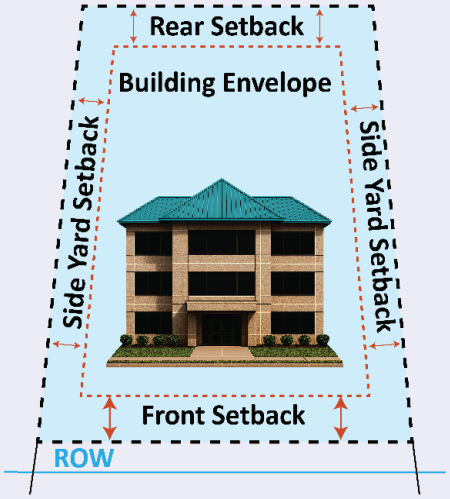
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

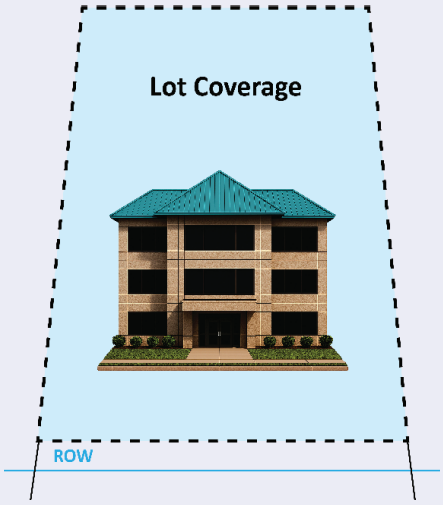
Accessory Uses
- Grading of more than 500 cubic yards
- Special Occasion Home

3.15 OC (Office Commercial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



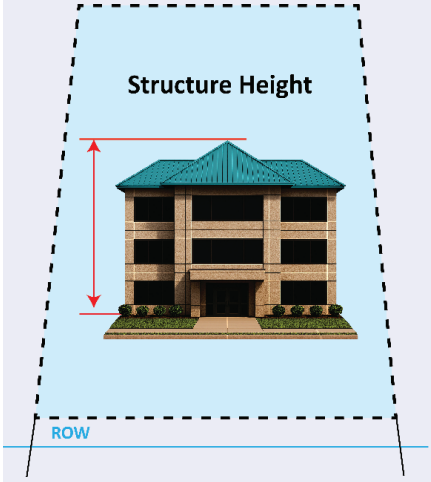




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	7,500
Average Lot Width	80 feet
Average Corner Lot Width	88 feet

Setbacks	
Front Setback [1, 1a]	10 feet
Rear Setback [1a, 2, 3, 5]	5 feet
Side Setback Minimum [1a, 3]	0 feet [2]
Side Setback, Street Side [1a, 3]	10 feet

Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.16 GC (General Commercial) District Intent, Permitted and Regulated Uses

GC (General Commercial). The purpose of this district is to provide areas of development for a broad range of commercial, business, wholesale, retail and service uses of a local and regional nature.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining
- Agricultural products retail outlet
- Commercial nursery

Commercial
- Building contracting shop
- Car wash
- Pet service
- Pawn shop
- Printing and publishing
- Thrift, secondhand, used appliances
- Craft foods, alcoholic beverages (lg. & sm.)
- Professional Office
- Bank
- Bar
- Building material or garden store
- Convenience store (w/gasoline sales)
- Indoor theater
- Mortuary
- Restaurant
- Retail or personal service facility
- Vehicle rental
- Vehicle sales
- Vehicle service center (minor & major)
- Veterinary clinic without outdoor holding facilities
- Bed and breakfast
- Overnight lodging
- Resort lodge, conf. center, guest ranch

Industrial & Transportation
- Terminal and passenger service facility

Institutional
- Church
- Day care center (small & large)
- Emergency care facility
- Community center and related facilities
- Educational facility
- Hospital
- Post office

Recreational
- Health club
- Indoor recreation
- Membership club
- Park or play field, day use
- Public recreation center

Residential
- Boarding house

Utility & Public Service
- Central office, telecommunication co.

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro
- Wind energy conversion system, small
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Commercial
- Outdoor theater

Industrial & Transportation
Park and ride facility
Parking structure or parking lot (primary use)

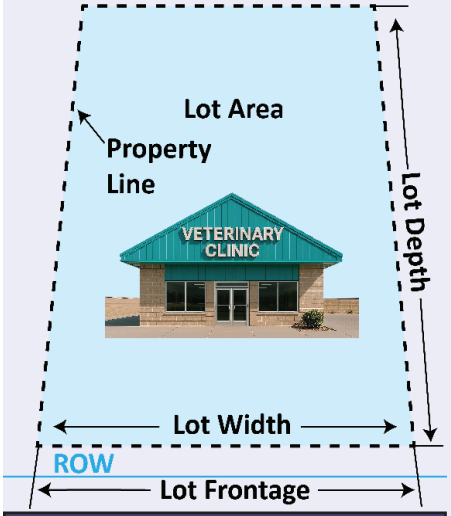
Institutional
- Cemetery
- Uses of community significance
- Independent congregate senior living community

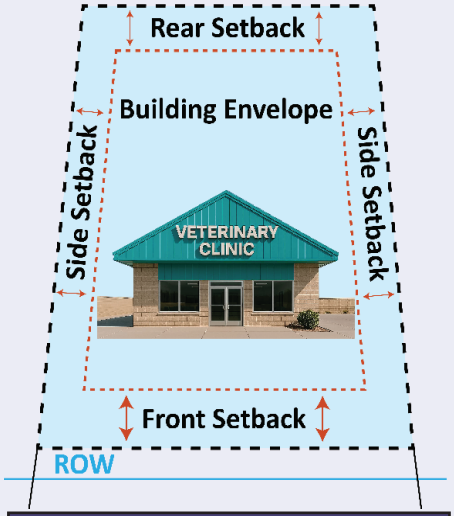
Recreational
- Golf course
- Outdoor recreation, day use
- Outdoor recreation, night use
- Park or play field, night use
- Indoor Gun Range

Accessory Uses
- Grading of more than 500 cubic yds
- Special Occasion Home

3.16 GC (General Commercial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS

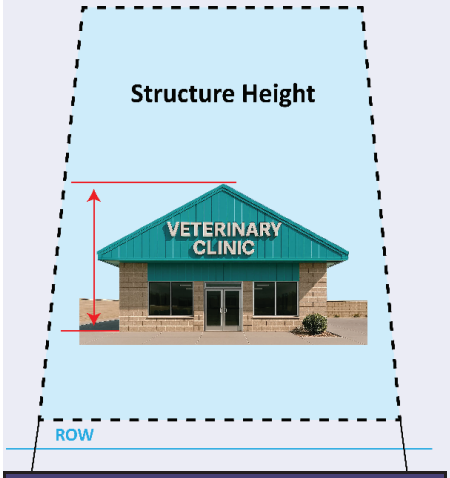




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	10,000
Average Lot Width	N/A
Average Corner Lot Width	N/A

Setbacks	
Front Setback [1, 1a]	20 feet
Rear Setback [1a, 2, 3, 5]	0 [2]
Side Setback Minimum [1a, 3]	0 [2]
Side Setback, Street Side [1a, 3]	15 feet

Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.17 MUC (Mixed-Use Commercial) District Intent, Permitted and Regulated Uses

MUC (Mixed-use commercial). The purpose of this district is to provide areas which integrate compatible commercial uses with medium density multi-family residential uses through proper design. Situated within a commercial land use designation in the master plan, the goal of the district is to provide for a better jobs-housing balance, conserve land resources, reduce commuter trips, and provide opportunities for more affordable housing. The MUC district can be used for in-fill projects and as a rehabilitation tool for selective properties in distressed areas. The MUC district can also be located as a transition zone between multi-family development and other commercial districts. The residential density must not exceed 16 units per gross acre.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining
- Agricultural products retail outlet

Commercial
- Pet service
- Printing and publishing
- Professional Office
- Bank
- Convenience store (w/gasoline sales)
- Indoor theater
- Mortuary
- Restaurant
- Retail or personal service facility
- Vehicle sales
- Bed and breakfast
- Overnight lodging
- Resort lodge, conference center, guest ranch

Institutional
- Church
- Day care center (small & large)
- Emergency care facility
- Community center and related facilities
- Educational facility
- Small group care or group home
- Post office

Recreational
- Health club
- Indoor recreation
- Membership club
- Park or play field, day use
- Public recreation center

Residential
- Boarding house
- Multi-family dwelling

Utility & Public Service
- Central office, telecommunication company
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Commercial
- Craft foods, alcoholic beverages (large & small)*
- Bar
- Vehicle service center (minor)

Industrial & Transportation
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional
- Cemetery
- Uses of community significance
- Large group care or group home
- Nursing, convalescent and residential care facility

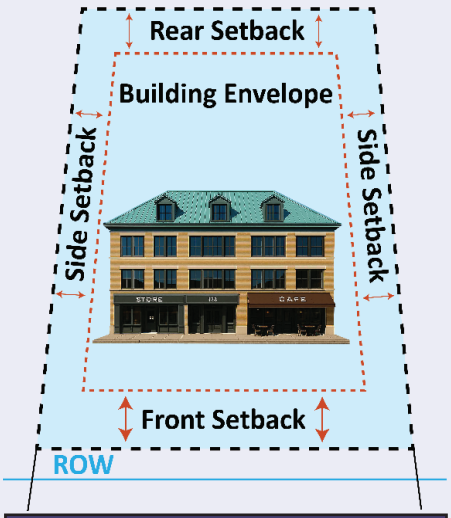
Recreational
- Golf course
- Outdoor recreation, day use
- Park or play field, night use
- Indoor Gun Range

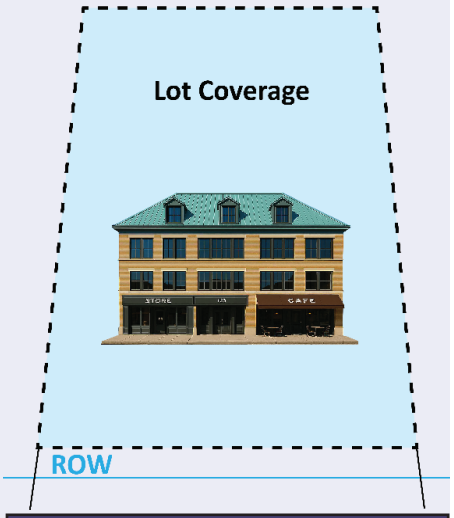
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

Accessory Uses
- Grading of more than 500 cubic yds
- Special Occasion Home
- Wind energy conversion system, small

3.17 MUC (Mixed-Use Commercial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS

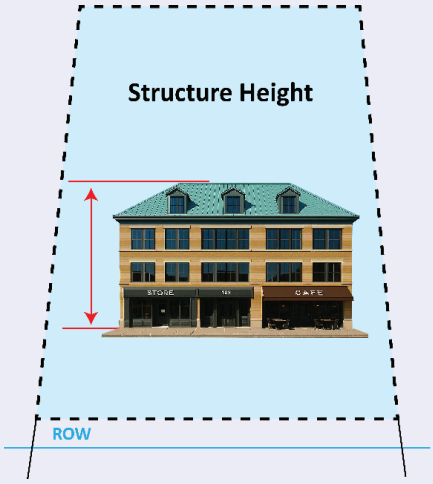




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 8]	0
Average Lot Width	N/A
Average Corner Lot Width	N/A

Setbacks	
Front Setback [1, 1a]	15 feet
Rear Setback [1a, 2, 3, 5]	10 feet
Side Setback Minimum [1a, 2, 3]	0 feet
Side Setback, Street Side [1a, 3]	15 feet

Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	35 feet [7]
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply
[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.
[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.
[2] Except as required by the Uniform Building Code.
[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.
[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.
[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.
[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.
[7] The height of structures within the MUC zoning district may be increased as provided in chapter 20.664.
[8] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.18 TC (Tourist Commercial) District Intent, Permitted and Regulated Uses

TC (Tourist Commercial). The purpose of this district is to provide suitable areas for tourist related commercial and retail services, including hotels and casinos.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Commercial
- Craft foods, alcoholic beverages (large & small)*
- Pet service
- Professional Office
- Bank
- Convenience store (w/gasoline sales)
- Indoor theater
- Restaurant
- Retail or personal service facility
- Vehicle sales
- Bed and breakfast
- Overnight lodging
- Resort lodge, conference center, guest ranch

Institutional
- Church
- Day care center (small)
- Day care center (large)
- Emergency care facility
- Community center and related facilities
- Post office

Recreational
- Health club
- Indoor recreation
- Membership club
- Park or play field, day use
- Public recreation center
- Motorized racing
- Non-motorized racing

Residential
- Boarding house

Utility & Public Service
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Commercial
- Bar
- Gaming*
- Vehicle service center (minor)

Industrial & Transportation
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional
Uses of community significance

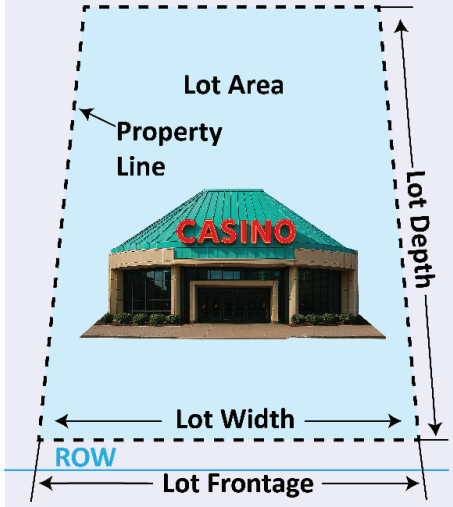
Recreational
- Equestrian facility
- Golf course
- Outdoor recreation, day use
- Outdoor recreation, night use
- Park or play field, night use
- Indoor Gun Range
- Ski Area

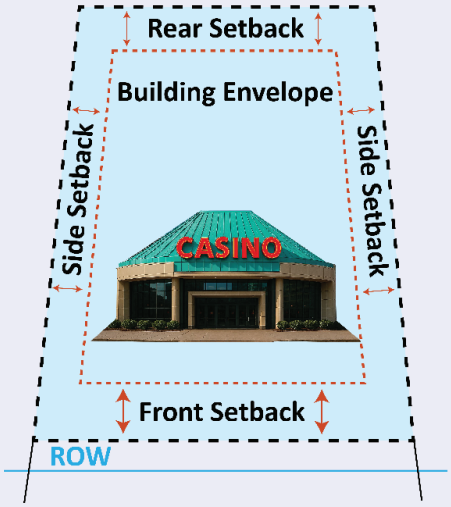
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

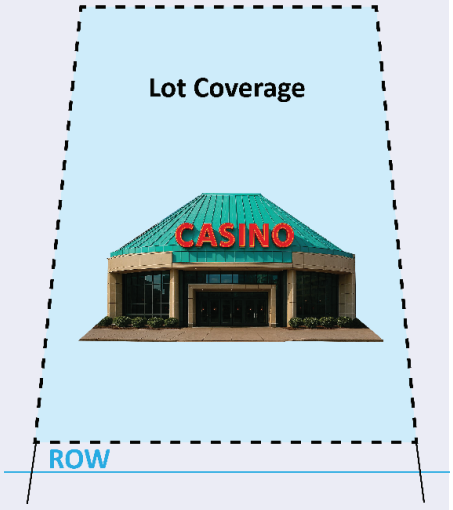
Accessory Uses
- Grading of more than 500 cubic yds
- Special Occasion Home
- Wind energy conversion system, small

3.18 TC (Tourist Commercial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



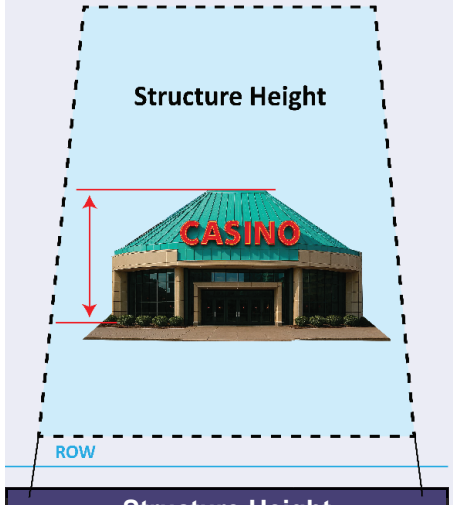




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 8]	1 acre
Average Lot Width	100
Average Corner Lot Width	110

Setbacks	
Front Setback [1, 1a]	10 feet
Rear Setback [1a, 2, 3, 5]	0 [2]
Side Setback Minimum [1a, 3]	0 [2]
Side Setback, Street Side [1a, 3]	10 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.19 LI (Light Industrial) District Intent, Permitted and Regulated Uses

LI (Light Industrial). The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining
- Agricultural products processing and storage
- Commercial nursery

Commercial
- Building contracting shop
- Carpentry, woodworking, or furniture making facility
- Car wash
- Commercial bakery
- Commercial laundry and dry cleaning
- Pet service
- Printing and publishing establishments
- Craft foods or alcoholic beverages (large & small)
- Professional Office
- Bank
- Bar
- Building material or garden store
- Restaurant
- Vehicle rental
- Vehicle sales
- Vehicle service center, (minor) (major)
- Veterinary clinic without outdoor holding facilities

Industrial & Transportation
- Equipment rental
- Light industrial
- Machine shop
- Outside storage
- Terminal and passenger service facility
- Personal storage facility
- Warehouse and distribution center

Institutional
- Day care center (small)
- Emergency care facility
- Educational facility

Recreational
- Health club
- Indoor recreation
- Membership club
- Park or play field, day use
- Public recreation center
- Non-motorized racing
- Outdoor recreation, day and night use

Utility & Public Service
- Central office of telecommunication company
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Agricultural, Forestry, Mining
- Commercial meat and poultry processing facility

Industrial & Transportation
- Saw mill
- Solid waste transfer facility
- Heliport
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional
- Cemetery
- Day care center (large)
- Uses of community significance

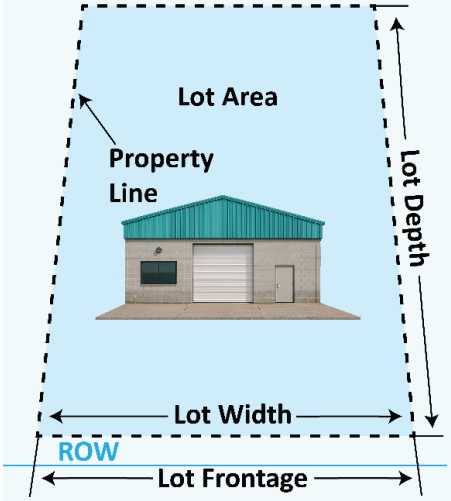
Recreational
- Golf course
- Park or play field, night use
- Indoor gun range

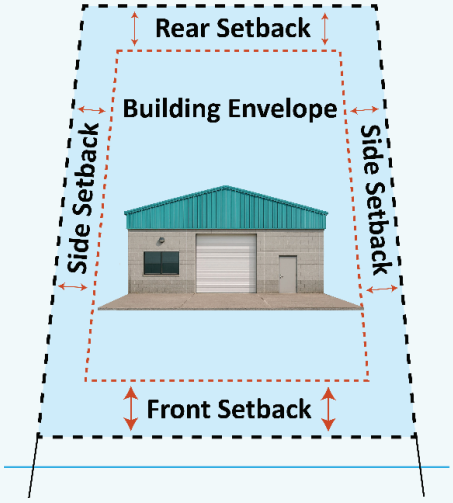
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

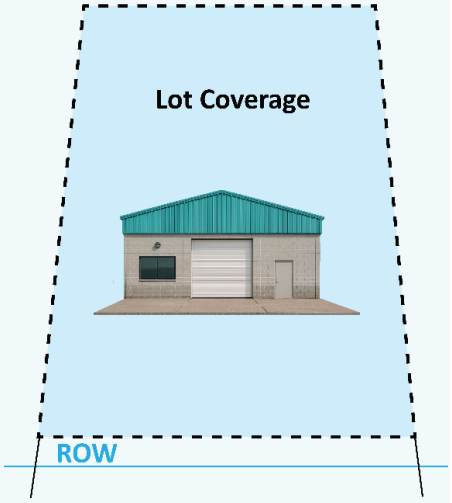
Accessory Uses
- Grading of more than 500 cubic yds
- Wind energy conversion system, small

3.19 LI (Light Industrial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



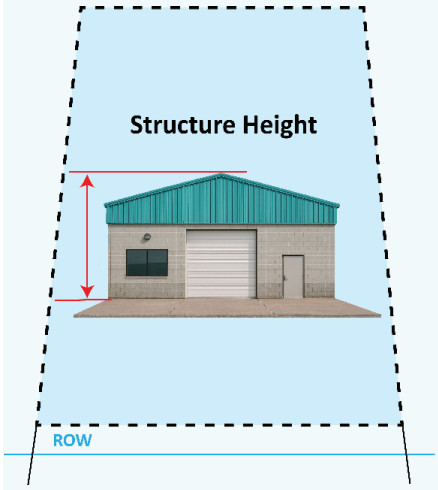




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	1 acre
Average Lot Width	100 feet
Average Corner Lot Width	110 feet

Setbacks	
Front Setback [1, 1a]	20 feet
Rear Setback [1a, 2, 3, 5]	10 feet
Side Setback Minimum [1a, 3]	10 feet
Side Setback, Street Side [1a, 3]	20 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply
[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.
[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.
[2] Except as required by the Uniform Building Code.
[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.
[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.
[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.
[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.
[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.20 GI (General Industrial) District Intent, Permitted and Regulated Uses

GI (General Industrial). The purpose of this district is to provide suitable areas for the development of general manufacturing and heavy industrial uses.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining
- Agricultural products processing and storage
- Commercial nursery
- Agriculture retail outlet

Commercial
- Building contracting shop
- Carpentry, woodworking, or furniture making facility
- Commercial bakery
- Commercial laundry and dry cleaning
- Printing and publishing establishments
- Building material or garden store
- Restaurant
- Vehicle service center, (minor) (major)

Industrial & Transportation
- Light industrial
- Machine shop
- Outside storage
- Personal storage facility
- Warehouse and distribution center

Institutional
- Emergency care facility

Recreational
- Park or play field, day use

Utility & Public Service
- Central office of telecommunication company
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Agricultural, Forestry, Mining
- Open and subsurface mining

Industrial & Transportation
- General industrial
- Saw mill
- Solid waste transfer facility
- Park and ride facility
- Parking structure or parking lot (primary use)
- Solid waste disposal site and facility

Institutional
- Cemetery
- Day care center (large)
- Uses of community significance
- Educational facility

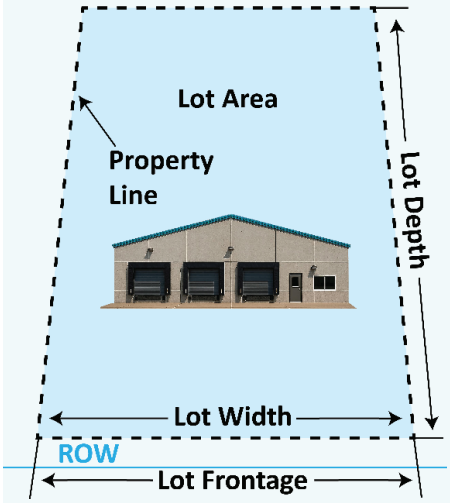
Recreational
- Golf course
- Park or play field, night use

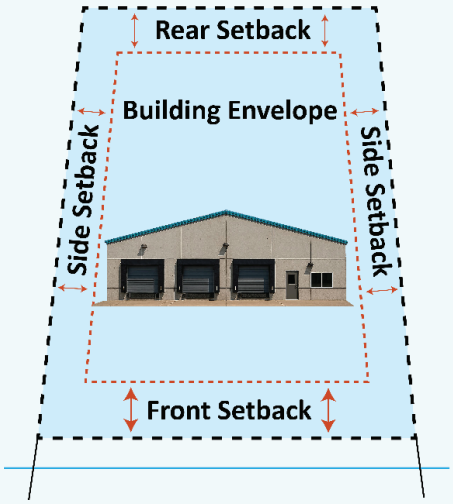
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

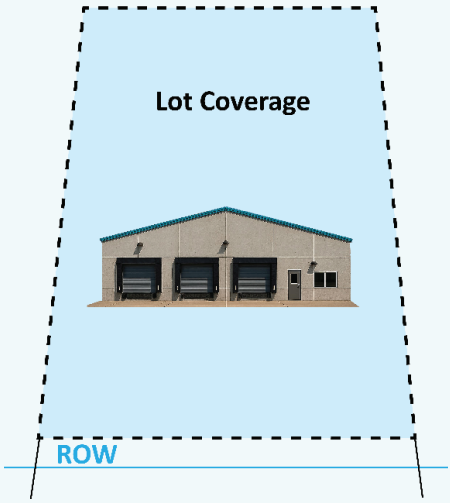
Accessory Uses
- Grading of more than 500 cubic yds
- Wind energy conversion system, small

3.20 GI (General Industrial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



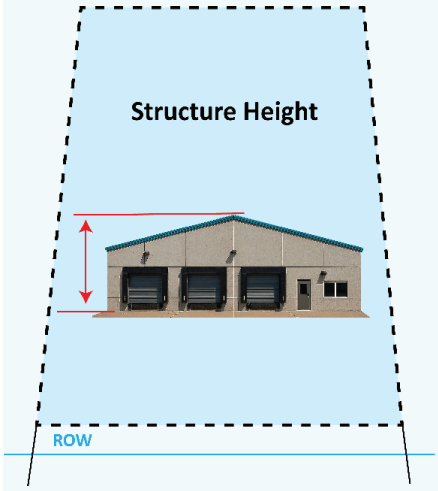




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	1 acre
Average Lot Width	100 feet
Average Corner Lot Width	110 feet

Setbacks	
Front Setback [1, 1a]	20 feet
Rear Setback [1a, 2, 3, 5]	10 feet
Side Setback Minimum [1a, 3]	10 feet
Side Setback, Street Side [1a, 3]	15 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.21 SI (Service Industrial) District Intent, Permitted and Regulated Uses

SI (Service Industrial). The purpose of this district is to provide areas for light industrial uses with a mix of supporting commercial and retail uses.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining
- Agricultural products processing and storage
- Commercial nursery
- Agriculture retail outlet

Commercial
- Building contracting shop
- Car Wash
- Bar
- Vehicle rental
- Vehicle sales
- Veterinary clinic without outdoor holding facilities
- Pet Service
- Thrift or secondhand stores, used appliance shops
- Adult characterized businesses
- Craft foods or alcoholic beverages (large & small)
- Professional Office
- Carpentry, woodworking, or furniture making facility
- Commercial bakery
- Commercial laundry and dry cleaning
- Printing and publishing establishments Building material or garden store
- Restaurant
- Vehicle service center, (minor) (major)

Industrial & Transportation
- Equipment Rental
- Light industrial
- Machine shop
- Outside storage
- Personal storage facility
- Terminal and passenger service facility

Institutional
- Emergency care facility
- Day care center (small)
- Educational facility

Recreational
- Park or play field, day use
- Health club
- Indoor recreation
- Membership club
- Outdoor recreation, day use
- Outdoor recreation, night use
- Public recreation center
- Utility & Public Service
- Central office of telecommunication co.
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory agriculture retail sales
- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Industrial & Transportation
- Solid waste transfer facility
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional
- Cemetery
- Church
- Day care center (large)
- Uses of community significance

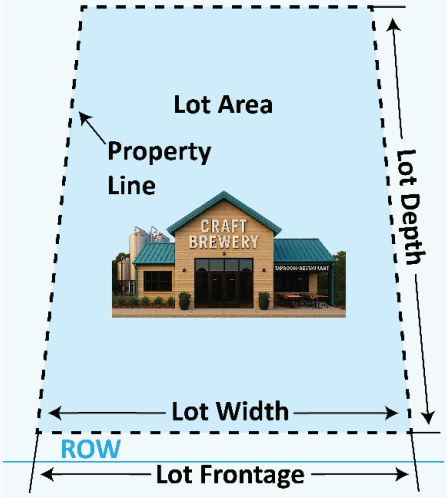
Recreational
- Golf course
- Park or play field, night use
- Indoor Gun Range

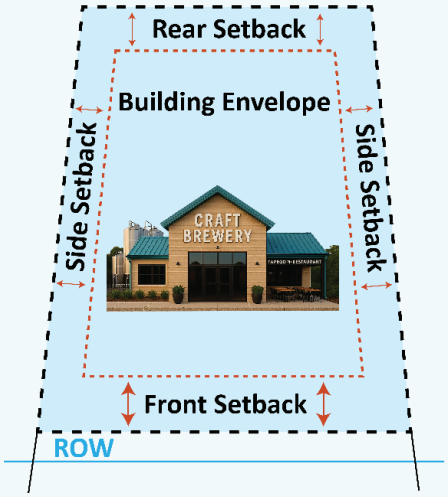
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

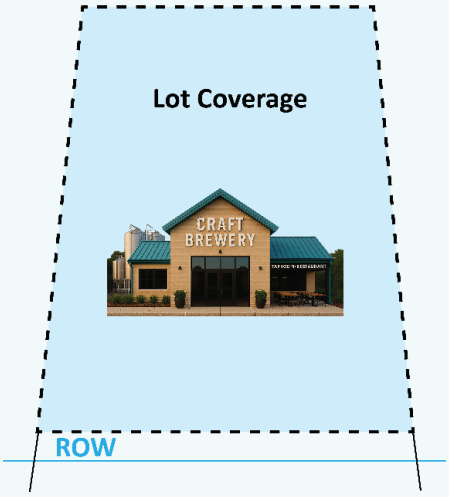
Accessory Uses
- Grading of more than 500 cubic yds
- Wind energy conversion system, small

3.21 SI (Service Industrial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



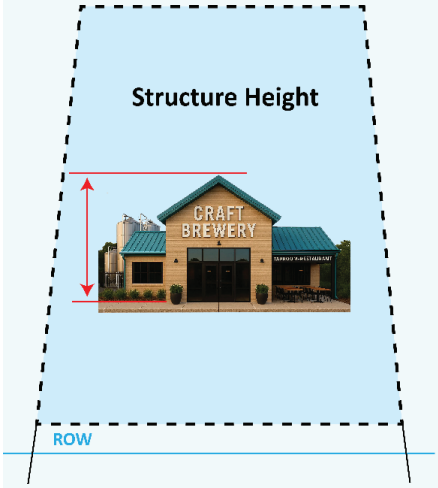




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	10,000 feet
Average Lot Width	80 feet
Average Corner Lot Width	88 feet

Setbacks	
Front Setback [1, 1a]	20 feet
Rear Setback [1a, 2, 3, 5]	0[2]
Side Setback Minimum [1a, 3]	0[2]
Side Setback, Street Side [1a, 3]	15 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio [4] (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.22 PF (Public Facilities) District Intent, Permitted and Regulated Uses

PF (Public Facilities). The purpose of this district is to provide areas for needed present and future public facilities. The public facilities zoning district is consistent with all master plan land use designations.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Institutional
- Day care center (small)

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Commercial
- Professional Office
- Resort lodge, conference center or guest ranch
- Vehicle service center, (minor) (major)

Industrial & Transportation
- Warehouse and distribution centerTerminal and passenger service facility

Institutional
- Emergency care facility
- Educational facility
- Church
- Day care center (large)
- Small group care or group home
- Community center and related facilities
- Post office

Recreational
- Park or play field, day use
- Health club
- Indoor recreation
- Membership club
- Public recreation center
- Motorized racing
- Non-motorized racing

Utility & Public Service
- Central office of telecommunication company
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station
- Fire station
- Water reservoir

Accessory Uses
- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Commercial
- Indoor theater
- Campground

Industrial & Transportation
- Solid waste transfer facility
- Park and ride facility
- Parking structure or parking lot (primary use)
- Solid waste disposal site and facility

Institutional
- Cemetery
- Uses of community significance
- Large group care or group home
- Nursing, convalescent and residential care facility
- Hospital
- Judicial center

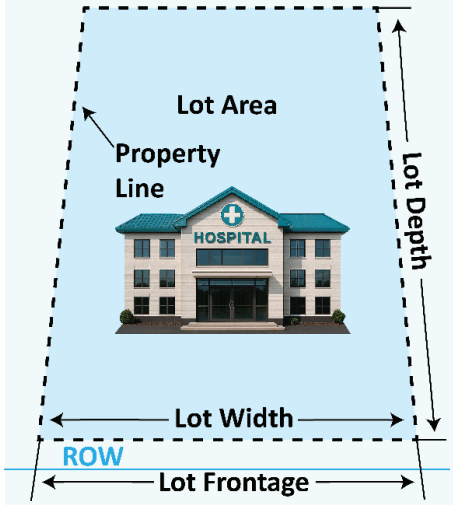
Recreational
- Equestrian facility
- Golf course
- Park or play field, night use
- Indoor Gun Range
- Outdoor recreation, day use
- Outdoor recreation, night use
- Ski area

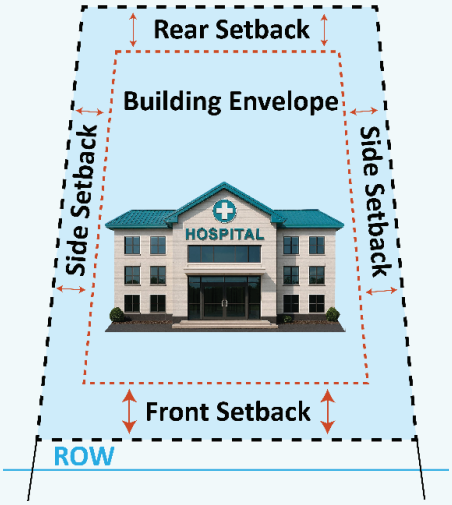
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation
- Major facility of a public or private utility*
- Public or quasi-public facility other than listed
- Sewage treatment facility
- Wind energy conversion systems, commercial
- Renewable Energy Generation

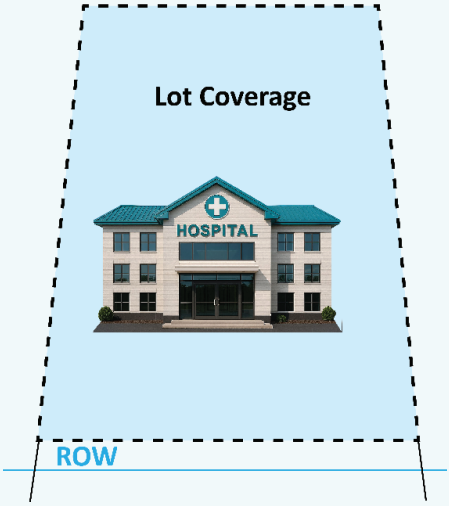
Accessory Uses
- Grading of more than 500 cubic yds
- Wind energy conversion system, small

3.22 PF (Public Facilities) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



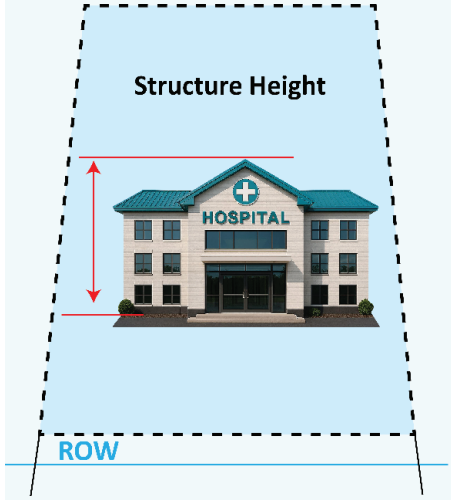




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	0
Average Lot Width	0
Average Corner Lot Width	0

Setbacks	
Front Setback [1, 1a]	0
Rear Setback [1a, 2, 3, 5]	10
Side Setback Minimum [1a, 3]	10
Side Setback, Street Side [1a, 3]	15 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio [4] (Maximum Percentage)	N/A



Structure Height	
Maximum Structure Height	NA
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

[1a] The required front setback may be reduced down to zero (0) feet withnin non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjuacent or exititng structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

[2] Except as required by the Uniform Building Code.

[3] Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a sigle family residential district.

[4] The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75% when all other provisions of this title have been met.

[5] For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

[6] Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

3.23 AP (Airport) District Intent, Permitted and Regulated Uses

AP (Airport). The purpose of this district is to maintain, preserve and enhance the viability of the county's airport operations while being responsibly sensitive to surrounding land uses.

PERMITTED USES

Agricultural, Forestry, Mining
- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service
- Sewer or water transmission lines
- Utility service facility

Accessory Uses
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses
- Emergency non- commercial telecommunication facility
- Temporary batch plant

DESIGN REVIEW REQUIRED

Utility & Public Service
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses
- Accessory dwelling
- Accessory outside storage
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Industrial & Transportation
- Public Airports
- Airport related uses
- Heliport
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional
- Community center and related facilities*

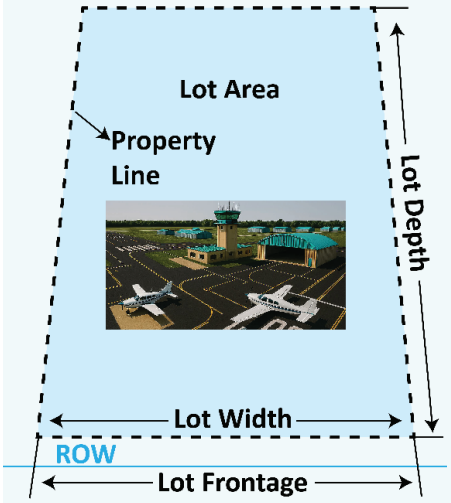
Recreational
- Golf course
- Outdoor recreation, day use
- Outdoor recreation, night use

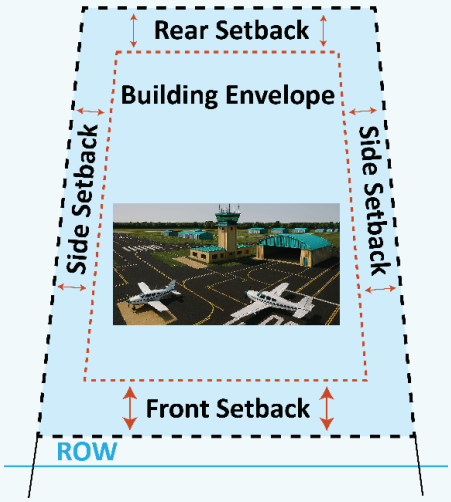
Utility & Public Service
- Telecommunications facility
- Treated effluent irrigation

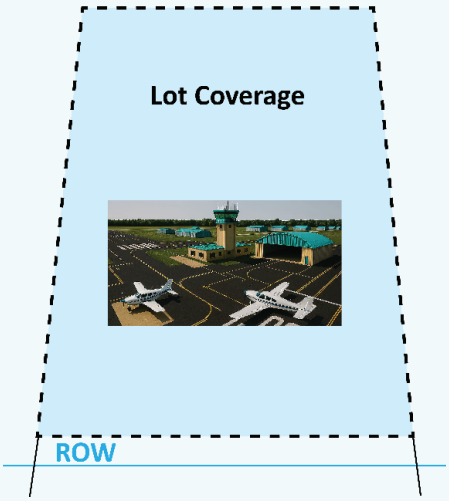
Accessory Uses
- Wind energy conversion system, small

3.23 AP (Airport) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



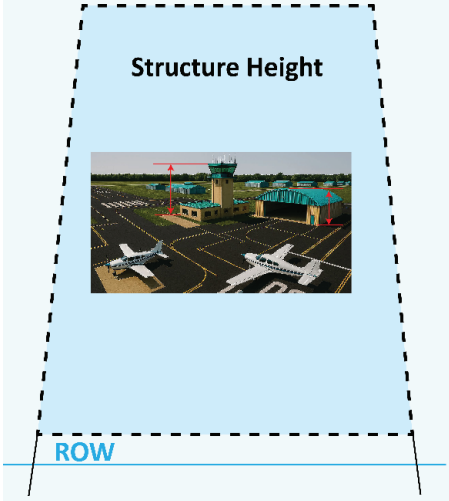




Property Line	
Minimum Net Lot Area (Square feet except as noted) [6, 7]	0
Average Lot Width	0
Average Corner Lot Width	0

Setbacks	
Front Setback [1, 1a]	0 [2]
Rear Setback [1a, 2, 3, 5]	0 [2]
Side Setback Minimum [1a, 3]	0 [2]
Side Setback, Street Side [1a, 3]	0 [2]

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio [4] (Maximum Percentage)	N/A



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

[1] The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

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[7] Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

LAND USE		
(P) Permitted	(-) Not Allowed	
(D) Design Review	(T) Temporary	
(S) Special Use		
D/P	Split Cells (Diagonal): A diagonal split cell indicates that the use may be subject to more than one review procedure. Consult the corresponding use-specific standard and/or table footnote to determine which review type applies to your proposal.	

	AG / FOREST & RANGE				RESIDENTIAL						COMMERCIAL						INDUSTRIAL				
	Agriculture A-19	Forest & Range F-19 & F-40	Rural Agriculture 10 Acre	Rural Agriculture 5 Acre	Single Family Residence 2	Single Family Residence 1	Single Family Residence 1/2	Single Family Residence	Single Family Residence	Multi-Family Residential	Private Recreation	Neighborhood Commercial	Office Commercial	General Commercial	Mixed-Use Commercial	Tourist Commercial	Light Industrial	General Industrial	Service Industrial	Public Facilities	Airport
	A19	FR	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12K	SFR 8K	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
Accessory agriculture retail sales	P	P	P	P	P	P	-	-	-	-	D	D	D	D	D	D	D	D	D	-	-
Accessory dwelling	P/D[5]	P/D[5]	D	D	D	D	D	-	-	-	D	D	D	D	D	D	D	D	D	D	D
Accessory outside storage	-	-	P	P	P	P	P	P	P	P	-	-	-	D	D	D	D	D	D	D	D
Accessory rural event venue	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Accessory solar energy system	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory structure	-	-	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	D	D	-
Adult characterized businesses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-
Agricultural products processing and storage	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Agricultural products retail outlet	S	-	-	-	-	-	-	-	-	-	-	D		D	D	-	-	D	D	-	-
Airport related uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S
Animal keeping	P	P	P	P	P	P	-	-	-		P	P	P	P	P	P	P	P	P	P	P
Aquaculture	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank	-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	-	-	-	-
Banquet hall	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-
Bar	-	-	-	-	-	-	-	-	-	-	-	-	-	D	S	S	D	-	D	-	-
Bed and breakfast	S	S	S	S	S	S	S	-	-	S	S	S	S	D	D	D	-	-	-	-	-
Boarding house	P	P	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	-	-	-	-
Building contracting shop	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	D	D	-	-
Building material or garden store	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	D	D	-	--

LAND USE	AG / FOREST & RANGE				RESIDENTIAL						COMMERCIAL						INDUSTRIAL				
(P) Permitted / (-) Not Allowed / (D) Design Review / (T) Temporary / (S) Special Use	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
Campground	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	-	-	-	S	-
Cannabis establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Car wash	-	-	-	-	-	-	-	-	-	-	-	S	-	D	-	-	D		D	-	-
Carpentry, woodworking, or furniture making facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Cemetery	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	S	S	S	S	-
Central office of telecommunication company	-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	-	D	D	D	D	-
Church	D	D	S	S	S	S	S	S	S	S	S	D	D	D	D	D	-	-	S	D	-
Clustered Development	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial bakery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Commercial laundry and dry cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Commercial meat and poultry processing facility	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-
Commercial nursery	D	D	-	-	-	-	-	-	-	-	-	S	-	D	-	-	D	D	D	-	-
Commercial stock yard	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community center and related facilities	S	S	-	-	-	-	-	-	-	-	S	D	D	D	D	D	-	-	-	D	-[3]
Convenience store (with gasoline sales)	-	-	-	-	-	-	-	-	-	-	-	D	-	D	D	D	-	-	-	-	-
Craft foods or alcoholic beverages (large & small)	-	-	-	-	-	-	-	-	-	-	-	S[2]	-	D	S[2]	D	D	-	D	-	-
Day care center (large)	S	S	S	S	S	S	S	S	-	S	D	D	D	D	D	D	S	S	S	D	-
Day care center (small)	P	P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	-	D	P	-
Dog fancier or breeder kennel	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog rescue kennel	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational facility	S	S	-	-	-	-	-	-	-	-	D	D	D	D	D	-	D	S	D	D	-
Emergency care facility	-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	D	D	-
Emergency telecom facility	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Equestrian facility			S	S	S	-	-	-	-	-	D	-	-	-	-	S	-	-	-	S	-
Equipment rental	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	D	-	-
Fire station	D / S	D / S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	D	-
Forestry	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

LAND USE	AG / FOREST & RANGE				RESIDENTIAL						COMMERCIAL						INDUSTRIAL				
(P) Permitted / (-) Not Allowed / (D) Design Review / (T) Temporary / (S) Special Use	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
Gaming	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S[1]	-	-	-	-	-
General industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-
Golf course	-	-	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	P[10]	S	S	S	S	S	S	S	S	S	S	S
Grading of more than 500 cubic yards	-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-
Health club	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	D	D	-
Heliport	S	S	S	-	-	-	-	-	-	-	S	-	-	-	-	-	S	-	-	-	S
Helistop	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Home occupation	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	-	-	-	S	-
Hotel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Household pets	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Independent congregate senior living community	-	-	-	-	-	-	-	-	-	S	-	S	S	S	-	-	-	-	-	-	-
Indoor gun range	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	S	S	-	S	S	-
Indoor recreation	-	-	-	-	-	-	-	-	-	-	D	D	-	D	D	D	D	-	D	D	-
Indoor theater	-	-	-	-	-	-	-	-	-	-	D	D	-	D	D	D	-	-	-	S	-
Judicial center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Keeping of non-domestic animals	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kennel	D	D	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Large group care or group home	-	-	-	-	-	-	-	-	-	S	-	-	S	-	S	-		-	-	S	-
Light industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Limited agricultural uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Limited commercial uses	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Machine shop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Major facility of a public or private utility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S / D[8]	-
Manufactured home park	-	-	-	-	-	-	-	-	-	S[11]	-	-	-	-	-	-	-	-	-	-	-
Membership club	-	-	S	S	S	S	-	-	-	-	D	D	D	D	D	D	D	-	D	D	-
Metal cargo storage containers	P / D[7]	P / D[7]	D	D	D	D	-	-	-	-	-	-	-	D	D	D	D	D	D	D	D

LAND USE	AG / FOREST & RANGE				RESIDENTIAL						COMMERCIAL						INDUSTRIAL				
(P) Permitted / (-) Not Allowed / (D) Design Review / (T) Temporary / (S) Special Use	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
Mortuary	-	-	-	-	-	-	-	-	-	-		D	D	D	D		-	-	-	-	-
Motel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Motorized racing	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	D	-	-	-	D	-
Multi-family dwelling	-	-	-	-	-	-	-	-	-	D	-	-	-	-	D	-	-	-	-	-	-
Non-commercial telecom site, one structure	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Non-commercial telecom site, all others	-	-	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	-
Non-motorized racing	S	S	D	D	D	D	-	-	-	-	D	-	-	-	-	D	D	-	-	D	-
Nursing, convalescent and residential care facility	-	-	-	-	-	-	-	-	-	S	-	S	S	-	S	-	-	-	-	S	-
Open agricultural uses	P	P	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P
Open and subsurface mining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-
Outdoor recreation, day use	S	S	-	-	-	-	-	-	-	-	S	S	-	S	S	S	D	-	D	S	S
Outdoor recreation, night use	S	S	-	-	-	-	-	-	-	-	S	S	-	S	-	S	D	-	D	S	S
Outdoor theater	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-
Outside storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Overnight lodging	-	-	-	-	-	-	-	-	-	-	D	D	-	D	D	D	-	-	-	-	-
Park and ride facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Park or play field, day use	D	D	S	S	S	S	S	S	S	S	D	D	D	D	D	D	D	D	D	D	-
Park or play field, night use	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-
Parking structure or parking lot (primary use)	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	S	S	S	S
Pawn shop	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-		-	-	-	-
Personal storage facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Pet service	P	P	P	P	P	P	-	-	-	-	-	D	D	D	D	D	D	-	D	-	-
Pet shop	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	D	-	-
Post office	-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	-	-	-	D	-
Printing and publishing establishments	-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	-	D	D	D	-	-
Private airports	S	S	S	S	S	-	-	-	-	-	S		-	-	-	-	-	-	-	-	-
Professional Office	-	-	P[9]	P[9]	P[9]	P[9]	P[9]	P[9]	P[9]	P[9]	-	D	D	D	D	D	D	-	D	D	-
Public airports	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S

LAND USE	AG / FOREST & RANGE				RESIDENTIAL						COMMERCIAL						INDUSTRIAL				
(P) Permitted / (-) Not Allowed / (D) Design Review / (T) Temporary / (S) Special Use	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
Public or quasi-public facility other than listed	D	D	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	S	-
Public recreation center	-	-	S	S	S	S	S	S	S	S	D	D	D	D	D	D	D	-	D	D	-
Public safety telecommunications site	D	D	D	D	D	D	S	S	S	-	D	D	D	D	D	D	D	D	D	D	D
Recovery house	D	D	D	D	D	D	D	D	D	D	-	D	-	-	D	-	-	-	-	-	-
Recycling collection facility- small	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D
Recycling collection facility - large	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S
Recycling processing facility - Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-
Recycling processing facility - Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-
Renewable energy generation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Resort lodge, conference center or guest ranch	S	S	-	-	-	-	-	-	-	-	D	-	-	D	D	D	-	-	-	D	-
Restaurant	-	-	-	-	-	-	-	-	-	-	-	D	-	D	D	D	D	D	D	-	-
Retail or personal service facility	-	-	-	-	-	-	-	-	-	-	-	D	-	D	D	D	-	-	-	-	-
Reverse Vending Machine	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P
Saw mill	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-
Seasonal sales lot	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	-
Sewage treatment facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Sewer or water transmission lines	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sidewalk or parking lot sale	-	-	-	-	-	-	-	-	-	-	T	T	T	T	T	T	T	T	T	T	T
Single-family dwelling	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Ski area	-	S	-	-	-	-	-	-	-	-	S	S	-	-	S	S	-	-	-	S	-
Small group care or group home	D	D	D	D	D	D	D	D	D	D	-	-	D	-	D	-	-	-	-	D	-
Small lot subdivision	-	-	-	-	-	-	-	-	-	S[10]	-	-	-	-	-	-	-	-	-	-	-
Solar energy systems	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar photovoltaic facility	-	S[6] / -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Solid waste disposal site and facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-
Solid waste transfer facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-
Special occasion home	S	S	S	S	S	S	S	S	S	-	-	S	S	S	S	S	-	-	-	-	-
Stationary tank storage (above ground)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

LAND USE	AG / FOREST & RANGE				RESIDENTIAL						COMMERCIAL						INDUSTRIAL				
(P) Permitted / (-) Not Allowed / (D) Design Review / (T) Temporary / (S) Special Use	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
Telecommunications facility	D S[4]	D S[4]	S	S	-	-	-	-	-	-	S	S	S	S	S	S	S	S	S	S	S
Telecommunications site	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Temporary batch plant	T	T	-	-	-	-	-	-	-	-	T	T	T	T	T	T	T	T	T	T	T
Temporary construction or sales office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary dwelling unit	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	-
Terminal and passenger service facility	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	-	D	D	-
Thrift or secondhand stores, used appliance shops	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	-	-	D	-	-
Treated effluent irrigation	D	D	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Uses of community significance	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-
Utility service facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Vehicle rental	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	-	D	-	-
Vehicle sales	-	-	-	-	-	-	-	-	-	-	-	D	-	D	D	D	D	-	D	-	-
Vehicle service center, major	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	D	D	D	-
Vehicle service center, minor	-	-	-	-	-	-	-	-	-	-	-	S	-	D	S	-	D	D	D	D	-
Veterinary clinic with outdoor holding facilities	D	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Veterinary clinic without outdoor holding facilities	D	S	-	-	-	-	-	-	-	-	-	D	D	D	-	-	D	-	D	-	-
Warehouse and distribution center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	-	D	-
Water reservoir	S	S	S	S	S	S	S	S	S	S	D	-	-	-	-	-	-	-	-	D	-
Water tank/treatment facility or sewer lift station	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wind energy commercial use test site	-	T	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	T	-
Wind energy conversion system, micro	D	D	D	D	D	-	-	-	-	-	D	D	D	D	D	D	D	D	D	D	D
Wind energy conversion system, micro other	P	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Wind energy conversion system, small	S	S	S	S	-	-	-	-	-	-	S	-	-	S	S	S	S	S	S	S	S
Wind energy conversion systems, commercial	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-

LAND USE	AG / FOREST & RANGE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL

Table Notes:

1. Permitted only within the Gaming District (GD) overlay.
2. Craft foods or alcoholic beverages (large) are prohibited in the Neighborhood Commercial and the Mixed-Use Commercial Zoning District.
3. Sheriff's substations are permitted within the AP zoning district by design review (D).
4. Special use permit required for facilities that exceed the maximum height of applicable zoning district.
5. Permitted by right for agricultural purposes; design review for non-agricultural purposes.
6. Solar Photovoltaic Facilities are prohibited in the FR-19 zoning district. In the FR-40 zoning district, they are permitted only with a Special Use Permit, subject to applicable supplemental standards, and require a minimum lot size of 40 acres.
7. Parcels less than 19 acres require a design review.
8. If an aboveground utility project is located within a County-adopted utility corridor, only a Design Review shall be required.
9. Permitted only within the Residential Office (RO) overlay.
10. Permitted only as a part of an approved planned development.
11. Permitted only within the Mobile Home (MH) overlay.

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Article 4 Overlay Districts

4.01 General Provisions and Purpose

A. The purpose of the overlay district is to superimpose special standards over the base zoning district, which serve to complement and enhance the character of the community and to provide compatibility with surrounding uses consistent with the master plan. The individual purpose statement for each overlay district is found within the respective district Article of this development code.

4.02 LO (Livestock Overlay)

A. Purpose: These regulations are intended to establish standards and conditions for the raising or keeping of livestock and other farm animals on parcels of less than one net acre within the county while protecting the public health, safety and general welfare.

B. Applicability: The Livestock Overlay (LO) district is created as a combining zoning classification to be superimposed on a parcel within the SFR-1 or SFR-1 /2 zoning districts where the parcel size is between one-half gross acre (inclusive) and one net acre in size where a landowner desires to raise or keep livestock or large farm animals.

C. Permitted uses: The permitted uses within the LO district shall be the same as that of the underlying zoning.

D. Standards: Notwithstanding section 4.02 (D), parcels of one-half gross acre (inclusive) to one net acre are entitled to raise or keep livestock and large farm animals with the following restrictions: The parcels must be within a LO district to raise or keep livestock or other large farm animals

E. Animal Units: The keeping or raising of livestock and other large farm animals as permitted under this chapter shall be permitted in accordance with the table of animal units set forth below and the density standards which follow:

Table 3: Animal Unit Equivalency

ANIMAL TYPE	ANIMAL UNIT EQUIVALENCY
One horse, mule or donkey	1
One cow, steer or bull	1
One pig, llama or alpaca	0.5
One pony, miniature horse, miniature donkey, or burro	0.5
One sheep or goat	0.2

F. Density. Livestock and farm animals may be established at the density of one animal unit for each 10,000 square feet of lot area. In no event shall the density of animals exceed the maximum provided for under these provisions. All fractional densities are rounded down to the nearest whole number.

Example: On a 21,000 square foot lot in the LO district, only two animal units would be permitted.

Calculations. For permitted animals, animal categories may be combined so that the unit equivalency of the combined categories is equal to or less than the permitted density in 4.02 (D), above.

Example: On a 30,000 square foot lot in the LO district, the following combination would be permitted:

EXAMPLE
5 sheep = 5 x 0.20 = 1.00
1 horse = 1 x 1.00 =1.00
1 cow = 1 x 1.00 =1.00
Total allowable animal units = 3.00

G. The offspring of animals are allowed and are not to be counted until they are weaned or of a self-sufficient age.

H. Setbacks. All buildings used to house livestock and large farm animals including barns, stables and other similar accessory structures shall be located behind the residence on the lot and shall maintain side and rear yard setbacks of a minimum of ten feet. All other animal enclosures including corrals, pens, feeding areas paddocks, uncovered stables and other similar enclosures shall be located a minimum of ten feet from all property lines and must not be located less than 50 feet from any primary residence (other than the residence of the owner or keeper of the animals) located off-site.

I. All corrals, stables, pens, cages, or other places in which any animal is kept or harbored must at all times be maintained in a sanitary manner. All manure must be disposed of on a weekly basis.

4.03 MH (Manufactured Housing Overlay)

A. Purpose: The Manufactured Housing (MH) overlay district is created as a special zoning classification to be superimposed on a parcel to allow the placement of a manufactured home or tiny house, as the primary residence, on a residential parcel.

B. Applicability: The Manufactured Housing (MH) overlay district is created as a special zoning classification to be superimposed on a parcel to allow the placement of a manufactured home or tiny house, as the primary residence, on a residential parcel.

C. Permitted uses: The permitted uses within the MH overlay district shall be the same as that of the

underlying zoning with the addition of the following:

1. One single-family manufactured home or tiny house used as a permanent living accommodation, subject to the provisions of the underlying zoning district;
2. A manufactured home park used for permanent living accommodations, subject to provisions of the underlying zoning district;
3. Accessory structures which are not a manufactured home, tiny house, or trailer, as permitted by the underlying zoning.

D. Standards:

1. In addition to the setback, yard, height and other general development standards of the underlying zoning district, all manufactured homes and tiny houses being placed within the MH overlay zoning district must comply with 7.04 (B): Manufactured homes and manufactured housing, and tiny houses.
2. Manufactured home parks must comply with the provisions of 7.04 (B): Manufactured homes and manufactured housing, and tiny houses. in addition to the standards of the underlying zoning district.

4.04 MUC (Mixed Use Commercial Overlay)

A. Purpose: The mixed-use commercial (MUC) overlay is intended to establish standards and conditions for the establishment of mixed-use commercial uses within Douglas County, while protecting the public health, safety, and general welfare. Development review and approval of a mixed-use commercial overlay includes provisions for the overlay district as provided herein, and a change in zoning district classification to mixed commercial, if applicable.

B. Applicability:

1. A mixed-use commercial overlay district may be proposed as an overlay zone within the mixed-use commercial zoning district.
2. The mixed-use commercial overlay district may only be proposed in an area designated for commercial land use under the adopted master plan.
3. The establishment of a mixed-use commercial overlay district does not relieve the applicant of other requirements of law including but not limited to applicable provisions of state and federal law, the consolidated development code, and other adopted plans and standards established by the County and the Towns.

C. Permitted uses: The permitted uses within the mixed-use commercial overlay district shall be the same uses as those within the mixed-use commercial zoning district.

D. Processing procedures: A proposal for the establishment of a mixed-use commercial overlay district must include a development plan. The zone establishment or reclassification must be processed as provided for with the amendment of a zoning district in 9.25: Zoning Map and Text Amendment. Applications must be submitted to the community development department on a form provided by the director

E. General provisions:

1. All applications for the mixed-use commercial overlay district shall include and combine the applications for land use approval necessary for project implementation including, but not limited to, subdivision of land, design review, variances, and special use permit.
2. An application for the establishment of a mixed-use commercial overlay shall be reviewed and approved in a procedure that combines the procedures for approval of a zoning map

amendment set forth 9.25 (B): Procedures for zoning text or map., a tentative subdivision or parcel map approval as set forth in 9.28: Land Division Permits, 9.29: Subdivision, 9.30: Parcel Maps, a variance as set forth in 9.38: Variances, a special use permit as set forth in 9.36: Special Use Permits, and design review as set forth in 9.37: Design Review, as applicable.

F. Development and review standards: Proposed residential development within a mixed-use commercial overlay district shall comply with 7.04 (C.1.b):Multi-family housing. Mixed-Use Commercial Zoning District Standards, in addition to the general development requirements in 8.01: Property Standards. Proposed developments must comply with the adopted Gardnerville Plan for Prosperity and Design guidelines when located within the Town of Gardnerville or the adopted Town of Minden Plan for Prosperity and Design Guidelines when located in the Town of Minden.

4.05 PD (Planned Development Overlay)

A. Purpose: The Planned Development (PD) overlay is intended to provide a method of comprehensive planning for smaller, less complex development projects than are typically processed with a specific plan, and which meets one or more of the following criteria:

1. The project site contains topographic constraints, environmental resources, or other features which require special planning consideration;
2. A more efficient and desirable design can be achieved through flexible design standards or mixed land use patterns than can be attained through the strict adherence to zoning standards;
3. Adequate public facilities and infrastructure exist or can be provided to the project site to serve the proposed type and intensity of development;
4. Detailed development plans are known at the time the comprehensive development plan is prepared, allowing combined review and approval;
5. Buildout of the planned development project area is contemplated within the scope and duration of the plan.
6. The project is located within a receiving area as shown on the master plan land use maps, and is proposing to utilize transfer development rights.

B. General provisions:

1. A planned development overlay may be proposed as an overlay zone within any zoning district, provided that the type and intensity of uses is consistent with the master plan and the base zoning district or districts.
2. A planned development is typically utilized for projects of at least five acres in area. The project site must be of sufficient size to allow provision of design benefits and site amenities through flexibility of development regulations. Projects of a larger scale are more appropriately evaluated through the specific plan process as described in 9.13: Review and Decision by Planning Commission.
3. When adopted by the board, a planned development overlay shall be depicted on the official zoning map with an identification number, for purposes of disclosure.
4. All applications for planned development overlay shall include and combine the applications for land use approval necessary for project implementation, including but not limited to subdivision of land, design review and special use permit. Where the project is located within a receiving area as shown on the master plan land use maps, the base zoning will be established concurrently as part of the planned development process.
5. The planned development overlay is a combined zoning district that may be established in

conjunction with any base zoning district for purposes of authorizing a planned development.

6. An application for establishment of the planned development overlay shall be reviewed and approved in a procedure that combines the procedures for approval of a zoning map amendment set forth in 9.25: Zoning Map and Text Amendment tentative subdivision map approval, as set forth in 9.29: Subdivision, and special use permit, set forth in 9.36: Special Use Permits.

7. The planned development project must be inaugurated within the time-frame as established by a development schedule pursuant to 4.05(O): Development schedule, modification, or revocation:, modification, or revocation:

8. Planned development projects approved prior to the adoption of this title shall have the same yard and building setback requirements as that indicated in the original planned development approval or if not mentioned in the original approval, that which existed in code at the time of original approval.

9. Planned developments in receiving areas must use transfer development rights in connection with any change in intensity or density of use, including any change to a residential, commercial, or industrial zoning district or combination thereof.

C. Application for establishing a planned development:

1. Applications for the establishment of or reclassification to, the planned development overlay must include a development plan as described in 4.05 (F): Planned development, generally, components:. The zone establishment or reclassification must be processed as provided for amending a zoning district in 9.25: Zoning Map and Text Amendment. The special use permit portion of the application must meet the requirements of 9.36: Special Use Permits. Applications must be submitted to the community development department on a form provided by the director.

2. Applications may be initiated by the owner of the land. Consideration of the application with a tentative map will follow the procedure provided in 9.29 (B): Subdivision Application Procedure and Approval Process, but shall include all of the elements of review and approval provided in this chapter. The board, upon recommendation of the planning commission, may approve, disapprove, modify, or attach conditions to a development plan.

D. Approval of planned development and required findings:

1. The planning commission, after a public hearing, may recommend the establishment of a planned development overlay and the board, after a public hearing, may by ordinance establish a planned development overlay district and approve the planned development provided they find, taking into account the recommendations of the reviewing agencies, that the facts submitted with the application and presented at the public hearings establish in the affirmative the following:

a. The plan is consistent with the statement of objectives of a planned development contained in the master plan and in this chapter.

b. The extent that the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are deemed to be in the public interest.

c. The ratio of residential to non-residential use in the planned development is consistent with the master plan.

d. The purpose, location and amount of the common open space in the planned development,

the reliability of the proposals for maintenance and conservation of the common open spaces are adequate as related to the proposed density and type of residential development.

e. The physical design of the plan and the manner in which the design of the planned development makes provisions for adequate public facilities, as required by this code.

f. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

g. Any development-related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods, are mitigated by improvements or modifications either on-site or within the public right-of-way.

h. Where a development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned development and the integrity of the plan and, where the plan provides for phases, the period in which the application for each phase must be filed.

i. That each individual unit or phase of the development, if built in stages, as well as the total development, can exist independently and be capable of creating a good environment in the locality and be as desirable and stable in any phase as in the total development.

j. The uses proposed will not be a detriment to the present and proposed surrounding land uses, but will enhance the desirability of the area and have a beneficial effect.

k. Any deviation from the standard ordinance requirements is warranted by the design and additional amenities incorporated in the development plan which offers certain unusual redeeming features to compensate for any deviations that may be permitted.

l. The planned development will not result in material prejudice or diminution in value of surrounding properties, and will not endanger the health, safety and welfare of the community.

m. The subdivision of land proposed in the planned development meets the requirements of the Nevada Revised Statutes and this code.

n. The subdivision of land proposed in the planned development conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments.

o. The subdivision of land proposed in the planned development conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards.

p. Where applicable, adequate transfer development rights have been established consistent with the number of proposed units within the planned development.

q. The planned development has a beneficial relationship to the neighborhood in which it is proposed to be established.

r. The granting or denial of tentative approval must set forth with particularity the findings why the plan would or would not be in the public interest.

E. Permitted uses: Uses permitted within the planned development district are those authorized in the base zoning district or districts, whether the uses are permitted outright, as accessory uses, or are authorized by special use permit. The density and intensity of these uses are those established in the base district, except as modified by this chapter, and those established through the transfer development right program. The standards applicable and the conditions to be applied shall be those

provided for in this chapter.

F. Planned development, generally, components:

1. A planned development must be designed and located to minimize traffic congestion on public highways and streets in its vicinity and to best fit the land use pattern of the area in which it is located. The development plan must include all the following:

a. A plot plan map which shows:

1. Existing and proposed public street and sidewalk improvements;

2. Lot design;

3. Areas proposed to be dedicated or reserved for any public use, including but not limited to, public utility easements, public buildings, and public land uses;

4. Parking and interior traffic flow;

5. Land uses within 300 feet of the external boundary of the planned development zone;

b. Site details, including:

1. Preliminary building plans, including generalized elevations, except for single-family residential projects creating parcels one-half acre or greater in size;

2. Maximum building heights;

3. Maximum lot or area coverages;

4. Minimum distance between structures;

5. Minimum setbacks from interior lot lines;

6. Minimum setbacks from street rights-of-way;

7. Landscaping, screening and lighting;

8. Projected population densities within the PD zone;

c. Zoning classification to be located within the development;

d. Development schedule as described in 4.05 (O): Development schedule, modification, or revocation: through 4.05 (P): Development schedule, revocation or amendment:;

e. A detailed, written narrative discussing how the findings for approval are met;

f. Any other reasonably related information necessary for the commission to act.

2. The planning division shall only accept as complete plans that contain the information specified or that is reasonably determined necessary by the director.

G. Standards:

1. Setbacks, building heights, distances between buildings, lot coverage, building densities, parking requirements, and landscaping requirements are those established in the base zoning district unless the commission finds that variations in these standards complements and assures the suitable integration of the planned development into the neighborhood or area in which it is located.

2. The following minimum standards apply to all single-family residential planned developments creating parcels less than one-half acre in size and multi-family residential planned developments:

a. A minimum of 25 percent of the garages along a street must have setbacks which are five feet greater than the minimum front-yard setback and setback a minimum of five feet behind the main residence. Garages on interior lots which are accessed from the side and incorporate architectural features, such as windows, along the street frontage may also be considered for meeting this requirement.

b. Where three-car garages are proposed, the three-car garages along a street with the standard 20 foot setback must have recessed and off-set doors.

c. No three-car garages are allowed on lots 6,000 square feet or smaller, except on lots with alley access or lots exceeding 60 feet in width.

d. All planned developments must provide a variety of dwelling elevations appropriate for the scale of the project. Elevations must be approved by the planning commission. At a minimum, the same elevations must not be repeated for adjacent houses. Varied front setbacks, some two-story houses, front porches, bays and balconies are encouraged as ways of achieving variety.

e. Windows, doors, and garage doors (except recessed garage doors) on the front elevation must have raised trim in order to provide visual interest and relief.

f. The commission shall consider the relationship of second-story windows, doors, and balconies with the privacy of neighbors, and may require that these features be redesigned or omitted from second-story rear walls, or may exclude two-story structures from parcels along the exterior boundary of the development.

g. Front yards must contain landscaping, including street trees, lawn or other type of groundcover, shrubs, and an irrigation system. Front yard landscaping for single family residential development must be installed prior to occupancy, or a private agreement (i.e. CC&R's) must be recorded establishing that a homeowners association or other private organization will require completion of front-yard landscaping within one year of occupancy. All required common area and open space landscaping must be completed prior to occupancy, including landscaping for multi-family residential development.

h. Multi-family residential planned developments must meet the specific multifamily development standards of 7.04 (C): Multi-family housing.

i. The commission and board may impose additional requirements deemed necessary for consistency with the findings required by 4.05 (D): Approval of planned development and required findings:. These may include but are not limited to amenities, such as recreation or play areas and open space, to compensate for any deviations that may be permitted.

H. Density and intensity standards:

1. For purposes of calculating single-family residential density, the plan must separately designate a development envelope by phase of development for each type of residential use and each area to be developed for non-residential use.

2. Rules established in this code for determining residential density and number of single-family residential units allowable on constrained and unconstrained land apply to determinations within the planned development overlay. The maximum allowable density for any parcel within the planned development is that for the base district, except as otherwise provided in this chapter.

3. The density of single-family residential development within the planned development is calculated by dividing the acreage of the residential development envelope by the minimum parcels size authorized within the base zoning district. The steps for calculating the total number of single-family residential units allowable within the planned development are as follows:

4. Deduct areas devoted to non-residential uses (i.e. commercial uses) from the total site area;

5. Determine the number of units allowed under the base zoning district by dividing the net

residential development envelope size determined in step 1 by the minimum parcel size permitted by the base zoning district. Round down any fraction to the next lowest whole number to obtain the number of allowable units;

6. The residential development envelope may bridge base zoning district boundaries and may be subdivided into phases provided that the density of any given phase does not exceed that permitted within the PD overlay by the base zoning district within that phase.
7. The average lot size or the lot size for particular tracts within the PD may be increased above the average for the single-family development envelopes in order to ensure compatibility with adjacent development within or outside the planned development.
8. Establishing industrial or commercial zoning districts or uses within the receiving area requires transfer development rights in the amount of 10 units per acre.

I. Increases in density:

1. A planned development situated within a receiving area, as designated by the 1996 Master Plan, as amended, may increase the allowed residential densities by acquiring transfer development rights, as provided by 2.10: Transfer of Development Rights (A-19 and FR-19). If a planned development is approved subject to transferred development rights, the transfers must be perfected and recorded prior to recordation of the final plan for the phase or phases in which they are to be used.
2. A planned development situated within a receiving area may apply to the planning commission and board, and the planning commission may recommend, and the board may approve, a waiver of the requirement of transferred development rights. The number of transferred development rights waived may not exceed the number or percentage of affordable housing units provided within the project, as defined, and for the duration provided by 8.11: Density Bonus and Affordable Housing Agreements. The approval of a waiver, and provision of the affordable housing units, must be in the manner otherwise provided for density bonus and affordable housing agreements in 8.11: Density Bonus and Affordable Housing Agreements.
3. An applicant for a planned development may apply to the planning commission and board, and the planning commission may recommend, and the board may approve, a density bonus or affordable housing agreement, in accordance with the provisions of Title 20.
4. The planning commission may recommend and the board may grant a density bonus of one-half percent (0.5%) for every one percent of the project site area that is dedicated to and accepted by the US Forest Service, Bureau of Land Management (BLM), or other state, federal, county or other public agency overseeing public lands for open space access, agricultural easements or other public purposes. The following standards must be met in order to receive the density bonus:
   a. The applicant must submit written evidence, with the submittal of a planned development application, from the applicable public agency that the public agency will accept the offer of dedication and maintenance of the property.
   b. The land must be deeded to the public agency prior to, or concurrently with, the recording of the final map.
   c. If the planned development is to be recorded in phases, the appropriate amount of area must be dedicated to the public agency with each phase to provide for the relative number of units that are being recorded with that phase.
   d. The public agency accepting the dedicated land may require that all applicable lands be

dedicated at one time, with the recording of the first phase of a planned development.

e. A deed restriction shall be placed on the open space parcel permanently restricting development on the parcel except for open space or recreational purposes.

f. Where open space is dedicated to and accepted by the applicable public agency, the open space shall be deemed to meet the planned development standards for improved open space.

g. Bonus residential units may be used, in addition to any unused density permitted by the underlying zoning district, to transfer development rights from a designated sending parcel to a receiving area, as defined in the adopted master plan.

J. Open space requirements:

1. Common open space.

a. For exclusively residential projects, except as provided in a and b below, a minimum of 25 percent of the project site must be retained in common open space that must be improved in a park-like setting with active recreational areas.

1. A single-family residential project may be exempted from the common open space requirement if it utilizes transfer development rights for at least 50% of the project density.

2. A single-family residential project may be exempted from providing improved recreational areas within the required open space for those areas determined to be environmentally sensitive, such as meadows, wetlands, perennial springs or streams and major drainage ways, or historical or archeological sites, as determined by the State Historic Preservation Office.

3. The use of existing, native vegetation may be used in conjunction with trails or other amenities to satisfy the requirement for improved recreational areas where a single-family residential planned development is located outside the urban service area, defined in the adopted master plan, and community water is not available.

4. Recreational amenities within the open space areas of multi-family residential planned developments must meet the specific standards of 7.04 (C): Multi-family housing.

b. For commercial, industrial, or mixed-use projects, 30 percent of the project site must be devoted to common open space improved in a park-like setting with active recreational areas. No more than 50 percent of common open space requirements may be satisfied on unimproved constrained land, which includes but is not limited to hillside areas or areas located within a primary flood plain. Common open space must be exclusive of road rights-of-way, dedicated easements for public facilities, parking areas and other similar areas. Open space requirements must be determined for the entire planned development at the time of establishment of the planned development overlay district and approval of the tentative plan.

1. A commercial, industrial or mixed-use project may be exempted from providing improved recreational areas within the required open space for those areas determined to be environmentally sensitive, such as meadows, wetlands, perennial springs or streams and major drainage ways, or historical or archeological sites, as determined by the State Historic Preservation Office.

2. Open space allocation. Where required, allocation of open space must be made to each development envelope and for each phase of the planned development. The board may establish minimum open space requirements for particular development envelopes or phases of the planned development. In the event that common open space is not to be provided proportionally by phase, the developer must execute a reservation of common open space by grant of easement or covenant in favor of the county authorizing the county to reserve all or a portion of the reserved area to common open space in the event that the development is not completed.
3. Ownership and maintenance of common open space. Where applicable, the landowner of a planned development, pursuant to this chapter, must provide for and establish an organization for the ownership and maintenance of any common open space not dedicated to the public use. The organization must not be dissolved or dispose of any common open space by sale or otherwise without first offering, in writing, to dedicate the common open space to the county. Any offer must be accepted or rejected by the county within one 120 days of the written offer to dedicate. The organization must be authorized to make reasonable assessments to meet its necessary expenditures for maintaining the common open space in reasonable order and condition in accordance with the approved plan. An assessment must be made ratably among the properties within the planned development that have a right of enjoyment of a common open space. The organization must enter into an agreement with the property owners providing for a reasonable method of notice and levy of the assessment and for the subordination of the lien securing the assessment to other liens either generally or specifically described.

K. Revision procedure: A public hearing by the planning commission and board is required before revisions to the plan which involve changes in land use, expansion, or intensification of development, or changes in the standards of development may be approved. The director will determine on a case-by-case basis those instances when a revision to the development plan is necessary, following the same procedure as the original application. Changes in an approved development plan which do not involve changes in land use, expansion, or intensification of development or changes in the standards of development may be approved by the director if the changes are consistent with the purposes, character, and conditions of the development plan.

L. Minimum area requirements: Each planned development must have a minimum area of five acres, except that the board may waive this minimum when proper planning justification is shown.

1. The minimum permitted parcel size for single-family residential lots within a planned development is 5,000 square feet, except where areas are developed with building envelopes and common open space areas are provided around the building envelopes.
2. The minimum parcel size for all areas designated non-residential shall be the minimum parcel size required by Article 3.
3. The minimum parcel size for all areas designated non-residential shall be the minimum parcel size required by Article 3.

M. Public improvements: All public improvements are required to meet full county standards pursuant to NRS 278.230 through 320 inclusive. All streets must be offered for dedication to Douglas County,

except that the use of private roads which meet the specification contained in the design criteria and improvement standards manual for a public road may be permitted upon approval by the board. In addition, if determined necessary for proper traffic circulation, the applicant may be required to provide proper methods of ingress and egress to the development, including acceleration and deceleration lanes, traffic devices, including channelization and signalization.

N. Filing fees: A single fee for the filing of an application for planned development approval and establishment or revision of a planned development overlay, or for the consideration or revision of a development plan, shall be charged, in the amount provided in 9.22: Fees. Additional fees for the component approvals of land division and special use permit will not be charged.

O. Development schedule, modification, or revocation:

1. An application for planned development approval must be accompanied by a development schedule, including a phasing plan, indicating the dates when applications for final approval of all sections of the plan are to be filed and, in the case of tentative maps, dates that the final map or series of final maps must be recorded by. The development schedule, if approved by the board, shall be set forth in a minute action and become a part of the development plan. The board may approve a modification, as allowed under NRS Chapter 278A, to the development schedule, including a phasing plan, unless a different timeframe is set by a development agreement. The board may add, delete, and/or modify the conditions of approval for a planned development when approving a modification to a development schedule.
2. Tentative approval shall be revoked for areas included in the plan for which final approval has not been given if:
   - **a.** The landowner elects to abandon the plan or any part thereof, and so notifies the director in writing; or
   - **b.** The landowner fails to file application for the final approval within the required time.

P. Development schedule, revocation or amendment: If, in the opinion of the commission, the owner or owners are failing or have failed to meet the approved schedule, the commission may initiate proceedings to reclassify the property and revoke the approval of the development plan, or to amend the development plan.

Q. Identification: Each planned development overlay must be numbered, the first adopted being shown on the zoning map as Planned Development (1) and each zone subsequently adopted being numbered consecutively

R. Compliance with chapter, application restricted: Compliance with any requirement contained in this chapter shall not be construed to relieve the applicant from compliance with subdivision regulations, building code requirements, or any other applicable regulations of the county, except when they are modified in the approval process

S. Status of plan after tentative approval:

1. Tentative approval of a planned development plan does not qualify the plan for recording or authorize development or the issuance of any building permits. Recording and development of the planned development requires filing and approval of substantially conforming applications for final approval of each phase within the time specified in the order approving the application for tentative approval.
2. A plan which has been approved by the board as submitted, or which has been given tentative approval with conditions which have been accepted by the developer, may not be modified, revoked or otherwise impaired by action of the county pending an application for final approval

without the consent of the developer or assigns, except as provided in 4.05 (T): Revocation of tentative approval:.

T. Revocation of tentative approval:

1. Tentative approval may be revoked in accordance with the procedures set forth in 9.20: Revocation of Permit and the portion of the area included in the plan for which final approval has not been given shall be subject to the current provisions of this development code if:

a. The developer elects to abandon the plan or any part thereof, and so notifies the county in writing; or

b. The landowner fails to file applications for final approval within the times established in the tentative approval.

U. Procedure for final plan approval:

1. Application requirements. An application for final approval of a phase or phases of a planned development must be submitted to the director on forms provided by the department within the times specified by the tentative approval of the plan. The application for final approval may be for all the land included in a tentatively approved plan or, to the extent set forth in the tentative approval, for a phase of the plan. The application must be accompanied by the maps, drawings, specifications, fees, covenants, easements, conditions and forms of performance security required in the tentative approval or otherwise required by law. If a tentative map is submitted with the development plan, a final map must be approved at or before final plan approval.

2. Determination of substantial compliance. The director will review the application for final approval and all information submitted and determine whether it complies with the approved tentative plan. The plan submitted for final approval shall not be in substantial compliance if any modification:

a. Varies the proposed gross residential density or intensity of use;

b. Varies the proposed ratio of residential to non-residential use;

c. Involves a reduction of the area set aside for common open space or involves the substantial relocation of the area;

d. Substantially increases the floor area proposed for non-residential use;

e. Substantially increases the total ground areas covered by buildings or involve a substantial change in the height of buildings;

f. No longer meets adequate public facilities standards of this title, except for minor modifications in the location and design of streets or facilities for water and for disposal of stormwater and sanitary; or

g. Is not accompanied by proof of satisfaction of conditions imposed as prerequisites to final plan approval.

3. Approval of applications which substantially comply with tentative approval. The director shall approve a final plan if it is in substantial compliance with the plan as tentatively approved.

V. Procedure on determination of noncompliance:

1. If the final plan as submitted for final approval is found by the director not to be in substantial compliance with the plan as tentatively approved, the director must, within 30 days of the date of filing of the application for final approval, notify the developer in writing the particular ways in which the plan is not in substantial compliance with the tentative approval.

2. The developer may:

a. Treat the notification as a denial of final approval;

b. Refile the plan in a form which is in substantial compliance with the plan as tentatively approved; or

c. File a written appeal request with the director that a hearing be set before the commission on the application for final approval.

3. If the developer elects the alternative set forth in paragraphs B (2) or B (3), he may refile his plan or file a request for a public hearing, as the case may be, on or before the last day of the time within which he was authorized by the tentative approval to file for final approval, or 30 days from the date he receives notice of the refusal, whichever is the latter.

4. The public hearing must be held within 30 days after the request for the hearing is made by the landowner. Notice must be given in accordance with 9.16: Notice Provisions and the hearing shall be conducted in the manner prescribed in 9.17: Public Hearing Procedures. Within 20 days after the conclusion of the hearing, the commission shall either grant final approval of the plan or deny final approval of the plan. The grant or denial of final approval of the plan shall contain the findings of fact required in 4.05 (D): Approval of planned development and required findings:.

W. Certification, filing and recording of approved plan: A plan, or any part, which has been given final approval, must be certified without delay by the county and filed of record in the county recorder's office before any development occurs in accordance with the plan. The county recorder must not file for record any final plan unless, if required by the provisions of this code, a final map has been approved, the certificates of approval as required under NRS 278.377 have been provided, or the map is accompanied by evidence that the approvals were requested more than 30 days before the date on which the request for filing is made, and that the approval has been refused.

X. Effect of recordation: After the final map is recorded for the planned development, or any phase, the zoning and subdivision regulations of this code plan apply to the land subject to the final map or phase only to the extent that these regulations have been incorporated in the final plan as recorded.

4.06 RO (Residential Overlay)

A. Purpose: These regulations are intended to establish standards and conditions for the conversion of existing single-family residences to commercial office uses in transitional neighborhoods while protecting the public health, safety and general welfare.

B. Applicability: The RO overlay district is created as a combining zoning classification to be superimposed on a parcel containing an existing single-family residence with either an underlying residential or commercial zoning designation. This zone classification is not permitted in conjunction with an MH overlay zoning district.

C. Processing procedures: Any proposal for establishment of the RO overlay district shall be filed concurrently with an application for a special use permit.

D. Permitted uses: Uses permitted in the RO overlay district are as follows:

1. Professional office, excluding retail uses;

2. Photography studios, portrait studios and art studios; and

3. Uses allowed in the base zoning district.

E. Development and review standards: Any conversion of a single-family residence within the RO overlay district must conform with the following:

1. The parcel contains an existing single-family structure;

2. The existing structure will be retained and enhanced and the overall single-family character of the residence will be retained;

3. The use will be served by the required number of off-street parking spaces, provided that if a portion of the structure retains residential use only one off-street parking space is required per residence;
4. Signs shall be limited to a single non-illuminated monument or wall sign of not more than six square feet in area identifying the business or businesses and the address.

4.07 GH (Genoa Historic Overlay)

A. Purpose: The purpose of this chapter is to create the Genoa Historic (GH) Overlay District ("District") and set forth the duties of the Genoa Historic District Commission ("Commission") in order to promote the general welfare of the inhabitants of Genoa, Douglas County, Nevada, through the preservation and protection of historic buildings and places of historic interest, many of which are not only of local, but of state and national significance, through development of an appropriate setting for these buildings, places and districts; through the stabilization and improvement of property values; through the promotion and use of this historic area for the education, pleasure, and welfare of the people; through fostering civic beauty and pride in heritage of Nevada's oldest town; and through providing for objective criteria whereby the District and structures therein may obtain other recognition and funding or tax credits if available and desired. These regulations are adopted pursuant to Nevada Revised Statutes Chapter 384.

B. Applicability: The District is created as a combining overlay classification to be superimposed on lands within the defined "Genoa Historic District," the boundaries of which are shown on the Hawkins Map of 1874 and the official zoning map of Douglas County. Notwithstanding anything in this chapter to the contrary, this chapter shall apply to the erection, reconstruction, alteration or restoration of property presently or in the future zoned for non-residential use in the District. This chapter shall not apply to routine maintenance unless a property owner is significantly changing the general appearance, materials, color, or character of the item or building being repaired.

C. Commission: The Commission was formed pursuant to Title 2 of the Douglas County Code and shall be responsible for the approval of project applications within the District and the issuance of Certificates of Appropriateness.

D. Project Applications: Any proposed project to erect, construct, alter, remodel, restore, reconstruct, renovate, rehabilitate, demolish, move, remove or change the exterior appearance of a building or structure, excluding routine maintenance; or to place any signage, fencing, or lighting; or which otherwise affects the exterior architectural features that characterize a property and its environment, shall not be started on property zoned for non-residential use in the District until after a project application has been submitted to the Commission and to the Douglas County Department of Community Development, and the Commission has issued a Certificate of Appropriateness, as provided in this chapter. An owner shall not apply to the County for a permit within the District for the purpose of erecting, reconstructing, altering, or restoring a structure, and such permits shall not be issued, unless and until the Commission has approved the project application and issues a Certificate of Appropriateness.

E. Processing Procedures: Upon receipt of a project application described in 4.07(D): Project Applications: the Director must review the application and notify the applicant of the following:

1. The date, time, and place of the public meeting of the Commission at which the application will be heard, if the application is complete; or
2. The items the applicant should further submit to complete the application, if the Director

determines that the application is not complete. Once the applicant has further submitted the requested items, the Director shall notify the applicant of the date, time, and place of the public meeting of the Commission at which the project application will be heard.

F. Submittal Requirements: Each project application must be submitted on a form approved by the Commission and must contain or be accompanied by the information specified in the form. Such information includes, but not limited to, site plans, elevations and other information deemed necessary by the Commission to determine the appropriateness of the exterior features to be passed upon. The Commission will not consider designs, interior arrangements, or building features not subject to public view. The Commission will not make any recommendations or impose any requirements except to fulfill the purpose of this chapter.

G. Commission Action:

1. The Commission must hold a public meeting on the applicant's completed application within 60 days after the completed application is submitted.

2. At the public meeting, the Commission shall determine whether to issue a Certificate of Appropriateness. In determining whether to issue a Certificate of Appropriateness, the Commission shall use the following criteria:

a. The effect of the project upon the general historic and architectural nature of the subject building and the District;

b. The appropriateness of exterior architectural features which can be seen from a public street, public alley, or public right-of-way;

c. The general design, arrangement, texture, material, color, and size of the exterior architectural features involved and the relationship thereof to the exterior architectural features of other buildings in the District; and

d. The relationship of the exterior architectural features to well recognized styles of early western architecture of the late 19th and early 20th centuries.

3. In determining whether to issue a Certificate of Appropriateness, the Commission may also consider the following guidelines:

a. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

b. The pamphlet of examples adopted by the Commission pursuant to 4.07 (P): Pamphlet of Examples:; and

c. The Douglas County Design Criteria and Improvement Standards.

4. The Commission shall state on the record the reasons for issuing or not issuing a Certificate of Appropriateness, and the Commission may include recommendations regarding the proposed project.

5. If the Commission fails to act on the applicant's completed application within 60 days, the application is deemed to be approved and a Certificate of Appropriateness is deemed issued. The time limit prescribed in this section may only be extended by mutual consent of the applicant and the Commission, and any extension may not exceed an additional 60 days beyond the original 60-day period

H. Variance: When strict adherence to this chapter would work a substantial hardship on an applicant, the Commission, in the same manner as issuing a Certificate of Appropriateness, may grant a variance if the variance remains in harmony with the general purpose and intent of this chapter so that the general character of the District is preserved and substantial justice done. In granting the variance, the

Commission may impose reasonable and additional conditions to fulfill the purpose of this chapter.

I. Routine Maintenance and Correction of Unsafe Conditions:

1. Routine maintenance or repair which does not involve a change of design, material or outward appearance of a structure may be undertaken without first obtaining a Certificate of Appropriateness.

2. Changes to any portion of a building or structure which are required by a building engineer or inspector, or by the county engineer, because of an unsafe or dangerous condition, may be undertaken without first obtaining a Certificate of Appropriateness.

J. Change of Land Use or Zoning: A copy of all applications of master plan amendments or zone changes within the District must be forwarded to the Commission for its recommendations to the Planning Commission. Any recommendations must be made by the Commission no later than the time scheduled for the public hearing on any of the aforementioned matters.

K. Appeals: Appeals of the decisions of the Commission shall be made to the Board of County Commissioners pursuant to 9.14: Review and Decision by Board of County Commissioners.

L. Signs:

1. No sign shall be installed, constructed, altered, relocated, removed, replaced, or otherwise changed without first obtaining a Certificate of Appropriateness as provided in this chapter, including those signs which are generally exempt from regulation pursuant to 8.15 (B): Signs exempt from regulation., subsections (B), (C), (E), (N), (DD), and (FF) of the Douglas County Code.

2. All signs must have an appearance, color, size, font, position, method of attachment, texture of materials, and design in keeping with the character of the District and the architecture of buildings to which the signs direct attention. Signs shall be further limited as follows:

a. Signs which direct attention to any building or structure shall be placed only on the parcel where the building or structure is located.

b. Business signs are limited to one sign for each business within a building on each side of the building that fronts a public right-of-way.

c. If a building houses numerous tenants or businesses, the signs associated with each tenant or business must have a common theme in terms of appearance, color, size, font, position, method of attachment, texture of materials, and design.

d. If a sign is attached to a building, the sign must be integrated into the building and fit within and not detract from or obscure architectural elements of the building's façade.

e. Freestanding signs must compliment the building or structure to which the sign directs attention. Freestanding signs must be at eye level of passing motorist, and must not extend above the façade of any adjacent buildings.

f. Signs which flash, blink, revolve, or are otherwise in motion; signs with visible bulbs, gas-filled luminous tubes, luminous paints, or backlighting; and signs which are connected to audio equipment are not permitted.

g. Signs may be illuminated by remote light sources, provided that the light sources comply with the requirements of 4.07 (M): Lighting: and 8.01 (C): General standards. of the Douglas County Code.

M. Lighting:

1. No exterior light fixtures or exterior lighting shall be installed, altered, relocated, removed, replaced, or otherwise changed without first obtaining a Certificate of Appropriateness as

provided in this chapter.

2. All exterior light fixtures or exterior lighting must have an appearance, color, size, position, method of attachment, texture of materials, and design in keeping with the character of the District. Exterior light fixtures and exterior lighting shall be further limited as follows:

a. All exterior lighting shall be shielded so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed away from adjoining properties and public right-of-ways.

b. Wall pack, flood, spot, shoe box, and other light fixtures which illuminate upwards or horizontally are not permitted.

c. If affixed to a building, fixture style and location must be compatible with the building's architecture, site design, and landscape design.

d. Light fixture style is to be consistent throughout a building and/or parcel.

N. Fences:

1. No fence shall be installed, constructed, altered, relocated, replaced or otherwise changed without first obtaining a Certificate of Appropriateness as provided in this chapter.

2. All fences must have an appearance, color, size, position, method of attachment, texture of materials, and design in keeping with the character of the District. Fences shall be further limited as follows:

a. Fences shall be limited to a maximum permitted height of six feet, or the maximum permitted heights set forth in 8.01 (C): General standards., whichever is lesser.

b. Fences made of chain link, corrugated metal, plywood, pallets, or barbed wire are not permitted.

O. Color:

1. The color of any building, sign, light fixture, or fence subject to the requirements of this chapter shall not be altered or changed without first obtaining a Certificate of Appropriateness as provided in this chapter.

2. The colors of buildings, signs, light fixtures, or fences must have an appearance in keeping with the character of the District.

P. Pamphlet of Examples: The Commission shall prepare an informational pamphlet showing examples of signs, lighting, fences, colors, and other exterior architectural features that meet the requirements of this section. The examples will not constitute an exhaustive or complete list of approved designs and are meant to serve as a guide only.

Q. Enforcement: Any activity contrary to the provisions of this chapter, including the commencement of a project without a Certificate of Appropriateness, is declared to be unlawful. The provisions of this chapter shall be enforced in accordance with 11.01: Code Enforcement of the Douglas County Code.

4.08 CR (Clustered Residential Subdivision Overlay)

A. Purpose: The clustered residential subdivision overlay zoning is intended to establish standards and conditions for the clustering of residential subdivisions on non-contiguous agricultural and/or forest and range zoning districts in order to preserve agricultural land and promote efficient and compact development.

B. Applicability: The clustered residential subdivision overlay district is created as a zoning classification to be superimposed on a parcel containing agricultural or forest and range land which is to be clustered and developed into residential lots. The size of each clustered lot will determine the overlay zoning

classification as provided for in Article 3.

C. Processing procedures: Applications to establish a clustered residential subdivision overlay district must be filed concurrently with an application for a tentative subdivision map and must meet the provisions of 7.01(R): Clustered Development (reserved).

D. Approval of clustered subdivision and required findings:

1. The planning commission, after a public hearing, may recommend the establishment of a clustered residential subdivision and the board, after a public hearing, may by ordinance establish a clustered residential subdivision overlay district and approve the clustered subdivision provided they find, taking into account the recommendations of the reviewing agencies, the facts submitted with the application and presented at the public hearings establish in the affirmative the following:

a. The plan is consistent with the statement of objectives of a clustered subdivision contained in the Master Plan and in this chapter.

b. The extent that the plan departs from the base zoning regulations otherwise applicable to the property, including but not limited to density, bulk, and use, is deemed to be in the public interest taking into account the benefit the public may receive from restrictions placed on water transfers and conservation easements

c. The physical design of the plan and the manner in which the design of the clustered subdivision makes provisions for adequate public facilities.

d. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

e. The project must be similar in density to adjacent development and neighborhoods. If public services and facilities can be provided, the density may be increased.

f. The uses proposed will not pose significant detriments, such as traffic, noise, odors, and visual nuisances, to the present and proposed surrounding land uses.

g. The clustered residential subdivision will not endanger the health, safety and welfare of the community.

h. The subdivision of land proposed in the clustered residential subdivision meets the requirements of Nevada Revised Statutes and this code.

E. Permitted uses: Uses permitted in the clustered residential subdivision overlay district are as follows:

1. Single-family residential

2. Multi-family residential

3. Uses allowed in the base zoning district

4.09 GD (Gaming District Overlay)

A. Purpose: The Gaming District (GD) Overlay is intended to establish standards and conditions for gaming establishments while protecting the public health, safety and general welfare. Development review and approval of a gaming district overlay includes provisions for the overlay zoning district as provided herein, issuance of a special use permit, and a change in zoning district classification to tourist commercial, if applicable.

B. General provisions:

1. The gaming district overlay may only be proposed in an area designated for commercial land use under the adopted master plan.

2. A gaming district overlay may only be proposed as an overlay zone within the tourist commercial

zoning district.

3. No gaming establishment shall be permitted except within the gaming district overlay or as allowed under 5.01: Applicability and Procedures or 5.03: Tahoe Area Plan Regulations.
4. If an applicant proposes a zone change to tourist commercial in anticipation of the development of a gaming establishment or establishments, then the applications must be combined.
5. The standards and conditions of approval for a gaming establishment must be imposed on a special use permit, which includes a development plan.
6. The approval of a gaming district overlay does not relieve the applicant of any other requirements of law, including, but not limited to, applicable provisions of state and federal law, the consolidated development code, and licensing and taxation provisions of the Douglas County Code.

C. Application and fee for establishing a gaming district:

1. The application for a gaming district overlay must be submitted to the community development department on a form provided by the director. The application must combine all applications necessary for processing the request, including a zoning map amendment subject to 9.25: Zoning Map and Text Amendment and special use permit subject to 9.36: Special Use Permits.
2. A single fee for the filing of an application for gaming district overlay, including a zoning map amendment, special use permit, and variance, or for the revision of a special use permit, including a development plan, must be charged, in the amount provided in 9.22: Fees, and set by resolution.
3. An application for the establishment of, or reclassification to, the gaming district overlay must include a development plan. A development plan shall contain the following:
   a. A vicinity map showing the location and street address of the subject property and showing all residential, commercial, industrial and public uses and zoning districts with 7,500 feet of all boundaries of the subject property;
   b. Site details indicating the existing and proposed uses, gross floor area, building coverage, height, parking, density, landscaping, screening, lighting, open space and public facilities;
   c. A circulation plan showing proposed streets and the relation to the master plan for streets and highways;
   d. An analysis of any adverse impacts upon surrounding properties and proposed mitigation methods including, but not limited to, construction traffic, noise and other construction-related impacts, post-construction traffic, parking, signage, lighting and any other impacts associated with the gaming establishment operation;
   e. A development schedule indicating phases and the sequence and timing of development;
   f. A plan for extension of public facilities, services, and utilities and for flood control and drainage;
   g. The required fee;
   h. A detailed, written narrative discussing how the findings for approval are met; and
   i. Any other reasonable related information necessary for the commission and board to act.
4. A gaming establishment means any premises wherein or whereon gaming is authorized pursuant to a nonrestricted license or as a nonrestricted operation as those terms are defined in Nevada Revised Statutes section 463.0177.

D. Minimum requirements and findings:

1. When considering a zoning change to tourist commercial in anticipation of a gaming district

overlay request, the commission and board must first vote to approve the zoning map amendment to tourist commercial, pursuant to the findings in 9.25: Zoning Map and Text Amendment, before voting on the gaming district overlay zoning district.

2. When approving an application for a gaming district overlay and/or special use permit including a development plan, the commission and board must make the following findings:

a. The proposed zoning map amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

b. The proposed zoning map amendment is compatible with the actual and master planned use of the adjacent properties.

c. The proposed gaming establishment at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable zoning district regulations;

d. The proposed gaming establishment is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to nearby development and neighborhoods. These improvements or modifications may include, but must not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts;

e. The proposed gaming establishment will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

f. The proposed gaming establishment incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

g. The proposed gaming establishment incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed gaming establishment on adjacent properties;

h. The proposed gaming establishment is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible pre the findings in the report;

i. The proposed gaming establishment complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to gaming establishments, including but not limited to, the adequate public facility policies of this title;

j. The proposed gaming establishment will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity;

k. Any deviation from the standard ordinance requirements are warranted by the design and additional amenities incorporated in the development plan for the gaming establishment, which offer certain unusual redeeming features to compensate for any deviations that may

be permitted;

l. The proposed gaming establishment will enhance, expand and stabilize employment and the local economy;

m. If the proposed gaming establishment includes a development plan with no less than 100 guest rooms, that adequate and affordable housing is available for the employees of the gaming establishment and hotel;

n. On the date that the zoning map amendment application was filed, the property line of the proposed establishment was not less than:

1. Five hundred feet from the property line of a developed residential district.

2. Five hundred feet from the property line of a public school, private school or structure used primarily for religious services or worship;

o. The proposed zoning map amendment will not cause material prejudice to any of the following whose property line is within 2,500 feet from the property line of the proposed establishment:

1. A developed residential district, or

2. A public school, private school or structure used primarily for religious services; and

p. The proposed gaming establishment includes a development plan that includes no less than 100 guest rooms, which comply with the requirements of chapter 447 of the Nevada Revised Statues as amended, with the first phase of the development and that are held out to the public for transient nightly occupancy. This finding is not applicable to a gaming establishment that held a nonrestricted license on October 1, 2010, or to a proposed gaming establishment, with a special use permit and development plan or specific plan approval before August 1, 2009, located within a gaming district overlay zoning district. All requests for revisions to a gaming establishment with a special use permit and development plan approval before August 1, 2009, must follow the procedures in 4.09 (F): Revisions:

3. A proposed establishment adjacent to a developed residential district may apply for a waiver of the distance requirements in 4.09 (D.2.n) as part of its application. The granting of such a waiver is in the discretion of the board, and may only be granted upon affirmative findings on all the other subsections in this section. In considering whether to grant the waiver, the board may base its exercise of discretion upon any relevant factor, including, but not limited to any one or more of the following:

a. The proposed establishment replaces or reconstructs an existing commercial structure.

b. There are significant highway or geographical features separating the proposed establishment from the residential district.

c. The proposal includes mitigation measures, such as lighting controls, landscaping buffers or features, sound barriers or traffic control improvements to alleviate the impact of the development on the residential district.

4. If the application is denied, another application concerning the same location or any portion thereof must not be heard or considered for a period of one year after the date of denial.

E. Development schedule, extension, expiration, and transfer:

1. An application for a gaming district overlay must be accompanied by a development schedule indicating the date when the development plan covering the entire area, or the first of a series of

phases covering a portion of the approved development plan area, will be inaugurated and construction commenced. The time frame for the special use permit, including the development plan and the development schedule, if approved by the board will be identical and must run concurrently. Unless a longer time is approved under the development schedule, the special use permit and development plan covering the entire area or the first phase covering a portion, must be inaugurated and under construction or completed no later than two years after the date of the approval. For the purposes of this section, construction means the applicant has a valid site improvement permit or building permit and is actively in the process of building or assembling infrastructure or a structure.

2. The board may extend the limits imposed by the special use permit, including the development plan, and the development schedule for good cause. If a gaming establishment was approved prior to October 1, 2010 without a development schedule, the special use permit may be extended pursuant to 9.19: Expiration of Approval of Development Permit. If the owner(s) have failed to meet the approved development schedule, the approval for the special use permit, including the development plan, will expire and become void.

3. If the owner(s) of a gaming establishment file an application for a subsequent special use permit, including a development plan, the findings for a gaming establishment under 4.09 (D): Minimum requirements and findings: must be met.

F. Revisions: A public hearing by the planning commission and board is required for a major revision to a special use permit, including an associated development plan, which involves expansion or intensification of development or changes in the standards of development. The director will determine on a case-by-case basis those instances when a major revision to the special use permit, including the development plan, is necessary, following the same procedure and findings as required in 4.09 (D): Minimum requirements and findings:. Changes in an approved special use permit, including a development plan, which do not involve changes in expansion or intensification of development or changes in the standards of development are considered a minor revision and may be approved by the director, if the changes are consistent with the purpose, character, and conditions of the special use permit, including the development plan.

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Article 5 Tahoe Basin Regulations

5.01 Applicability and Procedures

A. Declaration: This division is known and may be cited in all proceedings as the "Tahoe Basin Regulations," consisting of Article 5 of the Douglas County Development Code.

B. Applicability to land areas: The provisions of the Tahoe Basin Regulations apply to those lands within Douglas County that are subject to the Tahoe Regional Planning Compact. (Pub. L. No. 96-551; 94 Nev. Stat. 3233)

C. Applicability of other regulations:

1. All development within the area subject to this division is required by federal and state law to comply with the provisions of the Tahoe Regional Planning Agency (TRPA).

2. Other chapters and sections of the Douglas County Development Code apply to the area subject to this division to the extent a provision meets the purpose and intent of this division, the County's primary role of performing design review and building inspection in the Basin, the County's derogation to TRPA's planning and zoning jurisdiction and enforcement authority under the Bi-State Compact, Regional Plan, Community Plans, and Plan area Statements.

3. All development within the area subject to this division must comply with the provisions of the Plan Area Statements or Community Plans unless specifically provided otherwise in this division.

4. In case of conflicts between the provisions of the Douglas County Development Code and TRPA regulations, the most restrictive provision applies, provided that the Douglas County Development Code provision applies only if it conforms to the Bi-State Compact, TRPA Regional Plan, Community Plans, and Plan Area Statements.

5. The terms used in the TRPA regulations, Plan Area Statements, and Community Plans are defined in Chapters 11, 12, 21 and 90 of the TRPA Code of Ordinances.

6. The provisions of the Tahoe Basin Regulations do not apply to properties within an adopted Area Plan, subject to the provisions of 5.03: Tahoe Area Plan Regulations.

D. Historic structures: The construction, reconstruction, repair, maintenance, and demolition of designated historic structures shall conform to Chapter 67 of the TRPA Code of Ordinances.

E. Scenic corridors: All development within scenic highway corridors, as defined by Chapter 66 of the TRPA Code of Ordinances, is subject to the provisions of that chapter.

5.02 Zoning Districts and Standards

A. Zoning districts and uses: Article 3 (Zoning Districts, Uses, and Lot and Building Standards) through Article 4 (Overlay Districts) do not apply. Article 7 (Land Use Regulations and Design Standards) does not apply except as specifically provided in this section. The applicable zoning districts and the uses allowed are described below in Section B (Designation of zoning districts) through Section E (Uses in plan area statement areas).

B. Designation of zoning districts: The zoning districts are identified by a three-part designator consisting of a prefix, an area identifier, and a suffix, to be separated in the district name by a slash (/).

1. The prefix consists of a letter that indicates the primary character of the zoning district. In addition, the letter may be followed by a number used to distinguish additional zones with the same primary use, but with different development standards or combinations of allowable uses. The following letter prefixes are used:

a. The letter **R** indicates a primarily residential character.

b. The letter **C** indicates a primarily commercial character.

c. The letter **T** indicates a primarily tourist accommodation character.

d. The letter **S** indicates a primarily sports-oriented or recreation character.

e. The letter **P** indicates a primarily public service character.

f. The letter **M** indicates a primarily managed resource character.

2. The area identifier consists of three numbers or three numbers followed by a letter, either of which indicate the TRPA Plan Area in which the parcel is located, or two letters that indicate the community plan area in which the parcel is located. The Round Hill Community Plan is identified by RH.

3. The suffix, which is not used in the designation of all zoning districts, consists of a combination of letters and numbers used to designate sub-areas within the district. The following suffixes are used:

a. The letters **SA** followed by a number indicate that the parcel is in a special area as described in the applicable Plan Area Statement or Community Plan.

b. The letters **TD** followed by a number indicate that the parcel is subject to the applicable TRPA shore zone regulations regarding uses.

C. Allowable Uses: The uses allowed in the zoning districts are prescribed by the tables in Section D (Uses in community plan areas and Uses in plan area statement). In case of conflicts between the list of uses in Section D or Section E and in the applicable Plan Area Statement or Community Plan, the rule to be applied is that the uses and levels of review shown in Section D or Section E cannot be less restrictive than the uses and levels of review shown in the Plan Area Statement or Community Plan.

D. Uses in Community Plans and Plan Area Statements: Table 5.04 designates the uses that are allowed, allowed subject to a special use permit, and prohibited in the adopted community plans. Table 5.05 designates the uses that are allowed in the plan area statement areas.

1. The definitions of the uses are contained in chapter 21 in the TRPA Code of Ordinances.

2. The table contained herein does not include the uses allowed or subject to special use provisions for shorezone tolerance districts (zoning districts with a TD suffix). The uses in these areas shall be determined by referring to chapter 83 in the TRPA Code of Ordinances.

3. The following notations apply for the table:

a. The letter P indicates that the use is permitted (TRPA review required);

b. The letter D indicates that the use is subject to TRPA review, and County design review is

required;

c. The letter S indicates that the use is subject to issuance of a County special use permit, and County design review is required;

d. The letter T indicates that the use is subject to issuance of a TRPA special use permit, and County design review is required; and

e. A blank space indicates that the use is prohibited.

E. Lot size and density standards.

1. The minimum size of any lot must comply with the following:

a. Zoning districts with a prefix of R have a minimum lot size of 8,000 square feet.

b. Zoning districts with a prefix of C have a minimum lot size of 10,000 square feet.

c. Zoning districts with a prefix of T have a minimum lot size of 10,000 square feet.

d. Zoning districts with a prefix of S have a minimum lot size of 20,000 square feet.

e. Zoning districts with a prefix of P have no minimum lot size requirements.

f. Zoning districts with a prefix of M have a minimum lot size of 40 gross acres.

2. The density of any building used for multi-family or multi-person residential purposes and for mobile home parks must not exceed the limits in chapter 31 of the TRPA Code of Ordinances.

F. Setback Standards.

1. Except as provided by 5.02 (F.5) and 5.02 (F.6): (scenic corridors and stream environment zones) and by chapters 1,2, and 3 of Appendix B, Design Standards and Guidelines to the Community Plans, setback standards for single-family dwellings apply as follows to all principal structures and to all accessory structures 15 feet or greater in height:

a. The front yard and street side-yard setback is a minimum of 20 feet measured from the edge of the pavement. This setback may be reduced up to 50 percent provided both of the following conditions are met:

1. The slope within the front or street side-yard and building footprint is 25 percent or greater; and

2. A minimum 20 feet of driveway exists between the garage and the edge of the pavement.

b. The rear yard setback is a minimum of 20 feet from the property line.

c. The side yard setback is a minimum of 7 feet from the property line to the foundation or wall. Where the roof is designed to convey runoff to the side yard and size of such roof runoff area exceeds 1,500 square feet, an additional setback of 1 foot for each additional 250 square feet of runoff area must be provided. This setback may be reduced, but not to less than 7 feet, upon an analysis provided by the applicant demonstrating that snow will not shed across the property line. Factors to be considered in this reduction include historical records of amount of snow, roof orientation, roof pitch, exposure of roof to sunlight, drifting patterns, and installation of properly engineered snow-slide restraint devices.

2. Except as provided by subsections 5.02 (F.5) and 5.02 (F.6) (scenic corridors and stream environment zones) of this section, and by chapters 1, 2, and 3 of Appendix B, Design Standards and Guidelines to the Community Plans, setback standards for multi-family dwellings and commercial uses apply as follows to all principal structures and to all accessory structures 15 feet or greater in height:

a. The front yard setback is a minimum of 10 feet from the property line.

b. The rear yard setback is a minimum of 10 feet from the property line where the parcel or lot is adjacent to a commercial or multi-family use and a minimum of 15 feet from the property line where the parcel or lot is adjacent to a single-family use.

c. The side yard setback is a minimum of 10 feet from the property line to the foundation or wall. If the structure exceeds two stories, an additional 1-foot setback for each 2 feet of height is required.

3. Setbacks for accessory structures must comply with 7.01: A-D.

4. Projections, construction, or equipment are permitted within the required setbacks for all uses only as allowed in this section. Building code requirements may further restrict the distance required to be maintained from the property lines and other structures:

a. Roof overhangs and eaves, oriel and bay windows, porte cocheres, decks, stairway landings, fireplace chimneys, awnings, canopies, and unenclosed porches may encroach up to 50 percent into the required front yard and street-side yard setback. Access stairs may encroach into the required front yard and street side-yard setback a maximum of 5 feet on parcels with an average slope of 16 percent or greater. Elevated driveways and parking decks may be located within the required front yard or street side-yard setback provided they are no more than 30 inches above the highest adjacent grade.

b. Roof overhangs and eaves, pools, patio covers, tennis courts gazebos, awnings, oriel and bay windows, decks, access stairs and stairway landings, fireplace chimneys, canopies, and unenclosed porches may encroach up to 50 percent into the required rear yard setback.

c. Roof overhangs and eaves, oriel and bay windows, porches, fireplace chimneys, awnings, and canopies may encroach into the side yard a maximum of 30 inches provided that a minimum 54 inches of clearance is provided for access.

d. Setbacks between structures must conform to current International Building Code provisions.

5. Buildings and structures must be set back 20 feet from the highway right-of-way line in accordance with the TRPA Scenic Threshold Roadways standards in chapter 66 of the TRPA Code of Ordinances for designated corridors except when superseded by chapters 1, 2 and 3 of Appendix B, Design Standards and Guidelines, to the Community Plans. Deviation from this standard is only permissible as provided for in the TRPA Code of Ordinances.

6. Buildings, structures and other land coverage or disturbance must be set back from stream environment zones (SEZ's) in accordance with chapter 37 of the TRPA Code of Ordinance. Deviation from this standard is only permissible as provided for in the TRPA Code of Ordinances.

7. Building setbacks from cuts and fills must be as set forth in 8.01: Property Standards and 8.02: Property Maintenance and as illustrated in 12.04: Appendix D – Hillside Grading Graphics.

G. Height Standards.

1. Building heights must comply with chapter 37 of the TRPA Code of Ordinances.

2. Notwithstanding the provisions of subsection A, above, the height of structures must not exceed the height of existing forest cover in the vicinity of the structure, except as permitted under the Tahoe Compact for structures that house gaming.

H. Specific Standards. Specific standards. In addition to the general development standards in contained in Section J: General property development standards, certain uses are subject to the specific standards in Article 7 inclusive, Specific Standards. The applicable specific standards are shown in

Table 4: Specific Standards.

Table 4: Specific Standards

TITLE	SECTION	APPLIES
Accessory Dwelling Units	7.01 (A)	Applies in zoning districts with a prefix of **R** or **M**, except C (5) –size limitation, where the parcel size is greater than one acre. Applies in zoning districts with a prefix of C, T, S, or P
Accessory Structure	7.01 (C)	Yes
Bed and Breakfast	7.01 (I)	Yes
Clustered Development	7.01 (R)	Applies in zoning districts with a prefix of M
Day Care Center	7.01 (X)	Yes
Golf Courses	7.02 (F)	Yes
Large Group Care or Group Home	7.02 (G)	Yes, except for subsection C.2
Manufactured Homes & Manufactured Housing	7.04 (B)	Yes
Manufactured Home Park Design Standards	7.04 (B)	Yes
Multi-family Housing	7.04 (C)	Yes
Recreational Vehicles	7.05 (B)	Yes
Recreational Vehicle Storage Facilities	7.05 (C)	Yes
Stationary Tank Storage	7.05 (N)	Yes

I. General property development standards.

1. The Property Development Standards in 8.01: Property Standards apply unless they conflict with this section or with the TRPA Code of Ordinances.

2. For purposes of interpreting Table 2: Specific Standards, the term Residential Districts as used in the table refers to zoning districts with a prefix of R and the term Agricultural Districts refers to zoning districts with a prefix of M.

J. Access and circulation standards.

1. Access and circulation standards must comply with 8.05: Parking and Loading Standards except when in conflict with the provisions of this section.

2. Driveways must not exceed 10 percent slope for single-family houses or secondary residences and 5 percent slope for all other uses unless the approving authority finds that a steeper driveway would minimize the amount of grading and site disturbance and not be a threat to public health and safety. A driveway may not exceed 14 percent for a residential use or 8 percent for all other uses.

3. Driveway widths must conform to the following standards:

a. Where a single-family residence includes a garage, the driveway must be at least as wide as the garage door for a distance of 10 feet and must taper to the appropriate width, but no

less than that allowed in 8.05: Parking and Loading Standards. The access-drive requirements in 8.05: Parking and Loading Standards for residential property also apply to accessory dwelling units located on the property.

b. As an alternative to a two-way driveway, driveways for uses other than single-family residences may use one-way driveways with each driveway having a minimum width of 10 feet and a maximum width of 15 feet. Minimum driveway widths may be reduced due to unique site conditions and approval by fire and emergency service providers.

4. Pedestrian circulation systems are required for Commercial, Tourist Accommodation, Public Service and Multi-family residential projects. Sidewalks must be a minimum 48 inches wide, with gradients less than five percent. Ramps for use by the handicapped must not exceed the maximum allowed by the International Building Code, CABO/ANSI Codes, or other applicable codes. Sidewalk dimensional standards are applicable to public and right-of-way easement walkways only, and not to pedestrian facilities and structures within the private property, unless otherwise required by safety and fire codes.

5. Adequate provision must be made for the access and movement of emergency vehicles.

K. Parking standards.

1. Parking standards must comply with 8.05: Parking and Loading Standards except when in conflict with the provisions of this section.

2. General.

a. A "parking facility" is defined as a clearly identifiable location for vehicular parking. A parking facility may be a parking area, parking lot, or parking structure.

b. A compliance program must apply to new or expansion of existing development that creates a demand for parking, including recreation and public service projects. Projects not involving new or expanded development are required to comply with the standards set forth herein unless the approving authority finds the resultant situation would not otherwise cause or continue to cause significant adverse impacts on traffic, transportation, air quality, or water quality.

3. Parking requirements.

a. The number of required parking spaces is set forth in Article 7, except as modified by Table 5: Required Parking.

b. In lieu of meeting the above requirements in subsection C.1, an applicant may prepare and submit a technically adequate parking analysis including a parking demand estimate, proposed alternatives to standards, and methods to ensure compliance with alternatives. This analysis must be approved concurrently with any other development permit or building permit under consideration.

Table 5: Required Parking

USE	PARKING REQUIREMENTS
Broadcasting Studios	1 space per 300 sq. ft. of gross floor area
Business Support Services	1 space per 300 sq. ft. of gross floor area
Developed Campgrounds Recreational Vehicle Parks	1 space per campsite, cabin or RV site, and 1 space per full-time employee, and 1 space per 3 part-time employees, and 1 space per 10 campsites, cabins, or RV sites
Employee Housing	Same as Multi-family Dwelling
Gaming B Nonrestricted Only	1 space per 250 sq. ft. of casino floor area, and 1 space per 1.5 full-time employees, and 1 space per 3 part-time employees
Mail Order and Vending	1 space per 500 sq. ft. of non-storage area, and 1 space per 1,000 sq. ft. of storage area
Marinas	1 space per 3 moorings or slips, and 1 space per full-time employee
Outdoor Retail Sales	1 space per 500 sq. ft. gross sales area, and 1 space per employee
Timeshare Tourist Accommodation	1 space per bedroom, and 1 space per 15 units

c. Joint use of parking facilities, in accordance with the provisions of 8.05 (G): are encouraged in order to limit ground coverage and reduce runoff.

d. Parking requirements for uses other than single-family dwellings may be reduced 20 percent if a traffic analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction. For each space reduced, the project must contribute annual fees to the County.

e. Off-site parking is not considered in determining the adequacy of parking facilities except as follows:

1. Off-site parking may be permitted for a temporary use on the basis of an approved parking analysis.

2. Based upon an approved parking analysis, off-site parking may be allowed, provided an appropriate deed restriction is recorded which documents the relationship of the two parcels.

3. Off-site parking provided pursuant to an assessment district and a related parking analysis may be approved.

4. Off-site location may be approved if the approving authority finds that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation. Off-site parking may occur on public roadways or on the shoulders of public roads, provided it does not interfere with snow removal or emergency services, or exceed 25 percent of the total required parking.

f. Except for single-family driveways all maneuvering must be accomplished on site. Backing out onto a street is not allowed.

g. Wheel stops must not be allowed in parking facilities in order not to interfere with snow removal.

h. Uncovered parking facilities and snow storage areas must be sloped on average at least 2 percent to prevent ponding and icing.

i. Commercial, tourist accommodation, public service, recreation and multi-residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, or arranged by means of recorded easements or an equivalent to remove and store accumulated snow off-site. The minimum area required for snow storage is 25 percent of all uncovered parking and driveway areas.

L. Loading standards.

1. Loading requirements and standards must comply with 8.05: Parking and Loading Standards except when in conflict with the provisions of this section or as determined as part of project review by a loading analysis.

2. The number of loading spaces is based upon the operating characteristics of the individual use, as anticipated for an average business day. Article 7 must be used as a guide in determining the number of spaces.

3. Parcels with uncovered loading spaces must provide snow storage areas of a size adequate to store snow removed from the loading areas, or arrange by means of recorded easements or an equivalent to remove and store accumulated snow off-site. The minimum area required for snow storage is 25 percent of all uncovered loading areas.

M. Landscape standards.

1. Landscape standards must comply with 8.06: Landscaping Standards except when in conflict with the provisions of this section, in which case these provisions apply.

2. Street trees are not required.

3. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted landscape design.

4. For projects other than single-family home projects, a minimum of 5 percent of the disturbed area of an entire site and 15 percent of the parking and driveway area must be landscaped.

a. Required landscaping must meet the following requirements at the time of planting:

1. All container-grown stock must be grown in its container for at least six months prior to planting. At time of planting, container-grown stock must be in the following minimum container sizes:

2. Trees must be in minimum 15-gallon containers;

3. Shrubs must be in minimum 5-gallon containers; and

4. Ground covers must be in minimum 1-gallon containers or 4-inch pots.

b. Field grown or bare root native trees are acceptable if, in the judgment of a licensed landscape architect or certified arborist, they are suitable for specific site conditions and may adapt faster than container plants to challenging growing conditions.

5. An irrigation system is required in landscaped areas. 8.06 (G): Landscape plans, submittal requirements. apply.
6. Landscaping in parking lots must meet the following standards:
   a. Planting beds must have a minimum width of 6 feet for perimeter beds and 4 feet for interior beds, with a minimum area of 25 square feet.
   b. Each planting bed abutting traffic areas must be enclosed by concrete or masonry curbing a minimum 6 inches in width and 6 inches in height above the paving surface or other approved materials. Alternatives may be considered on a case-by-case basis.
   c. Each planting bed must contain a minimum of one tree per 400 square feet of planting area.
7. In addition to other standards in this section, parking areas for commercial, tourist accommodation, public service and multi-residential projects must comply with the following:
   a. Perimeter landscaping of parking areas should be provided to reduce the visual impact of large expanses of paved area and to provide shade. Planting should include trees, shrubs, and ground covers. Shrub coverage from ground level to a height of 3 feet should be dense and opaque in order to screen the zone of most intense visual impact.
   b. On-site parking areas must be provided with landscaped perimeters of a minimum of 6 feet in width. Where adjacent parking areas share a joint landscape perimeter, a minimum width of 10 feet is required.
   c. On-site parking areas greater than 3 acres in size must be provided with landscaped islands designed in accordance with TRPA's Handbook of Best Management Practices.
   d. Any off-street parking that abuts or faces a residential lot must provide a planting screen, landscaped fence or wall at least 4 feet in height along the side facing the residential lot.
   e. Existing or proposed plant materials within public rights-of-way adjacent to a landscaping project must be included on the landscape plan but will not be counted toward the required landscape area.
   f. Plant materials must be used to screen utility boxes, storage areas, refuse areas, trash receptacles, and irrigation control boxes that would not enhance the appearance of the site.
   g. All landscape plantings must achieve the desired landscaping or buffering effect within five years.
8. No vegetation in excess of 2 feet high may be placed within a triangular area formed by the street and driveway at property line and a line connecting them at points 25 feet from their intersection, except that trees pruned high enough to permit driver visibility are acceptable.

N. Visual impact and screening.

1. All external mechanical equipment, including trash enclosures, electrical transformer pads and vaults, satellite receiving dishes, communication equipment, and utility hardware on roofs, buildings or the ground must be screened from public view from all directions through the architectural design elements of the project.
2. Service yards, maintenance yards, warehousing, outdoor storage, and trash and refuse collection areas which are visible to the public from view corridors and public thoroughfares must be screened by the use of walls, fencing, landscape plantings, berming, topographic screening, or combinations thereof. Screening must be effective in both winter and summer.
3. Service yards, maintenance yards, warehousing, and outdoor storage areas must be located in areas which are not highly visible from major transportation corridors, scenic turnouts, public

recreation areas or the waters or lakes in the region.

4. Adequate refuse handling facilities must be provided to prevent the accumulation of trash and litter.
5. Roofs, including mechanical equipment and skylights, must be constructed of non-glare finishes that minimize reflectivity.
6. All metal flashings and mechanical equipment visible to the public from view corridors and public thoroughfares must be painted to match the exterior colors of the structure.

O. Lighting standards.

1. Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source over 10 feet in height must incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.
2. Exterior lighting must be stationary and not blink, flash, or change intensity.
3. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season.
4. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.
5. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.
6. The commercial operation of searchlights for advertising or any other purpose is prohibited.
7. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to chapter 7 of the TRPA Code of Ordinances.

P. Grading and drainage standards. Grading and drainage activities must comply with chapter 33 and chapters 60 through 65 of the TRPA Code of Ordinances. Grading and drainage activities must also comply with 8.01(C.1.k): Hillside grading. except as they conflict with the TRPA regulations and, to the extent practicable, those standards required in the Douglas County Design Criteria and Improvement Standards.

Q. Noise standards.

1. Exterior noise levels must comply with the provisions in the Plan Area Statements, Community Plans, or subsection N of 8.01(C): General standards. whichever is most restrictive.
2. Interior noise levels must comply with the provisions in 8.01(C.1.n): Noise.

R. Floodplain standards. All development in floodplains that is allowed by Chapter 35 of the TRPA Code of Ordinances must comply with the provisions of Article 6: Flood Plain Management.

S. Snow standards.

1. In addition to the setback requirements in 5.02 (F): Setback Standards., snow shed impact areas must be provided as required to prevent snow from encroaching on adjacent properties.
2. The roofs and eaves of all structures must be designed to avoid snow shedding onto entries, exits, public areas, driveways, parking areas, and walkways.
3. Standards set forth in chapter 8 of the TRPA Code of Ordinances for snow disposal requirements and road paving apply.

5.03 Tahoe Area Plan Regulations

A. Statutory authority and purpose.

1. Pursuant to the Tahoe Regional Planning Agency (TRPA) Regional Plan and Code of Code of Ordinances, Chapter 13, Area Plans, the County adopts the following regulations to implement an Area Plan within Douglas County, Nevada.

2. The TRPA and Douglas County have found that there is a mutually beneficial need to provide Douglas County, and other local jurisdictions, the option to prepare and implement Area Plans, provided such Area Plans conform with and further the goals and policies of the TRPA Regional Plan.

3. This chapter establishing an Area Plan, in association with a Memorandum of Understanding (MOU) approved by the County and TRPA, enables TRPA to transfer limited development permitting authority to the County subject to appeal provisions to the TRPA.

4. The development activities delegated to the County within an Area Plan has been found to not have a substantial effect on the natural resources in the Lake Tahoe Region. Permitting authority as allowed and set forth in an MOU enables TRPA to focus its resources on projects of regional concern, while still maintaining an active and effective oversight role in the implementation of Area Plans.

B. Applicability.

1. Applicability to land area. The provisions of the Tahoe Area Plan Regulations apply to those lands within Douglas County that are subject to an Area Plan adopted by the TRPA Governing Board.

a. The boundaries of an adopted Area Plan shall be depicted on the Official Douglas County Zoning Map.

2. Applicability to other regulations. All development within the Lake Tahoe Region is required by federal and state law to comply with the Tahoe Regional Planning Compact (Public Law 96-551), Regional Plan, Code of Ordinances, and other provisions of the TRPA.

a. No Area Plan may limit TRPA's responsibility to enforce the Tahoe Regional Planning Compact, TRPA Regional Plan, and TRPA Code of Ordinances.

b. All regulations in the TRPA Code of Ordinances shall remain in effect unless superseded by the provisions of an Area Plan.

c. Other chapters and sections of this code, the Douglas County Design Criteria and Improvement Standards (DCDCIS) manual, and TRPA Code of Ordinances apply to the area within a conforming Area Plan only to the extent that a provision meets the purpose and intent of this chapter.

d. In case of conflicts between the provisions of this chapter and other code provisions, the most restrictive provision applies.

e. All Community Plans and Plan Area Statements shall remain in effect and are subject to the Tahoe Basin Regulations, consisting of 5.01 through 5.03 of this code, unless superseded by the provisions of an Area Plan subject to this chapter.

C. Definitions. Definitions of the words used in this chapter are defined in this chapter or contained in the TRPA Code of Ordinances, Chapter 90, Definitions. In cases where the words are not defined in this chapter or the TRPA Code of Ordinances, refer to the definitions in Article 1 of this code. The Director has the authority to interpret the words or phrases used in this chapter to give them the meaning they have in common usage and to give this chapter its most reasonable application.

D. Tahoe zoning districts.

1. The following zoning districts have been established to implement an Area Plan within Douglas County:

Table 6: Area Plan Zoning Districts

DISTRICT	PURPOSE
"T-F"	*Tahoe-Forest* This district is for federal, state, or county lands managed for conservation and passive public recreation purposes.
"T-MU"	*Tahoe – Mixed Use* This district is for areas that are targeted for redevelopment and that may include a mix of tourist, recreation, commercial, light industrial, public service, and residential uses.
"T-MFR"	*Tahoe-Multi-Family Residential, maximum density of 15 dwelling units du)/acre* This district is for existing and future multi-family housing.
"T-R"	*Tahoe – Recreation* This district is for private and public recreation areas, such as golf courses, beaches, state parks, and ski resorts.
"T-RR"	*Tahoe – Resort Recreation* This district is limited to Edgewood Mountain parcels and allows for tourist, commercial and residential uses provided in conjunction with a recreation use. New development must be the result of development transfers that result in the retirement of existing development.
"T-SFR-8,000"	*Tahoe-Single-Family Residential, 8,000-square foot minimum parcel size* This district is for existing and future single-family homes.
"T-T"	*Tahoe-Tourist* This district is for existing and future tourist-oriented uses.
"T-PF"	*Tahoe-Public Facility* This district is for existing and future public facilities.

2. The following overlay zoning districts have been established to implement an Area Plan within Douglas County:

Table 7: Area Plan Overlay Districts

OVERLAY DISTRICT	PURPOSE
HDT (High Density Tourist) Overlay	This overlay district contains existing hotel/casino towers and is targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern, provides greater access to recreational opportunities, and provides economic opportunities. The district is the appropriate location for the Lake Tahoe Region's highest intensity development.
TC (Town Center) Overlay.	This overlay district is for areas targeted for redevelopment in a manner that improves environmental conditions, creates a more sustainable and less auto-dependent development pattern and provides economic opportunities and future development that will bring environmental gain to the Region.
PD (Planned Development) Overlay.	This overlay district contains planned developments approved before December 12, 2012. All new planned developments within the Lake Tahoe Region are subject to the provisions of Chapter 39, Subdivision, of the TRPA Code of Ordinances and Chapter 20.676, Planned Development (PD) Overlay District, of this code.

3. The following shall be depicted on the Official Douglas County Zoning Map:

a. Specific and Master Plans. The boundaries of specific and master plans, including the Heavenly Mountain Resort Master Plan (updated in 2007), developed pursuant to Chapter 14, Specific and Master Plans, of the TRPA Code of Ordinances.

b. TRPA Jurisdictional Boundary. The TRPA jurisdictional boundary as established by the Tahoe Regional Planning Compact.

E. South Shore Area Plan.

1. South Shore Area Plan development standards.

Table 8: South Shore Area Plan Development Standards

DEVELOPMENT STANDARDS	T-T/HDT Overlay (High Density Tourist District)	T-MU/TC Overlay (Lower Kingsbury)	T-RR (Edgewood Mountain Parcel)	T-R (Edgewood Golf Course and Lodge)
Height (maximum) [1][9]	197 feet [2] / 95 feet	56 feet / 35 feet [10]	42 feet	42 feet / 60 feet [7]
Density, Single-Family Residential [8]	1 unit per parcel (parcels less than one acre) 2 units per parcel (parcels greater than or equal to one acre)			
Density, Multiple-Family	25 units/acre	25 units/acre	15 units/acre	15 units/acre

Residential (maximum) [8][9]				
Density, Multi-person, nursing, and personal care, and residential care [8][9]	25 units/acre	25 units/acre	25 units/acre	25 units/acre
Density, Tourist, maximum [6][8]	40 units/acre	40 units/acre	40 units/acre	250 units/acre
Density, Recreation [8]	Developed Campgrounds – 8 sites per acre Recreation Vehicle Sites – 10 sites per acre Group Facilities – 25 persons per acre			
Front Yard Setback (feet) [3][5]	25' (from Hwy 50)	25' (from Hwy 50 and S.R. 207)	25'	25'
Rear Yard Setback (feet) [3][5]	25' (from Lake Parkway)	25'	25'	25'
Side Yard Setback (feet) [4][5]	0'	0'	25'	25'
Side Yard Setback, Street Side (feet) [5]	25' (from Lake Parkway)	25'	25'	25'
Minimum Parcel Size (square feet)	10,000	10,000	20,000	20,000
Land Coverage (maximum) [9]	Per Section 30.4 of the TRPA Code of Ordinances. High Capability Lands in the T-T/HDT Overlay and T-MU/TC Overlay zoning districts may be covered up to 70%			

[1] Structures must not project above the forest canopy, ridge lines, or otherwise detract from the viewshed, except as permitted within the T-T/HDT and T-MU/TC Overlay zoning districts. For structures within the T-MU/TC Overlay zoning districts that are over three stories, the findings in Section 37.7.16 of the TRPA Code of Ordinance must be met. Eight percent of the structure fronting Highway 50 within the T-T/HDT Overlay zoning district shall not exceed 56 feet in height when an existing building or building are being replaced within 100 feet of the right-of-way. See DCDCIS Manual, Part 1, Division 7, South Shore Design Standards and Guidelines and TRPA Code of Ordinances for additional height requirements.

[2] Limited to replacement structures, provided, the structures to be demolished and replaced are an existing casino hotel, with existing structures of at least eight stories, or 85 feet of height as

measured form the lowest point of the natural grade. Such structures shall also comply with Section 37.7.17 of the TRPA Code of Ordinances.

[3] Setbacks from major roadways (Highway 50, S.R. 207, and Lake Parkway) shall be measured from the back of curb line. All other setbacks shall be measured from property line.

[4] Setbacks between structures must conform to the International Building Code requirements.

[5] Projections, including roof overhand and eves, porte coheres, desk, stairs and stairway landings, awnings, oriel and bay windows, and canopies, may encroach up to 20 percent into a setback as long as the projection conform to International Building Code requirements.

[6] Bed and Breakfast facilities are limited to 10 units/acrea all others are limited to 40 units/acre if less than 10% of the units have kitchens and 15 units/acre if greater than equal to 10% of the units have kitchens. The 250 TAU's allowed on the Edgewood Golf Course and Lodge site shall be limited to Special Area (SA) #1 as shown n the Record of Survey Map for Mark Cattle Co. recorded in the Official Records of Douglas County as Document No. 34529.

[7] The Edgewood Lodge may be constructed to a maximum of 60 feet in height, all other structures shall not exceed 42 feet in height.

[8] For mixed-use projects, the density standards contained in the table shall be superseded by the maximum densities calculated in accordance with Section 31.5.2 of the TRPA Code of Ordinances.

[9] Not withstanding other sections of the South Shore Area Plan, residential or mixed-use developments with a residential component that is 100 percent deed-restricted, affordable, moderate, or achievable housing are subject to the density standards in TRPA Code Section 31.4.1.A, the height standards in TRPA Code Section 37.5.5, the coverage standards in TRPA Code Section 30.4.2.B.5 and the parking standards in TRPA Code Section 34.4.1.

[10] Buildings are limited to 35 feet in the portion of the Town Center that is the Kingsbury Mobile Home Park, 201 Manor Drive, APN: 1318-23-401-019, buildings in all other portions fo the Town Center are limited to 56 feet.

2. South Shore Area Plan permitted, development permitted, and special use permitted uses

a. The following list represents those uses in the South Shore Area Plan which are permitted by right (P), require a County Special Use Permit (S), or are prohibited (blank space). "TRPA" is placed before any use requiring a TRPA review or Special Use Determination. Uses not listed are prohibited. Uses listed as permitted may require a Design Review pursuant to 9.37: Design Review of this code. In cases where a TRPA review or Special Use Determination is required, a County Design Review or Special Use Permit shall not be required. In all cases, the County is responsible for Building Permit and Site Improvement Permit review and approval. *(See Article 5.07 Plan Area Statements Consolidated Land*

Use Table)

F. Accessory uses. Accessory uses may be permitted per Sections 21.3.1. through 21.3.8. of the TRPA Code of Ordinances.

G. List of primary uses and use definitions.

Table 9: TRPA List of Primary Uses and Use Definitions

RESIDENTIAL	DEFINITION
Employee housing	Residential units owned and maintained by public or private entities for housing employees.
Mobile home dwelling	A home built entirely in the factory on a non-removable steel chassis that is transported to the building site on its own wheels and was installed prior to June 15, 1976, when the Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD Code) went into effect.
Multiple-family dwelling	More than one residential unit located on a parcel. Multiple-family dwellings may be contained in separate buildings such as two or more detached houses on a single parcel, or in a larger building on a parcel such as a duplex, a triplex, or an apartment building. Vacation rentals are included, up to but not exceeding a four-plex, provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. One detached secondary residence is included.
Multi-person dwelling	A building designed primarily for permanent occupancy by individuals unrelated by blood, marriage, or adoption in other than single-family dwelling units or transient dwelling units. A multi-person dwelling includes, but is not limited to, facilities such as dormitories and boarding houses, but not such facilities as hotels, motels, and apartment houses.
Nursing and personal care	Residential establishments with in-patient beds providing nursing and health-related care as a principal use, such as skilled nursing care facilities, extended care facilities, convalescent and rest homes, and board and care homes.
Raising domestic animals	The keeping, feeding, or grazing of animals as an avocation, hobby, or school project, secondary to the principal residential use of a property greater than two acres. The use applies to species commonly considered as farm animals, but does not include exotic animals. Household pets, such as dogs and cats, are included when such animals are being bred for commercial reasons. Outside storage or display is included as part of the use.
Residential care	Establishments primarily engaged in the provision of residential social and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element. The use includes, but is not limited to, children's

	homes, halfway houses, orphanages, rehabilitation centers, and self-help group homes.
Single-family dwelling (includes condominiums)	One residential unit located on a parcel. A single-family dwelling unit may be contained in a detached building such as a single-family house, or in a subdivided building containing two or more parcels such as a town house condominium. Vacation rentals are included provided they meet the Local Government Neighborhood Compatibility Requirements as defined in the TRPA Code of Ordinances. A caretaker residence is included.
Summer home	A cabin-type single-family house intended primarily for intermittent vacation use and located in USFS summer home tracts or other remote recreation sites. Such structures are generally located in areas of restricted winter access.
TOURIST ACCOMODATION	**DEFINITION**
Bed and breakfast facilities	Residential-type structures that have been converted to or constructed as tourist accommodation facilities where bedrooms without individual cooking facilities are rented for overnight lodging, and where at least one meal daily is provided. The use does not include "Hotels and Motels," which are defined separately; nor rooming and boarding houses (see "Multi-Family Dwellings").
Hotel, motel, and other transient dwelling units	Commercial transient lodging establishments, including hotels, motor-hotels, motels, tourist courts, or cabins, primarily engaged in providing overnight lodging for the general public whose permanent residence is elsewhere. This use does not include Bed and Breakfast Facilities or Vacation Rentals.
Time sharing (hotel/motel design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a hotel/motel design without kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
Time sharing (residential design)	A right to exclusively use, occupy, or possess a tourist accommodation unit of a residential design with kitchen units, according to a fixed or floating time schedule on a periodic basis occurring annually over a period of time in excess of three years.
COMMERCIAL	**DEFINITION**
Eating and drinking places	Restaurants, bars, and other establishments selling prepared foods and drinks for on-premise consumption, as well as facilities for dancing and other entertainment that are accessory to the principal use of the establishment as an eating and drinking place. The use also includes drive-in restaurants, lunch counters, and refreshment stands selling prepared goods and drinks for immediate consumption.

Nursery	Commercial retail and wholesale establishment where plants are grown or stored for transplanting at other sites. Outside storage or display is included as part of the use.
Outdoor retail sales	Retail trade establishments operating outside of buildings on a daily or weekly basis, such as: roadside stands; flea markets; swap meets; seasonal sales involving Christmas trees, pumpkins, or other seasonal items; regular sales of art or handcrafted items in conjunction with community festivals or art shows; and retail sales of various products from individual motor vehicles locations outside the public right-of-way, not including bakery, ice cream, and similar vending vehicles that conduct all sales within the right-of-way and do not stop in any location except on customer demand. Outside storage or display is included as part of the use.
Retail or personal service facility	An establishment for the retail sale of merchandise or the provision of personal services. A retail facility includes but is not limited to antique or art shops, clothing, drug, dry good, florist, furniture, gift, building materials, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, bike or moped, boats, golf carts, snowmobiles, jet skis, automobile parts, books, toy stores, and other miscellaneous retail shopping goods (auto, mobile home and vehicle sales are not included in this definition). A personal service facility includes facilities primarily engaged in providing services generally involving the care of persons, such as: beauty and barber shops; nail salons; shoe repair shops; saunas and hot tubs; massage services; laundromats (self-service laundries); dry cleaning pick-up stores and small-scale dry cleaners without pick-up and delivery services; clothing rental; dating and escort services; offsite rental of sporting equipment; health and wellness services; minor medical services, and wedding chapels. The use may also include the accessory retail sales of products related to the services provided.
Service stations	Retail trade establishments primarily engaged in the sale of gasoline, which may also provide lubrication, oil change and tune-up services, and the sale of automotive products incidental to gasoline sales. The use may also include as accessory uses towing, mechanical repair services, car washing and waxing, and trailer rental. The use does not include storage of wrecked or abandoned vehicles, paint spraying body and fender work, and retail sale of gasoline as an accessory use to food and beverage retail sales when limited to not more than two pumps.
ENTERTAINMENT	**DEFINITION**
Amusements and recreation services	Establishments providing amusement or entertainment for a fee or admission charge, such as: arcades and coin-operated amusements; billiard and pool halls; bowling alleys; card rooms; clubs and ballrooms that are principal uses rather than being subordinate to an eating or drinking place; dance halls; gymnasiums; health and athletic clubs; ice

	skating and roller skating facilities; indoor sauna, spa, or hot tub facilities; motion picture theaters; reducing salons; and tennis, handball, racquetball, indoor archery and shooting ranges, and other indoor sports activities.
Gaming-non restricted	Establishments, regulated pursuant to Article VI(d) through (i) of the Compact, that deal, operate, carry on, conduct, maintain, or expose for play any banking or percentage game played with cards, dice, or any mechanical device or machine for money, property, checks, credit, or any representative of value. The use does not include social games played solely for drinks, or cigars or cigarettes served individually, games played in private homes or residences for prizes, or games operated by charitable or educational organizations to the extent excluded by state law. Restricted gaming is permissible only as an accessory use.
Outdoor amusements	Commercial establishments for outdoor amusement and entertainment such as: amusement parks; theme and kiddie parks; go cart and miniature auto race tracks; ice rinks; and miniature golf courses. Outside storage or display is included as part of the use.
Privately owned assembly and entertainment	Commercially operated facilities for public assembly and group entertainment with a capacity of greater than 300 people, such as: auditoriums; exhibition and convention halls; theaters, meeting halls and facilities for "live" theatrical presentations or concerts by bands and orchestras; amphitheaters; meeting halls for rent; and similar public assembly uses.
SERVICES	**DEFINITION**
Animal services	Establishments primarily engaged in performing services for animals, such as veterinary services, animal hospitals, animal grooming, and pet sitting and overnight boarding services.
Business support services	Service establishments within buildings that provide other businesses with services including maintenance, repair and service, testing, and rental. This includes establishments such as: outdoor advertising services, mail advertising services (reproduction and shipping); blueprinting, photocopying, and photofinishing; computer-related services (rental, repair, and maintenance); commercial art and design (production); film processing laboratories; and services to structures such as window cleaning, exterminators, janitorial services, and business equipment repair services.
Health care services	Service establishments primarily engaged in furnishing medical, mental health, surgical, and other personal health services such as: medical, dental, and psychiatric offices; medical and dental laboratories; outpatient care facilities; and allied health services. Associations or groups primarily engaged in providing medical or other health services to members are included. Nursing homes and similar long-term personal care facilities are classified in "Nursing and personal care," and mental health-related services, including various types of counseling practiced

	by licensed individuals other than medical doctors or psychiatrists or unlicensed individuals, are included under Professional Offices.
Laundries and dry cleaning plant	Service establishments primarily engaged in high-volume laundry and garment services, such as power laundries (family and commercial); garment pressing and dry cleaning; linen supply; diaper service; industrial laundries; and carpet and upholstery cleaners. The use does not include coin-operated laundries or dry cleaning pick-up stores without dry cleaning equipment (see "Retail and personal service facilities").
Professional offices	A place where the following kinds of business are transacted or services rendered: engineering, architectural and surveying; real estate agencies; educational, scientific and research organizations; financial services; writers and artists; advertising agencies; photography and commercial art studios; publishing with offsite printing facilities; broadcasting studios; employment services; off premise concessions (OPC); reporting services; computer services; management, public relations, and consulting services; organizational offices; detective agencies; professional services; attorneys; and counseling services (other than licensed psychiatrists; see "Health Care Services"). Incidental offices are considered accessory uses to a primary use.
Schools - business and vocational	Business and vocational schools offering specialized trade and commercial courses.
LIGHT INDUSTRIAL	**DEFINITION**
Food and kindred products	Manufacturing establishments producing or processing foods and beverages for human consumption and certain related products for distribution within the region, such as beverages and liquors processing, and miscellaneous food preparation from raw products. Outside storage or display is included as part of the use.
Industrial services	Service establishments providing other businesses with services, including maintenance, repair, service, testing, publishing, and rental. This includes establishments such as: welding repair, armature rewinding, and heavy equipment repair, vehicle repair; research and development laboratories, including testing facilities; soils and materials testing laboratories; equipment rental businesses that are entirely within buildings, including leasing tools, machinery and other business item ; and other business services of a "heavy service" nature. Outside storage or display is included as part of the use.
Recycling and scrap	Establishments engaged in assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap. Outside storage or display is included as part of the use. The use does not include terminal waste disposal sites, which are prohibited, and temporary storage of toxic or radioactive waste materials.

Small scale manufacturing	Establishments considered to be light manufacturing or cottage industry that produce jewelry, silverware and plated ware; musical instruments; toys; sporting and athletic goods; pens, pencils, and other office and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. The use also includes artisan and craftsman-type operations that are not home occupations and that are not secondary to on-site retail sales. The use also includes small-scale blacksmith and welding services and the manufacture of trusses. Outside storage or display is included as part of the use.
WHOLESALE/STORAGE	**DEFINITION**
Storage yards	Service establishments primarily engaged in the outdoor storage of motor vehicles, construction equipment, materials or supplies, fire wood lots, or industrial supplies. Outside storage or display is included as part of the use.
Vehicle and freight terminals	Transportation establishments furnishing services incidental to transportation, such as: freight forwarding services; transportation arrangement services; packing, crating, inspection and weighing services; freight terminal facilities; joint terminal and service facilities; trucking facilities, including transfer and storage; and postal service bulk mailing distribution centers. Outside storage or display is included as part of the use.
Vehicle storage & parking	Service establishments primarily engaged in the business of storing operative cars, buses, or other motor vehicles. The use includes both day use and long-term public and commercial garages, parking lots, and structures. Outside storage or display is included as part of the use. The use does not include wrecking yards (see "Recycling and scrap").
Warehousing	Establishments primarily engaged in the storage of furniture, household goods, or other commercial goods, such as warehouses and storage or mini-storage facilities offered for rent or lease to the general public. The use does not include warehouse facilities where the primary purpose of storage is for goods for wholesaling distribution. Outside storage or display is included as part of the use. The use does not include terminal facilities for handling freight (see "Vehicle and freight terminals").
Wholesale and distribution	Establishments engaged in the storage of merchandise for sale to retailers; to industrial, commercial, institutional, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. The use includes such establishments as: merchant wholesalers; agents, merchandise or commodity brokers, and commission merchants; and assemblers. Outside storage or display is included as part of the use.
PUBLIC SERVICE	**DEFINITION**

Collection stations	Establishments engaged in the temporary accumulation and storage of recyclable or discarded materials, including toxic and hazardous wastes, which are subsequently transported to recycling centers or solid waste disposal sites for further processing on a regular and consistent schedule. Outside storage or display is included as part of the use.
Cultural facilities	Permanent public or quasi-public facilities generally of a noncommercial nature, such as art exhibitions, planetariums, botanical gardens, libraries, museums, archives, interpretive centers, and arboretums.
Day care centers/pre-schools	Establishments used for the care of seven or more children residing elsewhere.
Government offices and facilities	Buildings containing offices or facilities for public or quasi-public entities, including administrative offices, meeting rooms, fire stations and other fire prevention facilities, police and sheriff substations, and animal care and wildlife care facilities.
Hospitals	Establishments primarily engaged in providing diagnostic services and extensive medical treatment, including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care.
Local assembly and entertainment	Facilities for public assembly and entertainment for the local community, not to exceed a capacity of 300 people, such as community centers, meeting halls, and multi-purpose centers.
Membership organizations	Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as: business associations; professional membership organizations; labor unions and similar organizations; civic, social and fraternal organizations; political organizations; and other membership organizations. The use does not include country clubs in conjunction with golf courses (see "Golf Courses"); religious organizations ("see Religious assembly"); and lodging (see "Multi-person Dwelling").
Post office	Establishments providing mail service and delivery, such as postal substations and neighborhood delivery centers.
Power generating	Establishments engaged in the generation of electrical energy for sale to consumers, including hydro facilities, gas facilities, and diesel facilities. Outside storage or display is included as part of the use. Transmission lines located off the site of the power plant are included under "Pipelines and power transmission." Electrical substations are included under "Public utility centers."
Public health and safety facilities	Facilities operated by public or quasi-public entities for the local protection of the public, such as: satellite highway maintenance and snow removal facilities; water tanks, pumps, wells and related facilities; monitoring facilities; sewage pumps and related facilities; and

	emergency services. Outside storage or display is included as part of the use.
Public owned assembly and entertainment	Facilities owned and operated by a public or nonprofit entity for public assembly and group entertainment with a capacity of greater than 300 people, such as: public auditoriums; exhibition and convention halls; civic theaters, meeting halls and facilities for live theatrical presentations or concerts by bands, choirs, and orchestras; meeting halls for rent; community centers; and similar public assembly uses.
Public utility centers	Public and quasi-public facilities serving as junction points for transferring utility services from one transmission to another or to local distribution and service, such as: electrical substations and switching stations; major telephone switching centers; natural gas regulating and distribution facilities; public water system wells, treatment plants and storage; and community wastewater treatment plants and settling ponds. Outside storage or display is included as part of the use. The use does not include office or service centers (see "Professional Offices or Government Offices").
Religious assembly	Religious organization assembly or institutional facility operated for worship or promotion of religious activities, including churches and incidental religious education. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals, and other potentially related operations (such as a recreational camp) are not considered a religious assembly and are classified according to their respective activities.
Schools – college	Junior colleges, colleges, universities, and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.
Schools - kindergarten through secondary	Kindergarten, elementary, and secondary schools serving grades up to 12, including denominational and sectarian.
Social service organizations	Public and quasi-public establishments providing social services and rehabilitation services, counseling centers, welfare offices, job counseling and training centers, or vocational rehabilitation agencies, serving persons with social or personal problems requiring special services and the handicapped and the disadvantaged. The use includes organizations soliciting funds to be used directly for these and related services. The use also includes establishments engaged in community improvement and neighborhood development.
Threshold related research facilities	Public or non-profit research establishments primarily engaged in implementing social, political, and scientific research relating to the Lake Tahoe Environmental Thresholds or the Lake Tahoe ecosystem. The use includes laboratories, monitoring stations, scientific interpretive centers, research and training classrooms, and related support facilities. Overnight multi-person facilities, outside storage, and caretaker

	facilities may be considered as accessory to this use. The use does not include facilities unrelated to threshold-related research, such as: general college administrative offices and classrooms (see Schools-College); and government administrative offices (see Government offices and facilities); or non- threshold-related research (which may be conducted under the "Professional office" use).
LINEAR PUBLIC FACILITIES	**DEFINITION**
Pipelines and power transmission	Transportation facilities primarily engaged in the pipeline transportation of refined products of petroleum, such as: gasoline and fuel oils; natural gas; mixed, manufactured, or liquefied petroleum gas; or the pipeline transmission of other commodities. The use includes facilities for the transmission of electrical energy for sale, including transmission and distribution facilities. Outside storage or display is included as part of the use. The use does not include offices or service centers (see "Professional offices"); equipment and material storage yards (see "Storage yards"); distribution substations (see "Public utility centers"); and power plants (see "Power generating plants").
Transit stations and terminals	Passenger stations for vehicular and mass transit systems; also, terminal facilities providing maintenance and service for the vehicles operated in the transit system. The use includes, but is not limited to, buses, taxis, railway, and ferries. Outside storage or display is included as part of the use.
Transmission and receiving facilities	Communication facilities for public or quasi-public, commercial, and private electronic, optic, radio, microwave, electromagnetic, and photo-electrical transmission and distribution, such as: repeater and receiving facilities, feeder lines, and earth stations for satellite communications for radio, television, telegraph, telephone, data network, and other microwave applications. The use includes local distribution facilities such as lines, poles, cabinets, and conduits. Outside storage or display is included as part of the use. The use does not include uses described under Broadcasting Studios.
Transportation route	Public right-of-ways that are improved to permit vehicular, pedestrian, and bicycle travel.
RECREATION	**DEFINITION**
Beach recreation	Recreational use of a beach, supported by developed facilities such as sanitation facilities, parking, picnic sites, and rental services, and nearshore facilities such as multiple-use piers and buoys. Nearshore and foreshore facilities are included in Chapter 81, Permissible Uses and Structures in the Shorezone and Lakezone, of the TRPA Code of Ordinances.
Boat launching facilities	Recreational establishments that provide boat launching, parking, and short-term trailer storage for the general public. The storage, mooring, and maintenance of boats are included under "Marinas." Raft launching

	is included under "Day Use Areas." Outside storage or display is included as part of the use.
Campground, developed	Land or premises designed to be used and rented for temporary occupancy by campers traveling by motorized vehicle or recreational vehicles, and that contain such facilities as campsites with parking areas, barbecue grills, tables, restrooms, and at least some utilities.
Campground, undeveloped	Land permanently established to be used for temporary occupancy by campers traveling by foot or horse, which may contain tent sites, fire rings, and sanitary facilities, but which does not contain utilities.
Cross country ski courses	Land or premises used as a commercial operation for nordic skiing. Outside storage or display is included as part of the use.
Day use areas	Land or premises, other than Participant Sports Facilities, designated by the owner to be used by individuals or the general public, for a fee or otherwise, for outdoor recreation purposes on a daily basis such as regional and local parks, picnic sites, vista points, snow play areas, rafting facilities, and playgrounds.
Downhill ski facilities	Uses and facilities pertaining to ski areas, including but not limited to: runs, trails, lift-lines cables, chairs, cars, warming huts, care taking quarters, parking, vehicles, day lodges, shops for sale and rental of ski equipment, ski pro shop, first aid stations, ski school facilities and assembly areas, day nurseries, maintenance facilities, lounges, eating and drinking establishments, and other ski oriented shops. Outside storage or display is included as part of the use. Uses and facilities serving non-skiing activities or operating year-round such as tennis courts, swimming pools, hot tubs, restaurants, bars, and retail sales constructed on lands which serve or are utilized in the operation of a ski area shall be considered under the appropriate use classification in the TRPA Code of Ordinances.
Equestrian stables.	Equestrian stables for boarding horses that may be used for sleigh and carriage rides or horseback riding.
Golf courses	An area of land laid out for the game of golf, including driving ranges and putting greens. A golf course may include accessory uses such as eating and drinking places, clubhouses, and general retail stores. Outside storage or display is included as part of the use.
Group facilities	Establishments that provide overnight accommodations and outdoor recreation to organized groups such as recreational camps, group or organized camps, and religious camps.
Marinas	Establishments primarily providing water-oriented services, such as: yachting and rowing clubs; boat rentals; storage and launching facilities; sport fishing activities, excursion boat and sightseeing facilities; and other marina-related activities, including but not limited to fuel sales, boat pumpout facilities, and boat and engine repair. Marinas contain water-oriented facilities and structures, which are regulated and defined

	in Chapter 81. Outside storage or display is included as part of the use. The use does not include condominiums, hotels, restaurants, and other such uses with accessory water-oriented, multiple-use facilities.
Off-road vehicle courses	Areas authorized by the Agency for the use of off-road vehicles including, but not limited to, dirt bike, enduro, hill climbing, or other off-road motorcycle courses. The use also includes areas authorized by the Agency for competitive events utilizing four-wheel-drive vehicles. The use does not include the use of vehicles associated with timber harvest activities on approved skid trails or maintenance vehicles.
Outdoor recreation concessions	Facilities that are dependent on the use of outdoor recreation areas, such as onsite food and beverage sales, onsite recreational equipment rentals, parasailing, rafting, and onsite recreation instruction. The use also includes outfitter or guide service establishments whose base facilities are located on or near a recreation area, such as horse packing outfitters or snowmobiling outfitters. Outside storage or display is included as part of the use.
Participant sports facilities	Facilities for various outdoor sports and recreation including, but not limited to, tennis courts, swim and tennis clubs, ice skating rinks, zip lines, and athletic fields (non-professional). Outside storage or display is included as part of the use.
Recreation centers	Indoor recreation establishments operated by a public or quasi-public agency providing indoor sports and community services, such as swimming pools, multi-purpose courts, weight rooms, and meeting and crafts rooms.
Riding and hiking trails	Planned paths for pedestrian, bike, and equestrian traffic, including trail heads.
Snowmobile courses	Mapped areas, pathways, and trails utilized in, and approved for, commercial snowmobile operations.
Sport assembly	Commercial facilities for spectator-oriented, specialized, sports assembly that do not exceed a 5,000-person seating capacity, such as stadiums, arenas, and field houses.
Visitor information centers	Nonprofit establishments providing visitor information and orientation.
RESOURCE MANAGEMENT	**DEFINITION**
Resource protection, restoration, and management	Activities associated with the protection, restoration, and management of timber, wildlife and fishes, open space, vegetation, and watersheds to protect and restore the Lake Tahoe environment.

H. Design Standards and guidelines.

1. All development under the jurisdiction of the TRPA must comply with the provisions of the

DCDCIS manual, unless a stricter provision has been adopted in this section or by the TRPA, including, but not limited to:

a. BMPs shall be required pursuant to Section 60.4, Best Management Practice Requirements, of the TRPA Code of Ordinances and as described in the Handbook of Best Management Practices (2012), and as amended.

2. In order to ensure quality design and bring the South Shore Area Plan into threshold attainment, all future development within the South Shore Area Plan shall be designed to meet the provisions of Part I, Planning Design Criteria, Division 7, South Shore Design Standards and Guidelines, of the DCDCIS manual.

I. Parking and loading.

1. The number of required parking and loading spaces shall be based on the requirements set forth in 8.05: Parking and Loading Standards of this code. In cases where parking and loading standards for a use listed in this Chapter are not addressed in 8.05: Parking and Loading Standards, the Director may determine parking requirements based on a similar use or require a parking analysis, pursuant to Subsection 1 below, to determine minimum parking requirements.

2. In lieu of meeting the above requirements in Subsection I, an applicant may prepare and submit a parking analysis including:

a. A parking demand estimate;

b. Proposed alternatives to reduce or relax minimum parking standards, which may include:

1. Joint use of parking facilities (see 8.05 (G): Joint use.) of this code);

2. In-lieu payment to meet parking requirements;

3. On-street parking (see 8.05(E): Size and access.) of this code);

4. Free or discounted transit; and

5. Paid parking management; and

c. Methods to ensure compliance with alternatives.

3. Parking requirements for uses other than single-family dwellings may be reduced 20 percent if a parking analysis indicates public transit service exists within 300 feet of the property and is a viable alternative for the parking reduction.

4. Off-site parking locations may be approved if it can be found that it will not violate other TRPA applicable standards. Such parking must be located within 300 feet of the facility it serves or must be directly connected by transit during the hours of operation.

5. Commercial, tourist accommodation, public service, recreation and multi-residential projects must provide, within the project area, snow storage areas of a size adequate to store snow removed from parking, driveway and pedestrian access areas, as required by Title 20.

6. Bicycle access and racks shall be provided with all commercial, recreation, and multi-family residential projects in accordance with Title 20.

J. Landscape and irrigation plans. Landscape and irrigation plans are required with all non-residential projects and must comply with 8.06: Landscaping Standards, of this code, except when in conflict with a TRPA provision, in which case the TRPA provision applies. Plant species listed in the TRPA Recommended and Approved Native and Adapted Plants for the Tahoe Basin must be used for lawns and landscaping. Plant species not found on the TRPA recommended native and adapted plant list may only be used for landscaping as accent plantings. Such plants must be limited to borders, entryways, flowerbeds, and other similar locations to provide accents to the overall native or adapted

landscape design.

K. Lighting standards.

1. Exterior lighting must be deflected away from all adjacent properties, public streets and public rights-of-way. Any light source must incorporate a cut-off shield to prevent the light source from being directly visible from areas offsite. Exterior light sources must be directed downward to avoid sky lighting.
2. Exterior lighting must be stationary and not blink, flash, or change intensity.
3. String lights, building or roofline tube lighting, and reflective or luminescent wall surfaces are prohibited. Exterior lighting must not be attached to trees except for the Christmas season, which is between Thanksgiving and March 1 of the following year.
4. Fixture mounting height must be appropriate to the purpose, but not exceed 15 feet above ground level within 100 feet of residential properties and 25 feet above ground level elsewhere.
5. Exterior lighting must be used for purposes of illumination only and must not be designed for or used as an advertising display. Illumination for aesthetic or dramatic purposes of any building or surrounding landscape utilizing exterior light fixtures is authorized, provided the illuminated area does not exceed 25 feet above grade on a vertical wall and the light source is shielded from public view.
6. The commercial operation of searchlights for advertising or any other purpose is prohibited.
7. Seasonal lighting displays and lighting for special events which conflict with other provisions of this section may be permitted on a temporary basis pursuant to Chapter 22 of the TRPA Code of Ordinances.

L. Signage.

1. The installation, modification, or replacement of a sign requires review and approval as a project by either TRPA or the county in accordance with Chapter 38, Signs, of the TRPA Code of Ordinances, or substitute sign standards adopted as part of an Area Plan, including the signage standards in the South Shore Design Standards and Guidelines and Subsections F through K below.
2. TRPA shall review all signage associated with a project that has not been delegated to the county through an MOU. The county shall not require a sign permit, pursuant to 9.40: Sign Permit, of this code, for signage approved by the TRPA.
3. For all signage associated with a project delegated to the county through an MOU, the county shall require a sign permit as required by 9.40: Sign Permit.
4. For all non-residential developments containing three or more units, the county shall require a master sign plan to ensure the consistent design of signage throughout a project, pursuant to 8.15 (HH): Master sign plan required., of this code.
5. In all cases, the county is responsible for the review and approval of Building Permits for signage.
6. Changeable Copy (Readerboard) Signs. One changeable copy sign is allowed, instead of a freestanding sign, with a project containing a gaming use, service station (gasoline price signs only), theater marquees, recreational and public uses, and institutional uses within the T-MU/TC Overlay and T-T/HDT Overlay zoning districts. Two changeable copy signs may be permitted as part of a project including both a gaming and theater use. Changeable copy signs include electronic message display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of

a revolution, frame or motion of the electronic message display area may not exceed 12 cycles per hour. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and 40 percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required. In no case shall a changeable copy sign be visible from the shoreline of Lake Tahoe.

7. In the T-HDT district, the sign provisions in chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

a. Building frontage. For purposes of this section, "building-frontage" shall include frontage on a street, parking lot, alley or driveway.

b. Building signs. Each primary use within a project area may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 300 square feet of sign area per building frontage for each distinct use with a total floor area greater than 500,000 square feet. Each primary use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 450 square feet.

c. Each project area may be allowed one square foot of sign area for each one lineal foot of building frontage separate and district from (1) above, up to a maximum of 120 square feet of sign area per building frontage for other primary use with a total floor area greater than 50,000 square feet. Each use may be allowed a maximum of four building frontages. Signage that is placed on a diagonal of more than one frontage, may be divided equally between the two frontages, but shall not exceed 300 square feet.

d. Maximum height of building signs shall be 40 feet above grade or to the top of the wall on which the sign is located, whichever is less.

e. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

f. Existing tower signs (signs existing and/or approved as of the effective date of this chapter), defined as business name or corporate logo, located in proximity of building roof line and within building profile, may remain and are not included in the calculation of allowable building sign area. Such signs may be maintained and replaced in kind, but any relocation or reconfiguration is subject to the provisions of this chapter.

g. Freestanding signs. Each project area which is greater than five acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50, provided the signage is not enlarged, is incorporated into a landscape planter or monument, does not exceed 600 square feet in area, and has a maximum sign height of 30 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than five acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

8. In the T-MU/TC Overlay district (Kingsbury Town Center), the sign provisions in chapter 38, Signs, of the TRPA Code of Ordinances shall apply, except as follows:

a. Building frontage. For purposes of this section, "building frontage" shall include frontage on a street, parking lot, alley or driveway.

b. Building signs. Each primary use within a project area may be allowed one square foot of sign area for each one lineal foot of building frontage up to a maximum of 200 square feet of sign area per building frontage for each distinct use with a total floor area of 50,000 square feet. Each parcel or project area may be allowed a maximum of four building frontages. Maximum height of building signs shall be 30 feet above grade or to the top of the wall on which the sign is located, whichever is less. Up to 50 percent of the maximum allowable sign area for building signs may be used in a projecting sign.

c. Freestanding signs. Each project area with is greater than five acres in size and which has an existing and/or approved freestanding sign fronting Highway 50 may retain one freestanding sign on Highway 50 provided the signage is not enlarged, is incorporated into a landscape planter or monument, does not exceed 300 square feet in area, and has a maximum sign height of 20 feet exclusive of appurtenances and/or architectural features. Each project area which is greater than five acres in size may be permitted 40 square feet of freestanding signage per major entry point other than along Highway 50 provided the signage is incorporated into a landscape planter or monument. If major entry points are shared by property owners, the signage may be increased by 50 percent. Maximum height shall be 20 feet.

9. Direction and/or safety signs. In the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts, directional and/or safety signs, which are no greater than 24 square feet in area, no greater than 12 feet in height, contain no advertising copy, and have a consistent set of colors and materials, may be allowed, and shall not be included in the total allowable sign area for each use. The height of direction and/or safety signs on buildings, parking garages and porte cochere entrances/exits may exceed 12 feet but shall be the minimum necessary to identify the entrance/exit and safely facilitate pedestrian and vehicular circulation. The number and area of direction and/or safety signs shall be limited to the minimum necessary to safely facilitate pedestrian and vehicular circulation and ensure safety.

10. Regulation of existing, non-conforming signs in the T-HDT and T-MU/TC Overlay (Kingsbury Town Center) districts.

a. Any signs which do not conform with the applicable requirements of this chapter, chapter 38 of the TRPA Code of Ordinances, and the South Shore Design Standards and Guidelines, as applicable, are considered non-conforming.

b. Non-conforming signs must be removed or replaced with conforming signs upon the occurrence of any of the following:

1. The non-conforming sign is destroyed or damaged to an extent in excess of 50 percent of the sign value;

2. The non-conforming sign is relocated;

3. The non-conforming sign is altered structurally; or

4. More than 50 percent of the non-conforming sign's copy is altered, except for changeable copy signs and maintenance.

c. Exceptions. Exceptions to the requirements of subsection 2 above may be approved for modification or replacement of existing signs, provided the following findings can be made for a sign package for the entire project area. Once an exception is approved, the non-

conforming sign or signs shall be considered conforming.

1. The exception is in harmony with the purpose and intent of this chapter, chapter 38 of the TRPA Code of Ordinance, and the South Shore Design Standards and Guidelines;

2. There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that are not contemplated or provided for by this chapter;

3. The approval of the exception will not be materially detrimental to the public health, safety, and welfare;

4. Alternative signage concepts that comply with the provision to which the exception is requested have been evaluated and undue hardship would result if the strict adherence to the provision is required;

5. A scenic quality analysis demonstrates that the exception, if approved, will be consistent with the threshold attainment findings listed in the Scenic Resources Management Package Final Environmental Impact Statement, 1989;

6. The exception which is approved shall not increase the number, area, and height of the existing sign or signs for which the exception is requested;

7. The exception which is approved for a building site shall not exceed the total permissible sign area for all signs; and

8. The exception is the minimum departure from the standards.

11. Points of Interest (Wayfinding) and Community Entry Sign. Points of interest (wayfinding) signs and a community entry sign are subject to the following:

a. Signs identifying special points of interest and a community entry point may be approved as identified in an integrated community facility sign plan, as proposed or amended by the Tahoe Chamber of Commerce and approved by the Board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section.

b. The approval of the Board is subject to the following:

1. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the county as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

2. The maximum area for a community entry monument sign is 100 square feet and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

3. All signs must have proper access and maintenance easements.

4. Signs along an NDOT right-of-way must be approved by NDOT.

M. Scenic quality.

1. The county shall require a scenic assessment with all project applications requiring a scenic assessment, pursuant to Chapter 66, Scenic Quality, of the TRPA Code of Ordinances.

2. Prior to approving a project that may potentially affect an identified scenic resource, the county shall find that a project is consistent with applicable recommendations in the scenic assessment for preserving or improving the scenic quality of the identified scenic resource.

N. Area-wide water quality.

1. Area-wide water quality treatments and funding mechanisms may be established in lieu of

certain site-specific BMPs, subject to the provisions of Section 13.5.3.B.3., Area-wide Water Quality Treatments and Funding Mechanisms, of the TRPA Code of Ordinances.

2. The Stateline Stormwater Association, formed by the Stateline Regional Stormwater Treatment Disposal System Agreement (Document No. 405734), is recognized as providing area-wide water quality treatment for properties, subject to the terms of the agreement and applicable Nevada Division of Environmental Protection (NDEP) permit, within the South Shore Area Plan.

O. Noise. All provisions of chapter 68, Noise Limitations, of the TRPA Code of Ordinances shall apply to projects subject to the provisions of this chapter.

1. CNEL noise standards. All applications for projects, including those delegated to the county through an MOU, must demonstrate compliance with the following noise standards: 65 CNEL for the T-T/HDT Overlay and T-MU/TC Overlay zoning districts; 55 CNEL for the T-RR and T-R zoning districts; 65 CNEL for the U.S. 50 Highway and Lake Parkway corridor; and 55 CNEL for the State Route 207 corridor. Highway corridors are limited to the area within 300 feet from the edge of right-of-way.
2. Single-event noise. All applications for projects, including those delegated to the county through an MOU, must demonstrate compliance with the single-event noise standards set forth in section 68.3.1 of the TRPA Code of Ordinances.
3. Exemptions. The standards set forth in chapter 68 of the TRPA Code of Ordinances shall not apply to approved construction or maintenance projects or the demolition of structures provided such activities are limited to the hours between 8:00 a.m. and 6:30 p.m. The standards set forth in chapter 68 shall not apply to safety signals, warning devices, or emergency pressure relief valves, and other similar devices. Emergency work to protect life or property shall be exempt from noise standards, as shall be fireworks used in accordance with an authorized permit.

P. TRPA Code of Ordinances. Sections Q through V specify the provisions of the TRPA Code of Ordinances that the county will enforce as part of a conforming area plan.

Q. General provisions.

1. Applicability of the TRPA Code of Ordinances. For projects delegated to the county pursuant to an MOU, the director shall review projects delegated to the Executive Director of the TRPA, the Commission shall review projects delegated to the advisory planning commission and hearings officer, and the board shall review projects reviewed by the TRPA governing board pursuant to the provisions of the TRPA Code of Ordinances.
2. Exempt activities. The county may approve exempt activities and qualified exempt activities identified in sections 2.3.1. through 2.3.8., Exempt Activities, of the TRPA Code of Ordinances, or as further specified in an MOU.
3. Environmental documentation. For projects delegated to the county, the county shall require environmental documentation be submitted with project applications to ensure compliance with chapter 3, Environmental Documentation, of the TRPA Code of Ordinances and require that they are prepared in accordance with article 6, Environmental Impact Statement, of the TRPA Code of Ordinances, Rules and Procedures.
4. Required findings. For projects delegated to the county through an MOU, the county shall require a statement of justification addressing all applicable findings within this Code and the TRPA Code of Ordinances, including chapter 4, Required Findings, to ensure compliance with both County and TRPA standards.

5. Compliance. The TRPA shall specify the provisions of chapter 5, Compliance, of the TRPA Code of Ordinances that the county is responsible for enforcing in an MOU.
6. Tracking, accounting, and banking. The information that the county is responsible for tracking, accounting, or banking shall be specified in an MOU to ensure that the TRPA is provided the necessary information to comply with the provisions of chapter 6, Tracking, Accounting, and Banking, of the TRPA Code of Ordinances.
7. Timelines. In the review of projects delegated to the county by TRPA through an MOU, the county shall follow all timelines established in the TRPA Code of Ordinances.
8. Expiration of approvals. All project approvals shall expire if they do not meet the provisions of Section 2.2.4., Expiration of TRPA Approvals, of the TRPA Code of Ordinances.

R. Planning.

1. TRPA regional plan maps. The TRPA and county shall coordinate GIS data to ensure that both agencies have access to the official TRPA maps listed in chapter 10, TRPA Regional Plan Maps, of the TRPA Code of Ordinances as well as other information necessary to implement conforming area plans.
2. Plan area statements and community plans. The provisions of chapter 11, Plan Area Statements and Plan Area Maps, and chapter 12, Community Plans, of the TRPA Code of Ordinances shall not be applicable once community plans and plan area statements are replaced by a conforming area plan.
3. Area plans. The county, in coordination with TRPA, shall prepare an area plan, and modifications to a conforming area plan, in accordance with chapter 13, Areas Plans, of the TRPA Code of Ordinances.
4. Specific and master plans. The TRPA, in coordination with the county, shall process all requests for specific and master plans in accordance with chapter 14, Specific and Master Plans, of the TRPA Code of Ordinances.
5. Environmental improvement program. The TRPA is responsible for coordinating the environmental improvement program as discussed in chapter 15, Environmental Improvement Program, of the TRPA Code of Ordinances. The county is responsible for developing and implementing environmental improvement projects to assist in the attainment and maintenance of the environmental threshold carrying capacities.
6. Regional plan and environmental threshold review. The TRPA is responsible for conducting regional plan and environmental threshold review in accordance with chapter 16, Regional Plan and Environmental Threshold Review, of the TRPA Code of Ordinances.

S. Land uses.

1. Permissible uses. The permissible uses in chapter 21, Permissible Uses, of the TRPA Code of Ordinances are superseded by the permissible uses identified and defined in this chapter.
2. Temporary uses, structures, and activities. The county may issue a temporary use permit for a temporary use, structure, or activity if the temporary use, structure, or activity meets the provisions of chapter 22, Temporary Uses, Structures, and Activities, of the TRPA Code of Ordinances and is not located within an area subject to TRPA review, as outlined in an MOU.

T. Site development.

1. Land coverage. All applications for projects, including those delegated to the county through an MOU, must demonstrate compliance with Chapter 30, Land Coverage, of the TRPA Code of Ordinances through the submittal of a land capability and land coverage verification completed

by TRPA, or a TRPA-Certified Contractor.

2. Density. Maximum densities set forth in an Area Plan must not exceed the maximum densities established in Chapter 31, Density, of the TRPA Code of Ordinances.
3. Basic services. All projects proposing a new structure or reconstruction or expansion of an existing structure shall provide basic services in accordance with 8.03: Public Facilities and Improvements Standards, of this code, the DCDCIS manual, and Chapter 32, Basic Services, of the TRPA Code of Ordinances.
4. Grading and construction. Grading and construction in the Lake Tahoe Region shall meet the provisions of this code, the DCDCIS manual, and TRPA Code of Ordinances, Chapter 33, Grading and Construction. Excavation, filling, and clearing of vegetation or other disturbance of the soil shall not occur between October 15 and May 1 of each year, unless approval has been granted by TRPA.
5. Driveway standards. Driveways must be constructed in accordance with the DCDCIS manual and this code. The provisions of Chapter 34, Parking and Driveway Standards, of the TRPA Code of Ordinances shall not apply.
6. Natural hazard standards and floodplain management. All development in floodplains that is allowed in chapter 35, Natural Hazards, of the TRPA Code of Ordinances must comply with the provisions of Article 6, Floodplain Management, of this Code.
7. Design standards. Design standards and guidelines for an area plan, including the South Shore Design Standards and Guidelines, shall supersede the provisions of chapter 36, Design Standards, of the TRPA Code of Ordinances.
8. Height. The height standards in chapter 37, Height, of the TRPA Code of Ordinances shall be followed in cases where substitute height standards have not been adopted as part of an Area Plan.
9. Signs. See Section L: Signage, for signage standards.
10. Subdivision. All requests for subdivisions are limited to the provisions in chapter 39, Subdivision, of the TRPA Code of Ordinances. Subdivisions in the T-RR zoning district are limited to air space condominium divisions; no lot and block subdivisions are allowed. If a request for a subdivision complies with the TRPA Code of Ordinances, then the provisions of 9.28: Land Division Permits and 9.35: Boundary Line Adjustment, Procedures for the Division of Land, of this Code shall apply.

U. Growth Management.

1. The TRPA is responsible for enforcing and implementing Growth Management regulations, Chapters 50 through 53, of the TRPA Code of Ordinances.
2. For commodities allocated to the county by TRPA, including residential allocations and commercial floor area, the county is responsible for allocating commodities to projects and maintaining records of allocations which shall be transmitted to TRPA annually or as specified in an MOU.

V. Resource management and protection. In the review of projects delegated to the county through a conforming Area Plan and MOU, the county shall ensure compliance with the provisions of the Resource Management and Protection regulations, Chapters 60 through 68, of the TRPA Code of Ordinances.

W. Shorezone. The TRPA is responsible for enforcing and implementing Shorezone regulations, chapters 80 through 85, of the TRPA Code of Ordinances.

X. Rules and procedures. For projects delegated to the county through an MOU by the TRPA, the county shall process the applications in accordance with the procedures in the TRPA Code of Ordinances, Rules and Procedures, Article 5, Project Review.

Y. Authority to condition development permits.

1. Whenever this Title or TRPA Code of Ordinances authorizes the Director, the Planning Commission, Board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition to those standards and special conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

a. Conformity with the goals and policies embodied in the TRPA Regional Plan and Code of Ordinances;

b. Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;

c. Compatibility between the proposed development and adjacent development and neighborhoods;

d. Preservation of the character and integrity of adjacent development and neighborhoods; and

e. Protection of the health, safety and general welfare of the citizens of the county.

2. Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the Director or Planning Commission may be modified subsequently by the final decision-maker or by the appellate body upon appeal of those conditions.

3. The Director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant.

Z. Conformity review for an amendment to an Area Plan. Following approval of an Area Plan by the TRPA Governing Board, any subsequent amendment to a plan or ordinance contained within an approved Area Plan approved by the Board shall be forwarded to the TRPA and reviewed by the Advisory Planning Commission and Governing Board for conformity with the requirements of the TRPA Regional Plan.

AA. Activities requiring TRPA approval.

1. Projects that meet one of the following criteria require review and approval by TRPA:

a. All development within the High Density Tourist District, Resort Recreation, Conservation, and Backcountry Land Use Districts shown on Map 1, Conceptual Regional Land Use Map, of the TRPA Regional Plan;

b. All development within the Shorezone of Lake Tahoe; and

c. All development meeting the criteria in the following table:

Table 10: TRPA Governing Board Review Thresholds

Threshold for TRPA Governing Board Review of Projects		
*Note all measurements are new building floor area	Town Center	Not in a Center
Residential	≥ 50,000 square feet	≥ 25,000 square feet
Non-Residential	≥ 40,000 square feet	≥ 12,500 square feet

2. The TRPA must approve all plans associated with a Building Permit or Site Improvement Permit for projects that meet the criteria in Subsection A and that are not delegated to the county through an MOU, before the county will issue a Building Permit or Site Improvement Permit.

BB. Notification to TRPA and Washoe Tribe of proposed activities. Douglas County shall send to TRPA and the Washoe Tribe notice of all proposed activities within an Area Plan that require public notification, pursuant to 9.16: Notice Provisions of this code, no less than ten days prior to a hearing to provide TRPA and the Washoe Tribe adequate time to comment.

CC. Monitoring. On at least a quarterly basis, Douglas County shall send to TRPA copies of all building permits and development information that TRPA needs to measure compliance with the terms of a conforming Area Plan. At minimum, such building permits shall contain and make clear the necessary development information that TRPA needs to measure compliance with the terms of the Area Plan, such as additional land coverage, commercial floor area, residential units, or tourist accommodation units (TAUs).

DD. Variances. Douglas County may process variances to setbacks and parking standards for projects within a conforming Area Plan in accordance with the provisions of 9.38: Variances of this code, as long as it can be found that the granting of a variance will not negatively impact an environmental threshold.

EE. Appeals.

1. An "aggrieved person" as defined in Article VI(j)(3) of the Tahoe Regional Planning Compact, by a final determination on a development permit by the Director or Commission made pursuant to TRPA's delegated authority as provided for in the provisions of this chapter, may appeal the final determination of the Director or Commission to the appellate body, which is the Board or the Board of Adjustments, and the county shall process the appeal in accordance with the procedures established in 9.18: Post Decision Proceedings, sections (B.3) through (B.5) of this code.

2. Any final decision by the Board or Board of Adjustment made pursuant to TRPA's delegated authority as provided for in the provisions of this chapter, may be appealed to the TRPA pursuant to Sections 13.9.1 through 13.9.10, Appeals, of the TRPA Code of Ordinances.

3. An appeal of a final determination on a development permit based on independent local, state or federal law, exclusive of the Tahoe Regional Planning Compact (Public Law 96-551), must be made and processed pursuant to 9.18 (B): Appeals to county. and 9.18 (C): Commencement of Judicial review or relief. of this code.

5.04 Area Plan Amendments (Tahoe Basin)

5.05 Vacation Home Rentals (Tahoe Basin)

A. Introduction.

1. Title. This chapter shall be referred to as the Lake Tahoe Vacation Home Rental ("VHR") Ordinance. All VHRs shall be limited to the Lake Tahoe Township.

2. Purpose. The Douglas County Board of County Commissioners ("Board") finds and declares as follows:

a. Vacation home rentals provide a community benefit by expanding the number and type of lodging facilities available and assists owners of vacation home rentals by providing a source of revenue which may be used for maintenance upgrades and deferred costs.

b. County staff has responded to numerous complaints at VHRs involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic, congestion, illegal vehicle parking and accumulation of refuse, which require response from Sheriff, fire, paramedic and other public personnel.

c. The transitory nature of occupants of vacation homes makes continued enforcement against the occupants difficult. The provisions of this chapter are necessary to prevent the continued burden on County services and impacts on residential neighborhoods and homeowners adjacent to a vacation rental home, who ultimately bear the burden of these vacation homes and need to file complaints against the vacation home.

d. NRS 244.357 permits the enactment and enforcement of police power ordinances and regulations to govern only a limited area in the County where the subject matter makes it appropriate and reasonable. The ordinance or regulation must specify the limited area within the County to which the ordinance or regulation applies. The Board finds that Lake Tahoe Township is the only appropriate and logical choice for the operation of short-term vacation home rentals and they will be permitted and regulated as set forth in this chapter.

e. The entire Tahoe Basin is under the jurisdiction of the TRPA, includes portions of two (2) states and five (5) counties. TRPA implements its control with the use of the Lake Tahoe Regional Plan, the Community Plans and Area Plan statements under the Tahoe Regional Planning Compact. TRPA has asked Douglas County to adopt the Lake Tahoe Vacation Home Rental Ordinance and administer the provisions of this chapter.

f. The area of Douglas County within the jurisdictional boundaries of the Tahoe Regional Planning Agency (TRPA) dominates Douglas County's lodging and recreational use. This planning area, located on the western edge of Douglas County, is rich in recreational activities and is the primary center of the casino resort industry for the County.

g. The area of Douglas County within the boundaries of TRPA has limited opportunities for growth due, in part, to the restrictions imposed by TRPA. Lake Tahoe's scenic beauty is a significant part of its attraction and maintenance of the natural area and existing residential neighborhoods is essential to the continued economic strength of the various land uses in this area of the County. It is the intent of the Lake Tahoe Vacation Home Rental ordinance to make the transitory lodging activity permitted by this chapter resemble the existing residential uses made by resident owners and lessees, in terms of occupancy, the number of vehicles, and the nature of living in a neighborhood.

h. Obtaining a VHR permit is not a right. Thus, Douglas County reserves the right to determine which permit locations are appropriate and when the permit may be revoked or denied.

i. The Board of County Commissioners, at a duly noticed meeting, has the authority to impose

additional standard conditions, applicable to vacation home rentals, as necessary to achieve the objectives of this chapter.

B. Permit Process.

1. It is unlawful to rent a dwelling unit or any bedroom for 28 consecutive calendar days or less without a valid Vacation Home Rental Permit issued by Douglas County. The issuance of any permit is discretionary and not a right.

2. In order to preserve the residential nature of communities within the Tahoe Township, the number of available VHR permits is restricted as follows:

a. No more than 600 VHR permits may be issued within the Tahoe Township.

b. Except as provided in subsections (3) through (5), the VHR Density within each residential community shall not exceed 15%.

1. The boundaries of a residential community for the purposes of this section are based upon TRPA plan area statements (https://gis.trpa.org/localplans/) that were approved by the County and may be refined by the Director to include adjacent parcels which are consistent with the uses contained within an adjacent plan area, or to differentiate between distinctive neighborhoods or homeowners associations within a plan area.

2. A map showing the boundaries of the residential communities within the Tahoe Township shall be maintained by the Director and made available to the public.

c. Tahoe Village. Due to the high density of time shares and hotels in the Tahoe Village TRPA plan area, the VHR Density within the Tahoe Village TRPA plan area shall not exceed 40%.

d. Areas north of Cave Rock. Due to their significant distance from the High Density Tourist (HDT) overlay zoning district in Stateline, which is the portion of the Tahoe Township that has been specifically designated and designed to accommodate high-intensity development, lodging, and recreational uses, VHR permits in residential communities north of Cave Rock State Park shall be limited as follows:

1. No VHR permits shall be issued in the following residential communities:

i.Cave Rock Cove
ii. Logan Creek
iii. Shakespeare Point
iv. Uppaway
v. Non-affiliated Glenbrook parcels

2. The VHR Density within the following residential communities shall not exceed 15%; and further, owners holding VHR permits within the following residential communities shall only rent their VHR to individuals who also own property within the following residential communities:

i. Glenbrook - South - Single Family
ii. Glenbrook Inn
iii. Glenbrook - Multi Family
iv. Glenbrook – North
v. Pray Meadow

e. Lincoln Park. Due to the unique characteristics of the Lincoln Park residential community, the VHR Density within the Lincoln Park residential community shall not exceed 15%, and the following additional restrictions apply:

1. Each VHR within the community must be separated from any other VHR within the community by at least two intervening residential lots that are not used as VHRs;
2. VHR permits within the community must be renewed annually, but such permits may only be renewed twice, for a total maximum duration of three years;
3. Nighttime occupancy shall be no more than six, and daytime occupancy shall be no more than double the nighttime occupancy; and
4. The number of permitted parking spaces shall be no more than two.

f. Implementation of restrictions.

1. The restrictions set forth in subsections (1) through (3) will only apply to new VHR permits and not to the renewal of an existing VHR permit.
2. The restrictions set forth in subsection (4) shall take effect on December 31, 2024.
3. The restrictions set forth in subsection (5) shall take effect on January 15, 2025.

g. Waitlists. Any owner who is ineligible to receive a VHR permit by virtue of the restrictions set forth in subsections (1) through (5) may submit an application to be placed on a waitlist. Owners will be given an opportunity to apply for a VHR permit as additional VHR permits become available, in the order that owners were placed on the waitlist.

3. An application for a vacation home rental permit or to be placed on a waitlist must be accompanied by a fee established by resolution of the Board of County Commissioners.

4. Permits and fees required by this chapter are in addition to any license, permit or fee required under any other chapter of this code or Nevada law. The issuance of any permit pursuant to this chapter does not relieve the owner of the obligation to comply with the other provisions of this code pertaining to the use and occupancy of the vacation home rental or the property on which it is located.

5. The following are the permit requirements:

a. A permit must be issued before the property may be advertised or rented as a vacation home rental. A separate permit is required for each vacation home rental unit and a permit may only be issued to the owners of the unit. Permits are not transferable. Permits shall be void if title to the rental unit is transferred, with the exception that an owner may transfer title to a family trust or closely held legal entity that the owner controls and that meets the requirements of 5.05: Vacation Home Rentals (Tahoe Basin). Permits are limited to one permit per owner unless more than one VHR permit was lawfully held individually or through a legal entity such as a corporation or family trust prior to June 4, 2021. VHR permits are limited to allowable uses per the property's zoning designation and the County's building code requirements.

b. If more than one VHR permit was held by an owner prior to June 4, 2021, those VHR permits may be renewed annually through October 1, 2024, subject to the conditions and terms of renewal in effect when the VHR permit renewal application is submitted to the County for review and approval.

c. Each VHR must be a permanent habitable dwelling unit. A VHR may not be subdivided into smaller units. A VHR may not be rented out, advertised, or occupied in portions. All occupants must share common living, eating, and cooking spaces.

d. The Director is authorized to specify the form and process for obtaining and issuing the VHR

permit.

e. At a minimum, all permit applications must contain the following information:

1. The address and assessor's parcel number for the proposed vacation home rental.

2. The name, address, and telephone number of the owner of the vacation home rental.

3. The name, address, and telephone number of the local licensed property manager and local contact person.

4. Acknowledgement that all designated bedrooms meet the definition specified in 1.13: Measurements, Construction, and Code Terminology Definitions, or that the unit constitutes a studio apartment as defined in 1.13: Measurements, Construction, and Code Terminology Definitions.

5. The proposed number of bedrooms that may be rented and a floorplan and photographs of the premises showing the bedrooms and other interior spaces.

6. The proposed number of parking spaces that may be used and a diagram and photographs of the proposed parking spaces in garages, driveways, or other parking areas.

7. Evidence of a valid transient occupancy tax remittance form issued by the County for the vacation home rental. This registration may be filed concurrently with the application for a permit under this chapter.

8. Acknowledgement signed by the owner, local licensed property manager, and local contact person that they have each read the regulations pertaining to the operation of a vacation home rental and they will comply with all requirements in this chapter.

9. A statement signed by the owner confirming the unit is not deed restricted or located in an area governed by a home owner's association ("HOA") and is not subject to covenants, conditions and restrictions ("CC&Rs") or bylaws that prohibit or limit the existence of VHRs. The owner has ultimate responsibility for knowing the HOA and CC&R restrictions regarding VHRs. Permits shall not be issued in these areas if known to Douglas County. Owners are required to notify the HOA of their intent to rent a home as a VHR. Douglas County may require owners to provide documents in support of the statement as a precondition to approval of the permit.

10. Acknowledgement that the owner, local licensed property manager, or local contact person has or will post at the vacation home rental the notice required in 5.05 (C):Operational Requirements..

11. Proof that a safety inspection has been completed annually by the Tahoe-Douglas Fire Protection District and/or other designee of Douglas County. During such inspections, all areas within the unit must be made available for inspection.

12. Proof of homeowner's insurance for the VHR, issued by a company regulated by the Nevada Division of Insurance. The insurance coverage must be at least five hundred thousand dollars ($500,000) in general liability insurance for Tier 1 and Tier 2 VHRs and one million dollars ($1,000,000) in general liability insurance for Tier 3 VHRs. The insurance policy must cover anyone injured due to the property

owner's negligence. The insurance policy must clearly cover and insure vacation home rental or short term rental activities at the VHR, either within the policy itself or through an appropriate rider or addendum. The insurance policy must include Douglas County as an additional interest. Umbrella policies may not be used to achieve the coverage required by this section.

13. A signed declaration by the owner agreeing to be responsible for all trash removal and disposal, and confirming that all trash has been and/or will be disposed of in a proper and legal manner. The owner is required to contract with a waste management company for regular trash removal and have adequate trash removal service per any applicable Health District, waste management, Homeowner's Association or General Improvement District rules. Trash storage must be sufficient for the maximum number of occupants as determined by the County. A bear proof box or reasonable bear proof trash storage and refuse removal solution is required, as determined by the County.

14. Any other information the Director deems reasonably necessary to administer this chapter.

f. The permit application must be verified by the owner under penalty of perjury that the application is true and correct.

g. If an applicant for a new VHR permit or renewal unintentionally provides information that is found to be inaccurate, the applicant will be provided a reasonable opportunity to correct any errors. However, submission of any intentionally false information constitutes a violation of this chapter.

h. The VHR permit shall state the number of parking spaces that have been approved for use by renters and guests of the VHR. No renters or guests shall park outside of approved parking spaces during daytime or nighttime hours. Parking spaces must be located either on man-made coverings, improvements, or structures that prevent normal precipitation from directly reaching the surface of the underlying land, such as decks, patios, asphalt surfaces, concrete surfaces, and stone surfaces; or on compacted surface areas that have been approved for parking by TRPA. Parking areas with drive-through driveways require a minimum 10-foot wide, unobstructed lane for emergency access vehicles. All other driveways require a minimum 6-foot wide unobstructed lane for emergency ingress and egress.

i. Final determinations regarding suitable parking and the amount of permitted parking spaces will be made by the Director based upon the size of any parking area located on the owner's property, consistent with County code and other applicable regulations. The Director may also permit additional parking in any nearby common-area and/or public parking spaces, based upon the circumstances unique to the property and location, including but not limited to the following factors:

1. the distance between the available spaces and the VHR;

2. the number and type of other properties also making use of the available spaces;

3. the number of available spaces, if any, that have been designated or reserved for the owner;

4. the number of parking permits, if any, that have been issued to the owner, and the locations where such permits may be used;

5. the likelihood that the available spaces will be impacted by seasonal conditions, including snow storage;

6. any history of parking violations or complaints near the owner's property; and

7. any additional factors the Director deems appropriate, including road width and traffic within the residential community.

j. If the information supplied by the property owner on the application for a vacation home rental permit is not consistent with County records, a compliance and safety inspection can be required prior to or after the issuance of the vacation home rental permit. If it appears the unit was improperly altered or improved without first obtaining a requisite building, site improvement, grading, or encroachment permit, the owner must obtain the requisite permit, pay all required fees for the permit, and submit to any required inspections before any VHR permit can be utilized or issued.

k. If there have been significant changes to the unit or property that would affect the conditions of the permit, the owner must submit a new permit application with the accompanying new permit fee.

6. Renewals. A VHR permit is valid for one calendar year after it is issued. Owners may seek to renew their VHR permits on an annual basis as follows:

a. All VHR renewal applications must be submitted and all renewal fees must be paid prior to the expiration of the current VHR permit. VHR renewal fees shall be established by resolution of the Board of County Commissioners.

b. Any owner who fails to timely file a renewal application or pay renewal fees must immediately cease operation of the VHR at the expiration of the current VHR permit. To reinstate the permit the owner may submit a renewal application and pay the applicable renewal fees, but the application will not be given preference over any other VHR permit application and will be subject to the limitations on VHRs set forth in 5.05 (B): Permit Process.. If the renewal application is not submitted within 30 days after the permit's expiration, the owner may be required to file a new permit application and pay the accompanying new permit fee. Operation of a VHR prior to reinstatement is a violation of this chapter and will subject the owner to fines as set forth in 5.05 (D): Violations and Enforcement..

c. The renewal of a VHR permit is subject to the conditions and terms of renewal in effect when the VHR permit renewal application is submitted to the County for review and approval, except as otherwise specified in this chapter.

d. Owners must demonstrate at the time of renewal, using records of paid transient occupancy and lodging taxes, that the dwelling unit was rented in the prior year. Failure to demonstrate use of the permit for at least eight nights shall result in the permit not being renewed if the Director determines that the VHR permit was obtained with no real intent to rent the property or to prevent others from obtaining a VHR permit.

e. In addition to the information required in 5.05 (B.5), all VHR renewal applications must include a list of all websites, listing services, or publications on which the VHR is advertised; and any identifying information that will allow the County to find the advertisements, including hyperlinks and/or URLs for each listing, listing titles, and any assigned property or listing numbers.

7. There are three tiers of permits authorized by Douglas County:

a. Tier 1 - The owner must reside within the VHR unit and be present at all times when the unit is rented. The owner and renters must share a living, cooking, and eating space. The VHR unit may accommodate no more than four renters at a time. The VHR unit must be advertised as being occupied by the owner during the rental period.

b. Tier 2 - Units with up to 10 nighttime occupants. Daytime occupancy shall be no more than double the nighttime occupancy.

c. Tier 3 - Units with 11 nighttime occupants or more. Daytime occupancy shall be no more than double the nighttime occupancy. Tier 3 VHRs require a VHR special use permit granted by the VHR Advisory Board. A unit is eligible for a Tier 3 VHR special use permit only after it has been operated by the owner as a Tier 2 VHR unit, in good standing, for at least 12 months. An owner who has committed a substantiated violation of this chapter, failed to collect or remit to the County the transient occupancy and lodging taxes and monthly rental reports required by Title 3 of the Douglas County Code, or committed any other unremediated and substantiated violation of Title 20 of the Douglas County Code, shall not be deemed to have been operating the VHR unit in good standing.

8. The number of nighttime occupants may not to exceed two persons per bedroom. If the unit has four or fewer bedrooms, occupancy may be increased by two additional occupants if at least two occupants are 18 years of age or younger, and if there is at least one available parking space for every four occupants. Occupancy may be further limited based on health and safety concerns and/or the facts and circumstances unique to the site as determined by the Director consistent with this chapter.

9. The process to apply for a Tier 3 special use permit is as follows:

a. Prior to the expiration of a Tier 2 permit, the owner must complete a Tier 3 special use permit application and pay the Tier 3 application fee.

b. Pending review by the VHR Advisory Board, the unit can continue to operate as a Tier 2 VHR. The review by the VHR Advisory Board must occur within 60 days after the unit has completed the 12-month waiting period described in 9.19: Expiration of Approval of Development Permit.

c. If the VHR Advisory Board approves the Tier 3 special use permit, the unit can operate as a Tier 3 VHR. Occupancy limits and other conditions of the Tier 3 special use permit are determined by the VHR Advisory Board, consistent with this chapter. A Tier 3 special use permit is valid for twelve months after it is granted by the VHR Advisory Board. A Tier 3 special use permit may be renewed annually as set forth in 5.05 (B.6): Renewals. - Renewals without VHR Advisory Board approval, unless the Tier 3 special use permit is conditioned otherwise.

d. If the VHR Advisory Board denies the Tier 3 special use permit, the unit may continue to operate as a Tier 2 VHR. The Tier 2 VHR permit is valid for twelve months after the Tier 3 special use permit is denied by the VHR Advisory Board. The Tier 2 VHR permit may be renewed as set forth in 5.05 (B.6): Renewals..

10. A Tier 3 special use permit may be granted by the VHR Advisory Board under the following conditions:

a. The unit complies with all applicable permit conditions, including those required by 5.05 (B.5).

b. The unit is located sufficiently far away from all other residential dwelling units so as to not

create a nuisance. Sufficiently far depends on the facts specific to the location including surrounding building density, the space between adjacent homes, terrain, the existence of sound barriers such as berms, foliage and rocks, as well as other factors the Advisory Board deems appropriate given the circumstances unique to each location.

c. The number of permitted parking spaces will accommodate more than 10 persons, as deemed adequate by the VHR Advisory Board and consistent with this chapter. At a minimum, there must be one available parking space for every four occupants.

d. There are adequate public facilities such as the existence of bear proof trash bins, water, sewer and other safety measures.

e. The unit is deemed safe and accessible by the Tahoe-Douglas Fire Protection District to handle the proposed number of occupants.

f. The owner has homeowner's insurance that complies with the requirements of 5.05 (B.5.e.12).

g. The unit has been operated as a Tier 2 VHR unit for at least 12 months and the prior history of the residence, including the existence of any prior noise or parking problems, indicates that the unit has been operated in good standing as a VHR, as described in 5.05 (B.7.c).

h. For other reasons not specified herein which are unique to the location and circumstances related to the application.

i. The owner has purchased and installed noise monitoring devices as described in 5.05 (C.4).

C. Operational Requirements.

1. Management of Units.

a. An owner may retain a local licensed property manager to comply with the requirements of this chapter, including without limitation, the filing of an application for a permit, the management of the vacation home rental, and compliance with the conditions of the permit. A local licensed property manager is required for all Tier 2 units with a nighttime occupancy of 10 and for all Tier 3 units, unless the property is managed by the homeowner who resides within one hour of the VHR during the rental period.

b. Each owner of a vacation home rental must designate a local contact person who has access and authority to assume management of the unit and take remedial measures. The owner must provide the County with the local contact person's phone number. After being notified of the existence of a violation of this chapter or any other provision of this code, or any complaint or disturbance requiring immediate remedy or abatement, the local contact person must respond to the location within 30 minutes, and must resolve the situation within one (1) hour. The local contact person must report the violation, complaint, or disturbance and the steps taken to resolve the situation to the County within 72 hours of the initial notification. The failure to timely report the complaint, violation, or disturbance, or the resolution of the situation shall be considered a violation of this chapter.

c. The owner must immediately notify the County in writing upon a change of the local contact, the local licensed property manager, and/or the telephone numbers for such individuals. This notification will be on forms prescribed by the County. The name and contact information of the local contact person and local licensed property manager shall be made available to the public. The changes must be posted in the interior of the vacation home rental, in a conspicuous place near the entrance of the VHR, within ten days of any

change of contact information. The failure to timely provide or post valid names and phone numbers for the local contact person and local licensed property manager (if applicable) shall be considered a violation of this chapter.

d. All local contacts, owners, and local licensed property managers shall have successfully completed a VHR training course and achieved a qualifying score on a County administered certification test. Once certified, local contacts, owners, and local licensed property managers may not be required to become re-certified but may be required to take a refresher course and must continue to comply with all provisions set forth in this section to remain certified. Operation of a vacation home rental without a certified local contact and a certified local licensed property manager (if applicable), shall be considered a violation of this chapter.

e. The owner is responsible for the following:

1. Ensuring that the VHR complies with all posting requirements, fire and life safety requirements, and other provisions of this chapter at all times when the home is used as a VHR.

2. Obtaining the name, address, and contact information for each renter who is 25 years of age or older.

3. Developing a written code of conduct specific to the VHR that sets forth the rules and expectations that renters and guests must follow while visiting the VHR. The owner and local licensed property manager must provide renters with a copy of the code of conduct and use best efforts to ensure renter and guest compliance. At a minimum, the code of conduct shall include the following:

i. Occupancy limits for nighttime and daytime hours, and notice that gatherings and events that exceed the maximum occupancy of the vacation home rental are prohibited;

ii. A statement that quiet hours are designated between 9:00 pm and 8:00 am and will be strictly enforced;

iii. A prohibition against disorderly, lewd, or indecent behavior;

iv. A prohibition against smoking tobacco or marijuana in any areas where the smoke or odors can be detected by neighbors or members of the public;

v. Restrictions on the use of fire pits, if applicable, including a prohibition against wood-burning fire pits, and a restriction that gas fire pits not be used during red flag warnings;

vi. Parking limitations, including the maximum number of allowed vehicles, a description of the designated parking areas and any additional parking restrictions, including for snow removal and storage, a statement that renters and their guests must display parking placards on the dashboard of their vehicles, and a warning that failure to adhere to parking limitations may result in a citation and/or fine of $500;

vii. Notification that the Lake Tahoe area is a bear habitat, and that renters should not feed the wildlife;

viii. Trash pickup instructions, including the date and time of pickup, notification that trash and refuse must not be left or stored on the exterior of the property, and instructions regarding the operation of any bear box;

ix. Notification that the County may schedule safety inspections, and a requirement that renters and guests must make the unit available for such inspections upon 24 hours' advance notice;

iix. Any other rules and regulations specific to the VHR, as selected by the Owner;

iiix. Any other rules and regulations required by the Director, based upon the unique characteristics of the VHR or to address complaints received; and

xi. A statement that should any violation of this chapter occur, renters may be subject to fines.

4. Obtaining formal, written acknowledgement from all renters who are 25 years of age or older that he or she is legally responsible for compliance of all occupants of the VHR with all applicable laws, rules, and regulations pertaining to the use and occupancy of the VHR, and that should any violation of this chapter occur, fines may be imposed.

5. Maintaining the tenant registry information collected pursuant to subsection 5.05 (C.1.e.2) above for a period of two years from date of occupancy. The Director may request copies or access to the guest registry at any time. If the owner believes the request for the tenant registry information is illegitimate, the owner may refuse to provide the information for a period of no more than ten days and may file an appeal to the VHR Advisory Board pursuant to 5.05 (E.2): Appeals:. If the owner does not file a timely appeal, then the owner shall immediately provide the information to the requesting official.

2. Permit Issuance. The VHR permit must be issued only to the owner(s) of the vacation home rental. The owner of the vacation home rental is responsible for compliance with the provisions of this chapter and the failure of any agent to comply with this chapter is non-compliance by the owner.

3. All permits issued pursuant to this chapter are subject to the following standard conditions:

a. The owner must, by written agreement, limit daytime and nighttime occupancy of the vacation home rental to the specific number of occupants designated in the permit.

b. The owner must, by written agreement, limit all parking of renters and their guests to designated parking areas. Except for temporary loading and unloading, parking buses and recreational vehicles on-site or on the street is prohibited at all times.

c. Owners shall provide the license plate information of all vehicles being utilized by the renters and their guests upon request by a Douglas County Code Enforcement official within 2 hours after a request for such information is made. Such information shall be provided in a form and medium acceptable to Douglas County.

d. All uses must comply with County or applicable general improvement district regulations; HOA rules; parking, driveway and loading standards; and seasonal snow removal or emergency vehicle access regulations.

e. Owners must issue parking placards on the form provided by the County which renters and their guests must display on the driver's side dashboard of each of their vehicles. The parking placards shall have the address of the VHR unit and the phone number for the person responsible for the vehicle. Owners must ensure that renters and their guests park only in designated parking spaces. The failure of any renter or guest to park in the

designated parking spaces and/or display the parking placard may result in a citation and fine of $500 to the owner of the vehicle. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner of the vacation home rental for any parking violations committed by the renters and their guests.

f. The owner must use best efforts to ensure that the renters or guests of the vacation home rental follow the written code of conduct and do not violate provisions of this code or any state law. Owners must notify renters and guests of the code of conduct and require compliance therewith. Owners must ensure a local contact responds when notified that renters or their guests are violating the code of conduct or any rules or laws regarding their occupancy. It is not intended that the owner, local contact person, or local licensed property manager act as a peace officer or place him or herself in harm's way.

g. The owner must, upon notification that renters or guests of the vacation home rental have created unreasonable noise or disturbances, engaged in disorderly conduct or violated provisions of this code or state law pertaining to noise, or disorderly conduct, promptly use best efforts to achieve compliance by the renters and their guests and prevent a recurrence of such conduct by those renters or guests.

h. The owner shall be responsible for the lawful and proper removal and disposal of all trash at the vacation home rental. The owner, at a minimum, shall contract with a waste management company for regular trash removal, and shall ensure that trash removed from the vacation home rental by the owner, local contact, local licensed property manager, or any other person is not illegally deposited into any private trash receptacle or otherwise illegally dumped off site.

i. All advertising for the vacation home rental must include the:

1. Permit number; and

2. Code of conduct.

j. Advertisements for the vacation home rental must not misrepresent the occupancy of the VHR. Maximum nighttime occupancy must be included within the title of any advertisement or listing. The number of bedrooms and/or beds shall not be included within the title of any advertisement of listing but may be included within the body of the advertisement or listing.

k. The owner of the vacation home rental must post inside the VHR, in a conspicuous place near the entrance of the VHR, the following items:

1. A copy of the VHR permit;

2. The name of the local contact person, local licensed property manager, and/or owner of the unit, and a telephone number at which that party may be reached on a 24-hour basis; and

3. Any portions of the code of conduct that are not already included on the VHR permit.

l. Owners and renters must make the rental unit available for safety and compliance inspections by the Director or a Code Enforcement official upon request. Any inspection must be scheduled at least 24 hours in advance. However, a renter may voluntarily provide access to the VHR unit without 24 hours' advance notice by the County. Permit compliance inspections will not be undertaken by members of the Douglas County Sheriff's Office.

m. All vacation home rentals shall comply with the following standards:

1. The minimum age to rent a vacation home rental is twenty-five (25) years. The Owner shall ensure that either the renter or another designated guest who is 25 years of age or older will be personally present at the VHR during each night that the VHR is occupied. Owners shall require a copy of the renter's driver's license and the driver's license of any designated guest as proof of eligibility to rent. **Owners shall retain this information for two years.**
2. Compliance with the requirements set forth under this chapter shall be in addition to compliance with all other provisions of this code relating to nuisance, peace and safety.

4. Noise Monitors.

a. All Tier 3 VHRs must be equipped with noise monitoring devices. Tier 1 and Tier 2 VHRs must be equipped with noise monitoring devices after one substantiated complaint for excessive noise.

b. Noise monitoring devices must be installed at locations and in amounts specified by the Director. At a minimum, such devices must be placed in outdoor areas where occupants are expected to congregate and must include the following features:

1. The ability to monitor both volume level and duration of noise;
2. A log or record of noise data that can be maintained for a period of at least 18 months;
3. A notification system that alerts the local contact when noise levels exceed 65 decibels continuously for 5 minutes and when noise levels exceed 85 decibels regardless of duration; and
4. The ability to share noise data with Douglas County.

c. Owners must make noise data available to Douglas County at the request of the County.

D. Violations and Enforcement.

1. The Director is authorized and directed to establish rules and regulations from time-to-time as may be required to carry out the purpose and intent of this chapter. Changes to this ordinance can only be made by the Board of County Commissioners.

2. Notice of Violation and timeframe for Compliance.

a. Whenever the Director has reasonable grounds to believe that a violation of any provision of this chapter has occurred, a written notice of violation shall be served to the VHR owner(s) or local licensed property manager(s) either via first class or registered mail, in person, or posted on the property. Mailing the notice of violation to the address provided with the application shall be deemed proper service and delivery.

b. An owner or local licensed property manager who has been ordered to correct a violation or remit civil penalties must do so within 30 days of service of the notice of violation. An owner or local licensed property manager who has been notified that their permit was suspended or revoked must immediately cease operating, marketing and advertising the VHR. Failure to so act may result in revocation of the VHR permit and/or the imposition of additional civil or criminal penalties. Each day that the violation is committed, continued, or permitted beyond the applicable compliance period shall constitute a separate offense.

c. The written notice of violation shall include:

1. The address of the VHR;
2. A description of the violation(s);

3. Notice, if applicable, that civil penalties have been imposed and/or that compliance is required, and an order requiring payment or compliance within 30 days;

4. Notice, if applicable, that the VHR permit has been suspended or revoked, and an order to immediately cease operating, marketing and advertising the VHR;

5. Notice that non-compliance or non-payment beyond the applicable time frame may result in revocation of the VHR permit and/or the imposition of additional civil or criminal penalties;

6. Notice that any unpaid civil penalties may constitute a special assessment on the property; and

7. Notice that the owner has the right to appeal the notice of violation, in accordance with the requirements of 5.05 (E): Vacation Home Rentals (Tahoe Basin).

3. Fines.

a. Operating, Marketing or Advertising a VHR without a Permit. Any person who advertises, markets, or operates a vacation home rental located anywhere within Douglas County without a current, valid, and active VHR permit is in violation of Douglas County Code and the Nevada Revised Statutes and shall be subject to a civil penalty as follows:

1. A civil penalty of up to $20,000 may be issued to any person who advertised, marketed, and/or operated a VHR and who never held a valid VHR permit for the property being used as a VHR, or who held a valid VHR permit but the permit was revoked.

2. A civil penalty of up to $5,000 may be issued to any person who had a valid VHR permit or represented a permit holder but, through inadvertence or mistake, failed to submit a completed VHR renewal application by the required deadline but has filed a complete VHR permit renewal application within 60 days of the expiration of the VHR permit. The permit may be renewed if all other conditions are met by the renewal applicant, provided the number of VHR units does not exceed the limits on VHR permits described in 5.05 (B).

3. A civil penalty of up to $20,000 may be issued to any person who had a valid VHR permit but has not submitted a complete VHR renewal application after 60 days have elapsed since the VHR permit expired. The permit may be renewed if all other conditions are met by the renewal applicant, provided the number of VHR units does not exceed the limits on VHR permits described in 5.05 (B).

4. A civil penalty of up to $10,000 may be issued to any person who advertises, markets, or operates a vacation home rental at a time when the VHR permit for that property has been suspended.

b. Other Violations. A civil penalty of up to $2,500 may be issued to any owner or local licensed property manager for any other violation of this chapter. Each day that the owner or local licensed property manager fails to correct and/or abate the violation of this chapter after the date given in the notice of violation shall constitute a separate violation and shall subject the owner or local licensed property manager to additional penalties of up to $2,500 per day until the violation is corrected, to a maximum fine of $20,000. Fines shall begin to accrue automatically from the date specified in the first notice of violation. The

Director may waive all or a portion of any fine upon a specific showing of good cause.

c. Parking Violations by VHR Renters and Guests. VHR renters and guests must park only in designated parking spaces and must display a parking placard at all times in accordance with the requirements of this chapter. A civil penalty of up to $500 may be issued to any renter or VHR guest who fails to park in the designated parking spaces and/or display the parking placard as required. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner of the vacation home rental for any parking violations committed by the renters.

4. Suspension or Revocation of a VHR Permit.

a. A VHR permit may be suspended if there is an open building permit submitted by the property owner for the VHR, or if the VHR presents a health and safety concern. The period of suspension shall be until such time that the building permit is closed or the unsafe condition has been corrected, whichever is later. During a suspension period, the owner or local licensed property manager may not operate, market, or advertise the VHR.

b. A VHR permit may be revoked for any of the following reasons:

1. The owner has committed a substantiated violation of this chapter;

2. The owner has failed to comply with additional conditions imposed by the Director;

3. The owner has failed to either collect or remit to the County the transient occupancy and lodging taxes and monthly rental reports as required by Title 3 of the Douglas County Code;

4. The owner supplied false or misleading information during the application process; or

5. For other grounds not specified herein which may warrant suspension or revocation of the permit such as unlawful conduct, lewd behavior, or other such reasonable grounds.

c. A VHR permit must be revoked for any of the following reasons:

1. The owner has committed two substantiated violations of this chapter within a twelve-month period.

2. The owner has failed to correct a violation within the time identified in the written notice of violation, or failed to remit the fines or civil penalties imposed by Douglas County within a 30 day period.

d. An owner whose VHR permit is revoked may not reapply for a new VHR permit for twelve months following the effective date of the revocation. If after twelve months the owner chooses to reapply for a new VHR permit, the application must be approved by the VHR Advisory Board. The review by the VHR Advisory Board must occur within 60 days after the application has been submitted or the twelve month waiting period is complete, whichever occurs later. At the review hearing, the owner must demonstrate how issues that lead to the revocation of the original VHR permit have been resolved.

e. An owner whose VHR permit is revoked a second time is permanently prohibited from holding a VHR permit.

5. Other Penalties and Enforcement Actions.

a. Enforcement actions may immediately be brought against renters and guests of a vacation home rental for violations of this chapter and/or any other provision(s) of this code for

which the renters and/or guests are responsible or which occurred during the renters' and/or guests' use and occupancy of the vacation home rental. Nothing in this section shall be construed to prevent the County from also bringing enforcement action against the owner or local licensed property manager of the VHR for all such violations.

b. In addition to the civil penalties and remedies set forth in this chapter, any person who violates the provisions of this chapter shall be deemed to have created a public nuisance as defined in 8.02: Property Maintenance and may be subject to the penalties and remedies set forth therein.

c. In addition to any other reasonable means for collecting civil penalty monies owed to the County, the civil penalties are a special assessment against the property upon which the violation exists and can be collected pursuant to 8.02: Property Maintenance, if the following conditions exist:

1. The owner has been billed, served or otherwise notified that the civil penalties are due;

2. The amount of the uncollected civil penalties is more than $5,000; and

3. At least three months have elapsed after the date specified in the order of the Director or the Board of Commissioners by which the owner must abate the violation/remit the fee(s), or at least twelve months have elapsed after the date specified in the original notice of violation to the owner to abate the violation/remit the fee(s).

d. In addition to the procedures set forth in this chapter, the County may also seek an injunction and/or any other legal relief for violation(s) of this chapter, including, but not limited to, the collection of delinquent tax payments and prosecution for criminal acts.

e. The County may temporarily or permanently prohibit an individual or entity from acting in the capacity of a local contact and/or local licensed property manager if the County determines that such individual or entity failed to comply with the requirements of this chapter on two occasions within a twelve-month period.

E. <u>VHR Advisory Board and Appeals.</u>

1. VHR Advisory Board:

a. The Board of County Commissioners has determined there is a need for a VHR Advisory Board whose function shall be to hear enforcement appeals filed by VHR owners, applications for VHR special use permits for Tier 3 VHR rentals, and to render advice to the Board of County Commissioners on proposed changes to this chapter when necessary.

b. The VHR Advisory Board shall consist of five (5) members comprised of the following:

1. Two residents that are current VHR permit holders; and

2. Three residents that are not VHR permit holders.

3. If there are insufficient applications to the VHR Advisory Board to fill any class of members, then the Board of County Commissioners may appoint any registered voter in Douglas County to fill any vacant positions.

4. For the purpose of defining "resident," the member's principal residence must be within a residential community where VHR permits are allowed, and the member must physically reside at the residence for at least six months during a calendar year.

c. The Board of County Commissioners shall appoint members to the VHR Advisory Board.

No member may be appointed who has expressed opposition to the VHR program or otherwise appears to have a bias that may improperly influence their impartiality as a member of the VHR Advisory Board.

d. VHR Advisory Board members shall serve four (4) year staggered terms.

e. Initial terms may be two (2) years to account for mid-year appointments and staggered terms. Initially, three members shall be chosen to serve four (4) year terms and two members shall be chosen to serve for two (2) year terms.

f. At the first meeting of the VHR Advisory Board, the members shall choose a Chair and Vice-Chair who shall serve in this capacity for a one-year term. Chair and Vice-Chairs shall be selected thereafter at the first meeting held after the beginning of the calendar year and shall only serve for a one (1) year term.

g. Members shall be paid sixty dollars ($60) per meeting.

h. Staff to the VHR Advisory Board shall be assigned by the Douglas County Manager.

i. No meeting shall be held without a quorum and all meetings shall be subject to NRS Chapter 241 (Nevada's Open Meeting Law).

j. The VHR Advisory Board may adopt bylaws governing their meetings. In the absence of such bylaws, the meetings shall be governed by Roberts Rules of Order.

k. There shall be three (3) ex officio members of the VHR Advisory Board when the Board is not adjudicating appeals or hearing VHR special use permits. The members shall consist of:

1. A representative from public safety;

2. The Director; and

3. A Community Development staff member, preferably from planning and having knowledge of TRPA matters.

2. Appeals:

a. Any VHR owner issued a notice of violation or otherwise issued an adverse decision with respect to the owner's VHR permit or permit application pursuant to this chapter shall have the right to file an appeal with the VHR Advisory Board.

b. The filing of a notice of appeal shall stay all proceedings regarding the notice of violation or adverse decision, including efforts to correct the violation or abate a nuisance, the imposition of any fine, or the suspension of revocation of any permit until the final disposition of the appeal. This stay provision does not apply to any possible new violations.

c. A written notice of appeal must be filed with the Community Development Department within ten (10) working days of the date the first notice of violation was mailed via certified mail to the address on the VHR permit application or on the Douglas County Assessor's website and/or served on the property owner or other responsible party and/or posted at the VHR property. Every appeal must:

1. Be submitted in writing;

2. Include a copy of the notice of violation or adverse decision and any subsequent notice or communication sent to them;

3. Contain the person's full name, mailing address, email, and phone number, legibly printed or typed;

4. Contain a statement setting forth in detail the reasons the person contests the notice of violation or adverse decision; and

5. State the basis for appeal, as described in 5.05 (E.2.e) below.

d. The party requesting a hearing shall be required to deposit the full amount of the fine and hearing fee at the time of filing the Request for Hearing.

e. The VHR Advisory Board shall hold a public hearing on the appeal within 120 days of the filing of the notice of appeal with the Community Development Department. The scope of such hearing shall be limited to any or all of the following bases for appeal, as stated by the person requesting review in the notice of appeal:

1. There has been a failure of the County to follow the procedures prescribed in this title and/or chapter, and that such failure has prejudiced the person in respect of some substantial right;

2. No violation and/or nuisance exists on the premises that is subject of the notice of violation;

3. The time for or method of compliance required in the notice is impossible to comply with or, because of circumstances peculiar to the person or property, would work an unreasonable hardship; and/or

4. The imposition of civil penalties is inappropriate under the circumstances.

f. The appellant shall be accorded the opportunity to provide evidence or a statement in opposition to the notice of violation; and shall be accorded the opportunity to cross-examine any witness presenting testimony.

g. The County shall be accorded the opportunity to present any evidence, argument or statement in support of the notice of violation; and shall be accorded the opportunity to cross-examine any witness presenting such testimony.

h. The VHR Advisory Board shall have the authority to modify, amend or reduce any fine or required abatement action based on the evidence presented and the facts and circumstances unique to each appeal.

i. Upon a final disposition ordering correction of the violation and/or abatement of a nuisance, and unless another period for compliance is provided in the decision, the person responsible for correction and/or abatement shall have a period equal to that specified in the original notice, commencing from the date of the final disposition, in which to correct the violation and/or abate the nuisance prior to further action by the County.

j. The department shall provide a written final disposition of the appeal to the owner within ten (10) working days of the appeal hearing by the Advisory Board.

k. The advisory board shall adopt factual findings and conclusions supporting a decision which either:

1. Affirms the notice of violation as issued;

2. Modifies the notice of violation, including any fines or penalties; or

3. Rescinds the notice of violation, including any fines or penalties.

l. If the appellant believes the VHR Advisory Board was biased or abused its discretion related to the consideration of an application for a special use permit, the appellant may submit an appeal of the Advisory Board's decision to the Board of County Commissioners pursuant to 9.18 (B). If the appellant wants to challenge the decision of the Board of County Commissioners, then they may file a petition for judicial review pursuant to NRS 278.310

LAND USE

(P) Permitted*	( ) Blank Space Prohibited
(D) Design Review*	(TRS) TRPA Special Use Permit***
(S) Special Use**	(TR) TRPA Review
(T) Temporary	(RM) Residential Managed Resource

D/P — Split Cells (Diagonal): A diagonal split cell indicates that the use may be subject to more than one review procedure. Consult the corresponding use-specific standard and/or table footnote to determine which review type applies to your proposal.

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	Resource Management		Residential		Commercial		Recreation		Tourist Accommodation		Public Service	
	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2
I. RESIDENTIAL												
Domestic Animal Raising												
Employee Housing			D/TRS	D/TRS								
Mobile Home Dwelling												
Multiple Family Dwelling			D/TRS	D/TRS								
Multi-Person Dwelling				D/TRS								
Nursing & Person Care			D/TRS	D/TRS								
Residential Care			D/TRS	D/TRS								
Single Family Dwelling				P/TR								
Summer Home												
II. TOURIST ACCOMODATION												
Bed & Breakfast Facilities									D/TR	D/TR		
Hotel, Motel, & Other Transient Dwelling Units									D/TRS	D/TRS		
Time Sharing (Hotel or Motel Design)									D/TRS	D/TRS		
Time Sharing (Residential Design)									D/TRS	D/TRS		
III. COMMERCIAL												
A. Retail												
Auto, Mobile Home & Vehicle Dealers												
Building Materials & Hardware					D/TRS	D/TRS						
Eating & Drinking Places					D/TR	D/TR						
Food and Beverage Retail Sales					D/TR	D/TR						

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	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2
Furniture, Home Furnishings					D/TR	D/TR						
General Merchandise Stores					D/TR	D/TR						
Mail Order and Vending					D/TR	D/TR						
Nursery					D/TRS	D/TRS						
Outdoor Retail Sales					D/TRS							
Service Stations (A. Retail)					D/TR							
B. Entertainment												
Amusements and Recreation					D/TR	D/TRS						
Gaming - Nonrestricted												
Community Plan					RM	RM						
Privately Owned Assembly & Entertainment					D/TRS	D/TRS						
Outdoor Amusements					D/TRS							
C. Services												
Animal Husbandry Services					D/TRS	D/TRS						
Auto Repair & Service					D/TRS	-						
Broadcasting Studios					D/TR	D/TR						
Business Support Services					D/TRS	D/TR						
Contract Construction Services												
Financial Services					D/TR	D/TR						
Health Care Services					D/TR	D/TR						
Laundries and Dry Cleaning Plant												
Personal Services					D/TR	D/TR						
Professional Offices					D/TR	D/TR						

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	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2	C-071 SA1	C-071 SA2
Repair Services					D/TRS	D/TRS						
Sales Lots												
Schools - Business & Vocational					D/TR	D/TR						
Secondary Storage					D/TRS	D/TR						
D. Light Industrial												
Batch Plants												
Food and Kindred Products												
Fuel & Ice Dealers												
Industrial Services												
Printing & Publishing												
Recycling & Scrap												
Small Scale Manufacturing					D/TRS	D/TRS						
E. Wholesale; Storage												
Storage Yards												
Vehicle & Freight Terminals												
Vehicle Storage & Parking					D/TRS	D/TRS						
Warehousing					D/TRS	D/TRS						
Wholesale & Distribution					D/TRS							
IV. PUBLIC SERVICES												
A. General												
Airfields, Landing Strips & Heliports (New non-emergency sites prohibited)												
Cemeteries												
Churches											D/TR	D/TR

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Collection Stations											D/TRS	D/TRS
Cultural Facilities											D/TR	D/TR
Day Care Centers or Pre-schools											D/TR	D/TR
Government Offices											D/TR	D/TR
Hospitals												
Local Assembly & Entertainment											D/TRS	D/TRS
Local Post Office											D/TR	D/TR
Local Public Health & Safety Facilities											D/TR	D/TRS
Membership Organizations											D/TR	D/TR
Power Generating												
Publicly Owned Assembly & Entertainment											D/TRS	
Public Utility Centers												
Regional Public Health & Safety Facilities											D/TRS	D/TRS
Schools - Colleges											D/TRS	
Schools - Kindergarten through Secondary											D/TRS	D/TRS
Social Service Organizations											D/TR	D/TR
B. Linear Public Facilities												
Pipelines & Power Transmission											D/TRS	D/TRS
Transit Stations & Terminals											D/TR	D/TR
Transmission & Receiving Facilities											D/TRS	D/TRS
Transportation Routes											D/TRS	D/TRS
V. RECREATION												
Beach Recreation												
Boat Launching Facilities												

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Cross Country Ski Courses							D/TRS	D/TRS				
Day Use Areas							D/TR	D/TR				
Developed Campgrounds												
Downhill Ski Facilities												
Golf Courses												
Group Facilities												
Marinas												
Off-road Vehicle Courses												
Outdoor Recreation Concessions							D/TRS	D/TRS				
Participant Sports Facilities							D/TRS	D/TRS				
Recreation Centers							D/TRS	D/TRS				
Recreational Vehicle Parks								D/TRS				
Riding and Hiking Trails							P/TR	P/TR				
Rural Sports								D/TRS				
Snowmobile Courses												
Sport Assembly												
Undeveloped Campgrounds												
Visitor Information Centers							D/TR	D/TR				
VI. MANAGED RESOURCE												
A. Timber Management												
Reforestation	P/TR	P/TR										
Regeneration Harvest												
Sanitation Salvage Cut	P/TR	P/TR										
Selection Cut												

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Special Cut												
Thinning	P / TR	P / TR										
Timber Stand Improvement	P / TR	P / TR										
Tree Farms												
B. Wildfire & Fishes												
Early Successional Vegetation Management (B. Wildfire & Fishes)	P / TR	P / TR										
Nonstructural Fish Habitat Management (B. Wildlife & Fishes)	P / TR	P / TR										
Nonstructural Wildlife Habitat Management (B. Wildlife & Fishes)	P / TR	P / TR										
Structural Fish Habitat Management (B. Wildlife & Fishes)	P / TR	P / TR										
Structural Wildlife Habitat Management (B. Wildlife & Fishes)	P / TR	P / TR										
C. Range												
Farm or Ranch Structures (C. Range)	-	-										
Grazing (C. Range)	-	-										
Range Pasture Management (C. Range)	-	-										
Range Improvement (C. Range)	-	-										
D. Open Space												
All	P / TR	P / TR										
E. Vegetation Protection	-	-										
Fire Detection & Suppression	P / TR	P / TR										
Fuels Treatment or Management	P / TR	P / TR										
Insect & Disease Suppression	P / TR	P / TR										
Prescribed Fire or Burning Management	-	-										
Sensitive Plant Management	P / TR	P / TR										
Uncommon Plant Community Management	P / TR	P / TR										

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F. Watershed Improvements												
Erosion Control	P / TR	P / TR										
Runoff Control	P / TR	P / TR										
Stream Environment Zone Restoration	P / TR	P / TR										

5.05 Plan Area Statement Consolidated Land Use Table

(P) Permitted* (TRPA Review Required)	( ) Blank Space Prohibited
(D) Co.Design Review (TRPA Review)	(T) TRPA Special Use Permit (Co. Design Required)
(S) Co. Special Use Permit & Co. Design Review	

Definitions of the uses are contained in chapter 21 in the TRPA Code of Ordinances.

This table does not include the uses allowed or subject to special use provisions for shorezone tolerance district (zoning districts with a TD suffix). The uses in these areas shall be determined by referring to the applicable Plan Area Statement.

M Managed Resource
T Tourist Accomodation
R Residential
S Sports Oriented or Recreation
C Commercial
P Public Service

LAND USE	Spooner Lake S - 057	Glenbrook R - 058	Shakespear Point R - 059	Genoa Lake M - 060	Genoa Lake R - 060 SA1	Logan Creek R - 061	Logan Creek R - 061 SA1	Cave Rock R - 62	Lincoln R - 063	Lincoln C - 063 SA1	Lakeridge R - 064	Skyland R - 065	Zephyr Cove C - 066	Marla Bay-Zephyr-Heights R -067	Marla Bay-Zephyr-Heights C - 067 SA1	Marla Bay-Zephyr-Heights T - 067 SA2	Round Mound S - 068	Elk Point R - 069	Edgewood R - 070A	RABE S - 070B	Round Hill-Tahoe Dempsey P - 072	Lake Village R - 073	Lake Village P - 073 SA1	Round Hill Residential R - 074	Douglas Co. Sewer Imp. Dist. P - 075	Oliver Park R - 077	Middle Kingsbury R - 078	Chimney Rock M - 079	Kingsbury Drainage R - 080	Kingsbury Drainage R - 080 SA1	Kingsbury Village R - 081	Upper Kingsbury R - 082	Kingsbury Heights C - 083	Palisades R - 084	Palisades R - 084 SA1	Heavenly Valley Nevada C - 086	Tahoe Village R - 088
I. RESIDENTIAL																																					
Domestic Animal Raising				T	T								T				T												T	T							
Employee Housing	T	T											T				T				T					T											
Mobile Home Dwelling									T	T																T	T						T				
Multiple Family Dwelling		T*																			T	S	D	T		D											T
Multi-Person Dwelling																										T											
Nursing & Person Care																																					
Residential Care																																					
Single Family Dwelling		P	P	T	P	P	P	P	P	P	P	P	T	P	P	P	T	P	T	T	P	P	P	P		P	P	P	T	T	P	P	P	P	P		P
Summer Home				T													T													T	T						
II. TOURIST ACCOMODATION																																					
Bed & Breakfast Facilities																																		T	T		
Hotel, Motel, & Transient Dwelling Units													T			T	T	T																			
Time Sharing (Hotel or Motel Design)																																					
Time Sharing (Residential Design)																					T																D

(*Only on lots designated as elegible for multi-density on the approved subdivision map.)

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	S - 057	R - 058	R - 059	M - 060	R - 060 SA1	R - 061	R - 061 SA1	R - 62	R - 063	C - 063 SA1	R - 064	R - 065	C - 066	R -067	C - 067 SA1	T - 067 SA2	S - 068	R - 069	R - 070A	S - 070B	P - 072	R - 073	P - 073 SA1	R - 074	P - 075	R - 077	R - 078	M - 079	R - 080	R - 080 SA1	R - 081	R - 082	C - 083	R - 084	R - 084 SA1	C - 086	R - 088
III. COMMERCIAL																																					
A. Retail																																					
Auto, Mobile Home & Vehicle Dealers																																					
Building Materials & Hardware																																					
Eating & Drinking Places		T					T			D			T			D				T															T		
Food and Beverage Retail Sales										D			T			D																			T		
Furniture, Home Furnishings																																					
General Merchandise Stores										T			T			T																			T		
Mail Order and Vending																																					
Nursery																																					
Outdoor Retail Sales													T																								
Service Stations										D			T																								
B. Entertainment																																					
Amusements and Recreation													T																								
Gaming - Nonrestricted																																					
Privately Owned Assembly & Entertainment																	T																				
Outdoor Amusements																																					
C. Services																																					
Animal Husbandry Services																																					
Auto Repair & Service																																					
Broadcasting Studios																																					
Business Support Services																																					
Contract Construction Services																																					
Financial Services																																					

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Health Care Services																						T															
Laundries and Dry Cleaning Plant																																					
Personal Services																T																			T		
Professional Offices		T									T					D								D								T			T		
Repair Services																																					
Sales Lots																																					
Schools - Business & Vocational																																					
Secondary Storage													T																								
D. Light Industrial																																					
Batch Plants																																					
Food and Kindred Products																																					
Fuel & Ice Dealers																																					
Industrial Services																																					
Printing & Publishing																																					
Recycling & Scrap																																					
Small Scale Manufacturing																																					
E. Wholesale Storage																																					
Storage Yards																														T							
Vehicle & Freight Terminals																																					
Vehicle Storage & Parking																										T											
Warehousing																																					
Wholesale & Distribution																																					
IV. PUBLIC SERVICES																																					
A. General																																					
Airfields, Landing Strips & Heliports **																																					

**New non-emergency sites prohibited)

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Cemeteries		S											T																T								
Churches											T		T				T				T			T			T										
Collection Stations																									T												
Cultural Facilities	T												T							T					T												
Day Care Centers or Pre-schools												T		T	T	T								T													
Government Offices													T			T									D												
Hospitals																																					
Local Assembly & Entertainment																									T												
Local Post Office	T	T	D																		T						T	T			T	T	T	T	T		
Local Public Health & Safety Facilities	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T
Membership Organizations													T							T																	
Power Generating																																				T	
Publicly Owned Assembly & Entertainment													T																								
Public Utility Centers		T	T			T	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T		T	D	T	T	T		T	T	T	T	T	T	T	T
Regional Public Health & Safety Facilities																									D					T							
Schools - Colleges													T																								
Schools - Kindergarten thru Secondary													T						T						D												
Social Service Organizations																																					
B. Linear Public Facilities																																					
Pipelines & Power Transmission	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	P	T	T	T	T		T	T	T	T	T	T	T
Transit Stations & Terminals	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	P	T	T	T			T	T	T	T	T	T	T
Transmission & Receiving Facilities	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T		T	T		T	T	T	T	P	T	T	T	T		T	T	T	T	T	T	T
Transportation Routes	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	P	T	T	T	T		T	T	T	T	T	T	T
V. RECREATION																																					
Beach Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																	
Boat Launching Facilities	T			T	T				P	P																											
Cross Country Ski Courses																	T		T	T	T				T				T	T						T	

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Day Use Areas	D	D	D	D	D		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	T	T	D	D	D	D	D	D	D
Developed Campgrounds	D												D				D			D									T	T							
Downhill Ski Facilities																																				D	
Golf Courses		D																	D																		
Group Facilities	T												T			T	T		T	T									T	T							
Marinas							T						T				T		T	T																	
Off-road Vehicle Courses	T			T	T																								T	T							
Outdoor Recreation Concessions	D	T							T	T			D			T	P		D	D					T												
Participant Sports Facilities			T	T		T	T	T	T	T	T	T	T	T	T	T		T	T	T	T	T		T	T	T	T	T			T	T	T	T	T	T	T
Recreation Centers													D																								
Recreational Vehicle Parks													T																T	T							
Riding and Hiking Trails	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Rural Sports	T					T	T						T				T			T									T	T						
Snowmobile Courses	T			T	T								T						T	T									T	T						T	
Sport Assembly																									T												
Undeveloped Campgrounds	D			D	D								D				P			P									T	T							
Visitor Information Centers	T																			T																	
VI. MANAGED RESOURCE																																					
A. Timber Management																																					
Reforestation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Regeneration Harvest																																				P	
Sanitation Salvage Cut	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Selection Cut	T			P	P								P						T	P																P	
Special Cut	P	P	P	T		P	P	P	P	P	P	P	P	P	P	P	P	P	T	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P
Thinning	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P

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Timber Stand Improvement				P	P																								P				P	P		P	
Tree Farms				T	T												P												P				P	P		T	
B. Wildfire & Fishes																																					
Early Successional Vegetation Mgmt.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nonstructural Fish Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nonstructural Wildlife Habitat Mgmt.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Structural Fish Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	T	P	T	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Structural Wildlife Habitat Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	T	P	T	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
C. Range																																					
Farm or Ranch Structures		P		T	T								T				T												P	P						T	
Grazing		P		T	T												T												P	P						P	
Range Pasture Management				T	T								T				T												P	P						T	
Range Improvement				T	T								T				T												P	P						T	
D. Open Space																																					
All	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
E. Vegetation Protection																																					
Fire Detection & Suppression	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fuels Treatment or Management	P	P	P	P	P	P	P	P	P	P	P	P	T	P	P	P	P	P	T	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Insect & Disease Suppression	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P		P	P	P
Prescribed Fire or Burning Management			P	P									P				P		P	P									P	P						P	
Sensitive Plant Management	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Uncommon Plant Community Mgmt.														P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
F. Watershed Improvements																																					
Erosion Control	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Runoff Control	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Stream Environment Zone Restoration	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Article 6 Floodplain Management 211

6.01 Floodplain Management Definitions 211

6.02 Administration 221

Article 6 Floodplain Management

6.01 Floodplain Management Definitions

Adverse impact - A cumulative effect from new construction, substantial improvements, or other development, including fill, that results in an increase in the water surface elevation of the Base Flood (100-year flood) of more than 1.00 feet at any point within the community. Adverse impact does not include a reduction in the base flood elevation or the floodplain on property not owned by the applicant.

Alluvial fan - A fluvial geomorphologic feature characterized by a cone or fan-shaped deposit of clay, silt, sand, gravel, boulders and woody debris that have been eroded from mountain slopes, transported by flood flows, and deposited on the valley floor. And which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment and bedload movement and deposition, and channel migration.

Apex - The highest point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

Area of shallow flooding - Designated zones AO and AH on a community's Flood Insurance Rate Map (FIRM) with a one-percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Backwater effect - The rise in water surface elevation upstream caused by some obstruction such as a narrow bridge opening, buildings or fill material that limits the area through which the water must flow.

Basement -

A. A story partly or completely underground. A basement shall be counted as a story for purposes of height measurement where any portion of a basement has more than ½ of its height above grade.

B. For the purposes of flood management, a basement shall be considered any area of the building having in its floor subgrade (below ground level) on all sides.

C. A sub grade crawlspace is considered a basement unless it meets the minimum technical requirements defined in FEMA Technical Bulletin 11-01 (Crawlspace Construction for Buildings Located in Special Flood Hazard Areas, 2001).

Base flood - A flood which has a one-percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) - The elevation (in relation to mean sea level) shown on the Flood Insurance Rate Map for Zone AE and AH that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

Base floodplain - The floodplain that would be inundated by a one-percent chance flood.

Breakaway walls - A wall that is not part of the structural support of the building and is intended through design and construction to collapse under specific hydrodynamic lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Carson River Regional Hydraulic Model (Model) - A single unified HEC-RAS model encompassing portions of the Carson River within Alpine County, California, Carson City, Nevada, Douglas County, Nevada, and Lyon County, Nevada. The Model has its downstream terminus at Lahontan Reservoir, its upstream extent for the West Fork of the Carson River at approximately the USGS stream gage (10310000), West Fork Carson River At Woodfords, California, and its upstream extent for the East Fork of the Carson River at approximately the USGS stream gage (10309000), East Fork Carson River Near Gardnerville, Nevada.

Carson River Regional Hydraulic Model : Model Management, Distribution, And Update Guide (Guide) - The document that provides guidance and procedures regarding the use, management, distribution, modification, submission and review of the Model.

Channel - A natural or artificial watercourse with definite bed and banks to confine and conduct flowing water.

Channel capacity - The maximum flow that can pass through a channel without overflowing the banks.

Conditional Letter of Map Amendment (CLOMA) - A letter from FEMA stating that a proposed structure that is not to be elevated by fill would not be inundated by the base flood if built as proposed.

Conditional Letter of Map Revision (CLOMR) - Procedures by which contractors, developers and communities can request review and determination by the Federal Insurance Administrator or scientific and technical data for a proposed project, when complete and functioning effectively, would modify the elevation of individual structures and parcels of land, stream channels, and floodplains on the FIRM.

Conditional Letter of Map Revision (Based on Fill CLOMR-F) - A letter from FEMA stating that a parcel of land or proposed structure that is to be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

Conveyance Shadow - An area upstream or downstream of an existing obstruction to flood flows.

Critical structures - Any structure for which even a slight chance of flooding would reduce or eliminate its designed function of supporting a community in an emergency. Such structures included but are not limited to fire stations, hospitals, municipal airports, police stations, communication antennas or towers, elderly care facilities, fuel storage facilities, schools designated as emergency shelters, fresh waster and sewage treatment facilities.

Cross lot drainage - A drainage system that conveys site run-off towards the lower lot line which it is captured in a drainage channel, pipe, or similar structure and directed across lot lines to an approval point of discharge, or detention or retention structure.

Cumulative Substantial Damage - The total cost of all repairs to a repetitive loss structure shall not cumulatively increase the market value of the structure more than 49 percent of the market value during the life of the structure. When the improvements, modifications, additions, reconstruction or repairs

equals or exceeds the 49 percent substantial damage threshold, the entire structure must be brought up to current floodplain standards. This term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

B. Any repair of flood damage to a "historic structure," provided the repair will not preclude the structure's continued designation as a "historic structure."

For the purposes of determining substantial damage, market value pertains only to the structure in question. It does not include the land, landscaping, or detached accessory structures on the property.

Cumulative Substantial Improvement - Improvements, modifications, or additions to existing building are counted cumulatively for at least ten years, and reconstruction and repairs to damaged buildings are counted cumulatively for a least ten years. When the improvements, modifications, additions, reconstruction or repairs equals or exceeds the 49 percent substantial improvement threshold, the entire structure must be brought up to current floodplain standards. For the purposes of determining substantial improvements, market value pertains only to the structure in question. It does not include the land, landscaping or detached accessory structures on the property.

Date of construction - For flood management purposes, the date that the building permit was issued provided the actual start of construction, repair, reconstruction, or improvement was within one hundred eighty (180) days of the permit date.

Design Flood Elevation (DFE) - The elevation to which development in the regulatory floodplain is built. The minimum requirement for this elevation in NFIP communities is the base flood elevation (BFE). In areas where a higher degree of protection is promoted or required, a freeboard is added; in this case, the DFE is some height (1, 2, or more feet) above the BFE.

Designated Floodway - The channel (including the thalweg) of a stream and the portion of the adjoining floodplain designated by a regulatory agency to be kept free of further development to provide for unobstructed passage of flood flows.

Development - The placement or erection of any solid material or structure; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste, grading, removing, dredging, or mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to any other division of land, change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure including any facility of any private, public or municipal utility; for the purposes of hillside management, any alteration to vegetation. As used in this development code, structure includes but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Digital Flood Insurance Rate Map (DFIRM) - The official map, in digital format, on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community. The DFIRM is the legal equivalent of the FIRM in communities where a DFIRM is available (See Flood Insurance Rate Map).

Elevation Certificate - The elevation certificate is required in order to properly rate post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), for flood Zones A1—A30, AE, AH, A (with BFE), VE, V1—V30, V (with BFE), AR, AR/A, AR/AE, AR/A1—A30, AR/AH, and AR/AO. A community's permit file must have an official record that shows new buildings and substantial improvements in all identified Special Flood Hazard Areas (SFHAs) are properly elevated. This elevation information is needed to show compliance with the floodplain management ordinance. FEMA encourages communities to use the Elevation Certificate developed by FEMA to fulfill this requirement since it also can be used by the property owner to obtain flood insurance. Communities participating in the Community Rating System (CRS) are required to use the FEMA Online Elevation Certificate. The elevation certificate is not required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM Flood insurance rules.

Enclosure - That portion of an elevated building below the lowest elevated floor that is either partially or fully shut-in by rigid walls (including breakaway walls). Enclosures below the Base Flood Elevation can only be used for parking, building access, and storage and must meet other construction requirements.

Encroachment - For the purposes of flood management only, an encroachment is any physical object placed in the floodplain that hinders the passage of water or otherwise affects flood flows, such as fill, excavation, equipment, materials or buildings.

Erosion - The process of the gradual wearing away of any landmass.

Federal Emergency Management Agency (FEMA) - The federal agency under which the National Flood Insurance Program (NFIP) is administered.

Federal Insurance Administration (FIA) - The government unit, a part of Federal Emergency Management Agency (FEMA), that administers the National Flood Insurance Program (NFIP).

Five-hundred-year Flood - A flood with a 0.2% (or 1 in 500) annual chance of occurrence. The area of flooding caused by this flood is used to designate base floodplains of lesser hazards, such as areas protected by levees from the 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than one square mile.

Flash Flood - A flood that crests in a short length of time and is often characterized by high velocity flows. It is often the result of heavy rainfall in a localized area.

Flood or Flood Waters - A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters; the unusual and rapid accumulation or runoff of surface waters from any source and mudslides.

Flood Boundary and Floodway Map (FBFM) - An official map of a community where the boundaries of the flood, mudslide and related erosion areas having special hazards have been designated zones A, M, or E.

Flood Control - Keeping flood waters away from specific developments or populated areas by the construction of flood storage reservoirs, channel alterations, dikes and levees, bypass channels, or other engineering works.

Flood Depth - The difference in height between the water surface elevation at the time of flooding and the normal grade elevation of the flooded area.

Flood Frequency - A statistical expression of the average time period between floods equaling or exceeding a given magnitude.

Flood Impact Analysis (FIA) – An analysis indicating the BFE data that must be prepared by a professional engineer licensed in the State of Nevada for all proposed developments, subdivisions, and structures.

Flood Insurance Rate Map (FIRM) - An official map on which the Federal Emergency management Agency (FEMA) has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) - The official report provided by the Federal Insurance Administration that includes flood profiles and the water surface elevation of the base flood.

Flood Proofing - Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved property, water and sanitary facilities, structures and the content. Refer to FEMA Technical Bulletins TB-1 (Openings in Foundation Walls and Walls of Enclosures, 2008), TB-3 (Non-residential Floodproofing – Requirements and Certification, 1993), and TB-7 (west Floodproofing Requirements, 1993) , and all subsequent amendments and revisions, for guidelines on dry and wet floodproofing. (Ord. 1514, 2018; Ord. 763, 1996; Ord. 472, 1987)

Flood Resistant - Building materials capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. The term prolonged contact means at least 72 hours, and the term significant damage means any damage requiring more than low-cost cosmetic repair (such as painting).

Flood Venting - See applicable Standards for Construction, Section V.

1. **Flood zone A** - Special flood hazard areas inundated by the 100-year flood; base flood elevations are not determined.
2. **Flood zones AE** - Special flood hazard areas inundated by the 100-year flood; base flood elevations are determined.
3. **Flood zone AH** - Special flood hazard areas inundated by the 100-year flood; flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations are determined.
4. **Flood zone AO** - Special flood hazard areas inundated by the 100-year flood; with flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths are determined. For areas of alluvial fan flooding, velocities are also determined.
5. **Flood zone AR** - Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a 100-year or greater level of flood protection. After restoration is complete, these areas will still experience residual flooding from other flooding sources.
6. **Flood zone D** - Areas in which flood hazards are undetermined, but possible.
7. **X-shaded flood zone** - A moderate flood hazard area between the limits of the 100-year and 500-year flood zones with average depth of flood of less than 1 foot or with contributing drainage

area less than 1 square mile. Also known as Zone B and includes areas protected by levees from the base flood.

8. X-unshaded flood zone - Area of minimal flood hazard determined to be outside the 500-year floodplain. This area may have localized ponding or flooding.

Floodplain and flood-prone area - Means any land area susceptible to being inundated by water from any source – see Flood, or flood waters.

Floodplain administrator - The individual appointed to administer and enforce the floodplain management regulations.

Floodplain management - The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations and ordinances.

Floodplain management regulations - This chapter, and any federal, state or local regulations plus community zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a grading and erosion control) and other applications of police power which control development in flood-prone areas to prevent and reduce flood loss and damage.

Floodway - The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation.

Flood-related erosion - The collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force or nature, such as a flash flood or an abnormal wave action, or by some similarly unusual and unforeseeable event which results in flooding.

Flood-related erosion area management - The operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works, and floodplain management regulations.

Flood-related erosion prone area - A land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

Freeboard - A margin of safety usually expressed in feet above a flood level for purposes of flood plain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally dependent use - For flood management purposes, a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only marina facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and boat building and boat repair facilities, but does not include long-term storage or related manufacturing facilities.

Hardship - For flood management purposes as related to Variances, an exceptional hardship would result from a failure to grant the requested variance. The Board of Commissioners requires the variance to be exceptional, unusual, and pertain only to the property involved.

HEC-RAS - One of the family of water surface modeling tools publicly available through the US Army Corps of Engineers, Hydraulic Engineering Center.

Historic structure - For flood management purposes, any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
C. Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved State program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

Hydrology - The science of the behavior of water in the atmosphere, on the earth's surface, and underground.

Hydrostatic loads - Forces imposed on structures due to the weight of the water.

Letter of map amendment (LOMA) - The procedure by which any owner or lessee of property who believes his property has been inadvertently included in a special flood hazard may submit scientific and technical information to the Federal Insurance Administrator for review to remove the property from said area. The administrator will not consider a LOMA if the information submitted is based on alteration of topography or new hydrologic or hydraulic conditions since the effective date of the FIRM.

Letter of map revision (LOMR) - An official revision to a currently effective FIRM. A LOMR officially changes flood zone, floodplain and floodway designations, flood elevations and planimetric features.

Letters of map revision (Based on Fill) (LOMR-F) - A letter from FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.

Levee - A man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee system - A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

Lowest floor - In Special Flood Hazard Areas or X-shaded flood zones, the lowest floor is determined based on the following type of construction methods:

A. Below grade crawlspace construction - Subgrade enclosures are prohibited that are not constructed to meet the provisions of Section V (Standards for Construction). If constructed to meet Section V (Standards for Construction) the lowest floor is the top of the subfloor.
B. Crawlspace construction placed on fill - The lowest floor is the bottom of the crawlspace.
C. Manufactured homes - The lowest floor for manufactured homes is the base of the manufactured home including all duct work, and electrical wiring, etc., providing that the skirting or foundation is wet floor proofed (vented).
D. Slab on grade construction - the lowest floor is the top of the slab.
E. Structures with basements - The lowest floor is the top of the basement slab. An unfinished or flood resistant enclosure used solely for paring of vehicles, access, or storage in an area other than a basement areas, is not considered a building's lowest floor.

Market value - For flood management purposes and determining substantial improvement, market value pertains only to the structure in question. It does not pertain to the land, landscaping, or detached accessory structures on the property. For determining improvement, the value of the land must always be subtracted. Acceptable estimates of market value can be obtained from the following sources:

A. Independent appraisals by a professional appraiser; or
B. Detailed estimates of the structure's Actual Cash Value (used as a substitute for market value based on the preference of the community); or
C. Property appraisals used for tax assessment purposes (Adjusted Assessed Value: used as a screening tool); or
D. The value of buildings taken from NFIP claims data (used as a screening tool); or
E. "Qualified estimates" based on sound professional judgment made by staff of the local building department or local or State tax assessor's office.

As indicated above, some market value estimates should only be used as screening tools to identify those structures where the substantial improvement ratios are obviously less than or greater than fifty percent (50%) (e.g., less than forty percent (40%) or greater than sixty percent (60%)). For structures that fall between the forty percent (40%) and sixty percent (60%) range, more precise market value estimates should be used.

Mean sea level - For the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1928 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Mudslide - A condition where there is a river, flow or inundation of liquid mud down a hillside usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A mudslide may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Federal Insurance Administrator only if the mudflow, and not the landslide, is the proximate cause of damage that occurs.

National Flood Insurance Program (NFIP) - The NFIP is a program that makes federally-backed flood insurance available in those states and communities that agree to adopt and enforce flood-plain

management ordinances to reduce future flood damage. It is the program of flood insurance coverage and floodplain management administered under the Act and applicable federal regulations promulgated in Title 44 of the Code of Federal Regulations, Subchapter B.

National geodetic vertical datum (NGVD) - As corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the floodplain.

1. NAVD88 - North American Vertical Datum of 1988.
2. NGVD29 - National Geodetic Vertical Datum of 1929.

Natural drainage - Water which flows by gravity in channels by the surface topography of the earth prior to changes made by the efforts of man.

Net site area - The total area within the lot lines of a lot or parcel of land after public street easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

New construction - For floodplain management purposes, structures for which the start of construction commenced on or after the effective date of the floodplain management regulations adopted by the county, and includes any subsequent improvements so such structures, where the construction involves an increase in gross floor area of greater than 100 square feet.

No-Rise Certification - A certification, supported by technical data and signed by a professional engineer licensed in the State of Nevada, demonstrating that a proposed encroachment in the vicinity of a regulatory floodway will result in no increase in flood heights (zero net change in Base Flood Elevation, 0.00 feet of change) upstream, downstream, or adjacent to the parcel. The supporting technical data and floodplain impact analysis must be based on a FEMA-approved model used to develop the 100-year floodway.

Obstruction - Includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel refuse, fill, structure, vegetation or other material in, along, across or projecting into any watercourse which propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

Physical Map Revisions (PMR) - A reprinted NFIP map incorporating changes to floodplains, floodways, or flood elevations. Because of the time and cost involved to change, reprint, and redistribute an NFIP map, a PMR is usually processed when a revision reflects large scope changes.

Ponding hazard - A flood hazard that occurs in flat areas when there are depressions in the ground that collect "ponds" of water. The ponding hazard is represented by the zone designation AH on the FIRM.

Post-FIRM Construction - Construction or substantial improvement that started on or after the effective date of the initial Flood Insurance Rate Map (FIRM) of the community or after March 28, 1980, whichever is later.

Predeveloped adjacent grade - The natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Pre-FIRM Construction - Construction or substantial improvement which started on or before March 28, 1980 or before the effective date of the initial Flood Insurance Rate Map (FIRM) of the community, whichever is later.

Regulatory floodplain - The floodplain to which a community applies their floodplain development regulations. A community participating in the NFIP is required to adopt the floodplain on their FIRM or use a more restrictive (larger aerial extent or higher floodplain water surface elevations) floodplain.

Repetitive loss - Flood-related damages sustained by a structure on two separate occasions during a 10-year period that has had at least 2 paid flood losses of more than $1,000 for each claim.

Requirements for areas below the lowest floor - All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall follow the guidelines in FEMA Technical Bulletins TB-1 (Openings in Foundation Walls and Walls of Enclosures, 2008) and TB-7 (Wet Floodproofing Requirements, 1993) and must either be certified by a licensed professional engineer or architect to meet or exceed the following minimum criteria: (1) Must have a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding; and (2) The bottom of all such openings will be no higher than one (1) foot above the lowest adjacent finished grade.

Special flood hazard area (SFHA) - An area having special flood, mudslide, or flood-related erosion hazards, and shown on a FHBM or F IRM as zones A, AO, A1-A30, AE, A99, E or M.

Start of construction - For flood management purposes, start of construction includes substantial improvement and other proposed new development and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty (180) days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure - For the purposes of flood management, a structure shall be a walled and roofed building that is principally above ground and includes gas or liquid storage tank and manufactured homes.

Substantial Damage - Damage of any origin sustained by a structure whereby the cumulative cost of restoring the structure to its pre-damaged condition equals or exceeds 49 percent of the market value of the structure before the damage occurred. The cumulative period for repairs to a repetitive loss structure is the life of the structure.

Substantial Improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 49 percent of the market value of the structure before the start of construction of the improvement. The market value pertains only to the structure in question, excluding the land, landscaping, or detached accessory structures. The cumulative period for improvements is five years. Exceptions: Projects to correct existing health/safety code violations or repairs to historic structures that maintain their historic designation.

Violation - The failure of a structure or other development to be fully compliant with this chapter. A structure or other development in an SFHA without an elevation certificate or other required certifications or other evidence of compliance is presumed to be in violation until such documentation is provided.

Water surface elevation - The height, in relation to the national geodetic vertical datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified of floods of various magnitudes and frequencies in the floodplains of costal or riverine areas.

Watercourse - A lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. A watercourse includes specifically designated areas in which substantial flood damage may occur.

6.02 Administration

A. Statutory Authority: Pursuant to Nevada Revised Statutes Chapters 278, 244, and 543, including Sections 278.020, 244A.057, and 543.020 the county adopts the following floodplain management regulations.

B. Purpose, Intent, and Statement of Fact:

1. Purpose: The purpose of this chapter is to promote the public health, safety, and general welfare, and to minimize public and private losses in flood prone areas due to flooding by;

a. Protecting human life and health, and minimizing adverse impacts to the floodplain.

b. Minimizing public expenditures for flood control projects; and associated rescue/relief efforts.

c. Maintaining a stable tax base and providing for the sound use and development of special flood hazard areas (SFHAs) and X-shaded flood zones.

d. Ensuring property owners are notified when property is located in SFHAs and that those who occupy these areas assume responsibility for their actions.

e. Coordinating with local partners to implement the Carson River Regional Floodplain Management Plan.

f. Maintaining qualifying standards for participation in the National Flood Insurance Program (NFIP) and with applicable Code of Federal Regulations.

2. Statement of Fact: Portions of Douglas County are subject to periodic inundation by flood waters, from riverine and alluvial fan sources, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief. These losses are primarily caused by existing uses that are inadequately protected and by the cumulative effect of proposed obstructions which could increase flood depths and velocities.

3. Intent: The intent of this chapter is to incorporate development standards that:

a. Restrict or prohibit uses that are dangerous due to flooding, or that result in damaging increases in erosion or flood depths and / or velocities due to others modifying the

floodplain.

b. Require that uses vulnerable to floods, including facilities that serve such uses, are protected against flood damage at the time of initial construction.

c. Minimize and control the alteration of natural floodplains, alluvial fans, existing wet and dry stream channels.

d. Minimize and control filling, grading, dredging, and other development that may increase flood damage on others.

4. Conflict Resolution: this chapter is not intended to repeal, abrogate, or impair other ordinances, easements, covenants, or deed restrictions. However, where this chapter and other ordinances conflict or overlap, the more stringent restriction or higher standard shall prevail.

5. Severability: Should any section of this ordinance be declared unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole.

C. Applicability and Adoption of Maps: This chapter applies to all properties within the county located within a Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area (SFHA) and to all construction and development projects within the designated SFHA and X-shaded flood zone. The Douglas County, Nevada and Incorporated Areas Flood Insurance Study (FIS) dated June 18, 2025 and accompanying current effective Flood Insurance Rate Maps (FIRMs) dated January 20, 2010, June 15, 2016, or June 18, 2025 (and all subsequent amendments and revisions), are adopted by reference and declared to be a part of this chapter. The FIS and FIRMs represent the minimum area of applicability, along with other floodplain impact analysis as developed as projects are proposed. These documents are on file with the Community Development Department.

D. Warning and Disclaimer of Liability: The degree of flood protection required by this chapter is considered reasonable and is based on available engineering and scientific information. Larger floods can and will occur. This Chapter does not imply that land outside SFHAs or uses permitted within these areas will be free from flooding or flood damages. This Chapter does not create liability on the part of the county, any officer or employee, the state, the Federal Insurance Administration, or FEMA for any flood damages resulting from reliance on this ordinance or any lawful administrative decision.

E. Designation of Floodplain Administrator: The Director of the Community Development Department is appointed as the County Floodplain Administrator (referred to hereafter as "Administrator") and is responsible for the administration and implementation of this chapter.

F. Duties and Responsibilities of the Administrator: The duties and responsibilities of the Administrator or designee include, but are not limited to:

1. Permit Review: Reviewing permit applications to ensure completeness, consistency with this chapter, issuance of all required state and federal permits, and confirmation that the proposed development will result in no adverse impact.

2. Inspections and Stop Work Orders: Conducting periodic inspections to monitor compliance and issuing stop work orders for any development not in compliance with this chapter or proceeding without a valid permit.

3. Documentation: Obtaining, retaining, and making available for public inspection documentation, including permits, certificates of compliance, elevation certifications, flood-proofing certifications, no-rise certifications, variances, and CLOMR/LOMR documentation.

4. Map Determinations and Technical Data: Making map interpretations where needed and submitting new technical or scientific data to FEMA confirming physical changes that affect the Base Flood Elevation (BFE) as soon as practical. The data submitted to FEMA shall meet the

required notebook-style format.

5. Appeals: Processing appeals of the Administrator's decision in accordance with 9.18: Post Decision Proceedings of this code.

G. Floodplain Development Review Permit Required: A Floodplain Development Review must be conducted before any construction (residential or non-residential), land division, building permit, or site improvement permit, including substantial improvements, or other development, is undertaken on a parcel contained within, or that proposes construction within any portion of the Special Flood Hazard Area (SFHA), or flood prone area. Exception: A permit is not required for certain agricultural activities, including cleaning irrigation ditches, leveling fields, construction/maintenance of irrigation structures, or storage areas for agricultural products produced onsite by the property owner. De minimis structural improvements, projects such as signposts, telephone poles, and at-grade driveways/parking areas or other site grading alterations as approved by the Floodplain Administrator.

H. Floodplain Development Review Application and Procedures.

1. Application Submission: Application must be made on forms furnished by the Administrator and submitted by the property owner or their authorized representative to the Community Development Department. The application must contain:
   - **a.** Legal description, street address, APN or similar description definitively locating the proposed site.
   - **b.** Flood Impact Analysis
   - **c.** Identification of the SFHA, BFE (if known), floodway, elevation of the proposed site, and elevation/flood-proofing requirements of the proposed project.
   - **d.** For properties located adjacent to a regulatory flood plain, the county engineer can determine if the Floodplain Development Review permit is required.
2. Required Application: A Floodplain Development Review application is required for all:
   - **a.** CLOMRs, LOMRs, CLOMR-Fs, LOMR-Fs.
   - **b.** LOMAs (only when the property is located in the regulatory floodway (cross hatched AE SFHA on the FIRM).
   - **c.** Flood Impact Analyses (FIA) showing an increase in BFE greater than 0.49 feet in increased water surface elevation.
   - **d.** No-rise certification shall be supported by technical data and signed by a professional engineer licensed in the State of Nevada. The supporting technical data shall be based on a FEMA approved model used to develop the 100-year floodway shown on the FIRMs and the results tabulated in the study. In a special flood hazard area, a no-rise certification must be submitted for any construction or other development that is permitted to proceed without a CLOMR on a form approved by the administrator and prepared by a professional engineer licensed in the State of Nevada.
3. Zone A Requirements (No BFE Data): When no base flood elevation data is available for SFHA Zone A from any source, a Flood Impact Analysis (FIA) indicating the BFE data must be prepared by a professional engineer licensed in the State of Nevada for all proposed developments, subdivisions, and structures.

I. Map Revision and Technical Study Requirements: (CLOMR, CLOMR-F LOMR, LOMR-F, LOMA).

1. Flood Impact Analysis (FIA) or Hydrology and Hydraulic (H&H) Studies: All FIA referenced in this chapter must be prepared by a professional engineer licensed in the State of Nevada, meet FEMA standards, and utilize the current acceptable version of HEC-RAS 2D or prior written

authorization from the floodplain administrator allowing use of the alternative modeling method.

a. Exceptions: In cases where de minimis improvements are made to A-19, FR-19 or FR-40 zoned properties where the county engineer can determine the improvements will not affect the floodplain in a manner that will have an impact on the adjacent property, typically for smaller projects like raised mound septic systems that are located sufficient distance from the parcels property line to ensure no impact to the neighbor's property.

2. CLOMR/LOMR Requirement: A Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR) must be obtained from FEMA when an FIA demonstrates:

a. The proposed development will cause an increase of greater than 0.49 feet in the BFE owned by others.

b. The proposed development will expand the floodplain boundary of the effective FIRM (a LOMR is required in this case).

c. The property is located within or a portion of the project is within the regulatory floodway (SFHA zone AE with cross hatch boundary on FIRM).

3. CLOMR Procedure: A FEMA CLOMR application must be submitted to the County for initial review (within 60 days) and approval (within 30 days for resubmittals) prior to signature and transmittal to FEMA by the applicant. An Engineering or Building Permit, on the subject site, will not be issued until the CLOMR is approved by FEMA.

a. When a CLOMR is required, the applicant must provide written notice to any landowner whose property will have a BFE increase of 0.49 feet or more.

4. LOMR Procedure: When a CLOMR is required, a LOMR application must be submitted to the Community Development Department review and FEMA application signature, and submitted to FEMA for review prior to the issuance of the Notice of Completion or Certificate of Occupancy for the project. In the case there the final BFE is less than that shown on the current effective FIRM, the LOMR must be approved by FEMA prior to the issuance of a Notice of Completion or Certificate of Occupancy for the project.

5. CLOMR Exemptions: A FEMA-approved CLOMR is not required for minor projects or construction that a certified FIA shows a BFE impact of 0.49 ft or less. This includes, but is not limited to:

a. Fences that do not block flow (not allowed to cross the flow channel or drainage easement).

b. Accessory buildings/additions in a conveyance shadow that do not impact flood flows (demonstrated by prior FIA, or as determined by the administrator).

c. De minimis projects such as signposts, telephone poles, and at-grade driveways/parking areas.

d. Lawfully created Ranch Heritage or Agricultural 2-acre parcels provided no more than one foot of fill is used, and construction meets the standards of

e. 6.02 (O): Standards for Construction, Utilities, and Critical Structures:.

6. CLOMR-F and LOMR-F: Prior to filing a Conditional Letter of Map Revision based on Fill (CLOMR-F) or a Letter of Map Revision based on Fill (LOMR-F) to FEMA, the property owner must submit the application to Douglas County for review and signature for the FEMA application.

7. Letter of Map Amendment (LOMA): A LOMA may be submitted by the property owner to the

FEMA for review if the property is believed to have been inadvertently included in the SFHA and is not located within a floodway. This procedure does not apply in alluvial fan areas, or sites previously modified by fill to raise the elevation of the structure, or when the topography has been altered since the effective date of the FIRM.

J. Special Requirements for Land Division with Special Flood Hazard Areas.

1. Submission Requirements: For proposed land divisions (residential or commercial/industrial) in an SFHA, the applicant must submit:

a. A Floodplain Development Review/Permit application, including an FIA prepared by a licensed engineer, demonstrating that the developed project will minimize flood damage within the flood prone area.

1. If the FIA shows a BFE change greater than 0.49 feet (0.50 feet or more), injury to other property or alterations or expansion of the floodplain boundary of the effective FIRM utilizing the Corrected Effective Model or the Effective Model, as recognized by FEMA the applicant must comply with 6.02 (O.4) (CLOMR/LOMR).

i. The final map cannot be recorded, or work permitted, until a required CLOMR is approved by FEMA.

ii. Applicants must notify all impacted property owners and communities, and as applicable: Nevada's State Floodplain Manager, Nevada Division of Water Resources, FEMA, and other regulatory agencies of any proposed changes to the floodplain on a form provided by the County and provide proof of the notification.

iii. For site improvement permits, construction of improvements outside of the SFHA can commence prior to the issuance of the CLOMR.

b. Tentative subdivision or serial parcel maps and grading plans that clearly identify the SFHA, stormwater management routing, X-shaded areas, BFE, and the elevation of proposed structures/building pads are required on the proposed development plan.

2. Restrictions on Residential Division: Land may not be divided for residential purposes that results in a parcel less than 19 net acres unless the applicant demonstrates:

a. The parcels are lawfully created (e.g., Ranch Heritage or Agricultural 2-acre parcels).

b. The land within the SFHA is contained on a single parcel, retained in its natural state (no solid fencing), and held in common or single ownership with any overlying drainage easement, which must be a recorded document specifying maintenance responsibility.

c. A property owner's association or similar entity is legally responsible for maintenance of the land in the SFHA in its natural state.

K. Development Standards in Special Flood Hazard Areas: When construction, substantial improvements or other development is proposed within an SFHA, the applicant must comply with all provisions of this chapter and provide the following minimum information, unless inapplicable:

1. Boundary Delineation: A map produced by a professional engineer or surveyor licensed in the State of Nevada that clearly shows the location and limits of all regulatory floodways and SFHAs, site topography, BFE, and other best available information.

2. Site Plans: Plans drawn to scale in duplicate showing the location, dimension, and existing elevations of the area, existing or proposed structures, and location of utilities (water, sewer, etc.).

3. Grading and Drainage: Grading information showing existing and proposed contours, any proposed fill, and drainage facilities, extending 100 feet surrounding the parcel, downstream conveyance and capacities.
4. Elevation Details: Submitting the required lowest floor elevation details as specified in 6.02 (O.3).
5. Zone A BFE Data: When BFE data is not available from any source for a parcel located in Zone A, the BFE data must be determined by an FIA, prepared by a professional engineer licensed in the State of Nevada.

L. Development in and Around Watercourses.

1. Permit Requirements: The Administrator may not issue a floodplain development review/permit for altering or relocating a watercourse unless, in addition to all other requirements:
   - **a.** FEMA has approved a CLOMR.
   - **b.** The applicant has notified all affected property owners, communities, Nevada's State Floodplain Manager, Nevada Division of Water Resources, and FEMA.
   - **c.** The applicant provides a description of the extent to which the watercourse will be altered or relocated.
   - **d.** The applicant provides computations by a professional engineer licensed in the State of Nevada that demonstrate the altered or relocated segment will provide equal or greater capacity than the original watercourse.
   - **e.** The applicant provides a legally enforceable assurance that the conveyance capacity of the altered or relocated stream segment will be maintained.
   - **f.** For watercourses identified as blue line streams on the USGS topographic maps, a letter of determination for jurisdictional authority must be provided by the US Army Corps of Engineers.

M. Development in Floodways. The Administrator may not issue a floodplain development review/permit for any encroachment in the adopted regulatory floodway, including fill, new construction, substantial improvements, or storage of equipment/supplies, unless:

1. The applicant has demonstrated through a hydrology and hydraulics study (FIA) and a No-Rise Certification (see 6.02 (H.2.d)that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge, or
2. FEMA has approved a CLOMR.

N. Development in Alluvial Fan Areas (Zone AO).

1. Review: All permit applications will be reviewed to determine if the proposed development is located within an alluvial fan area (often designated as Zone AO) to determine if the site, improvements, and adjacent properties will be reasonably safe from erosion, sediment deposition, or flood hazards.
2. Minimum Requirements for Development in Zone AO:
   - **a.** A site investigation must be made by persons qualified in geology and soils engineering.
   - **b.** Proposed grading, excavations, new construction, and substantial improvements must be adequately designed and protected against erosion and flood damages both on-site and off-site.
   - **c.** Proposed development must not aggravate the existing hazard by creating either on-site or off-site disturbances; and drainage, planting, watering, and maintenance must not endanger ground or slope stability.

d. Elevation by Fill: Elevating a parcel of land or a structure by fill will not serve as a basis for removing areas subject to alluvial fan flooding from an area of special flood hazards, as a LOMR-F is not permitted in Zone AO.

O. Standards for Construction, Utilities, and Critical Structures:

In all special flood hazard areas, the following minimum standards apply:

1. Anchoring: All new construction, substantial improvements, manufactured homes, and portable storage containers, propane tanks, must be adequately anchored to prevent flotation, collapse, or lateral movement from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

2. Construction Materials and Methods: All new construction and substantial improvements, including manufactured homes, must be constructed to meet FEMA requirements:

a. With materials, mechanical equipment, and utility equipment that satisfy flood-proofing requirements, and minimize flood damage.

b. To ensure electrical, heating, ventilation, plumbing, air conditioning, and other service facilities are designed or located so as to prevent water from entering or accumulating within the components during flooding.

c. Within flood zones AH or AO, with adequate drainage conveyance structures to convey flood waters around and away from proposed structures.

3. Elevation Requirements for Lowest Floor: Residential construction with living areas, including manufactured homes, sunrooms, and new or substantial improvements, must have the lowest floor elevated as follows:

a. Zone AO: Elevated above the pre-developed highest adjacent grade to a height at least one foot above the depth number specified in feet on the FIRM, and shown on a submitted Elevation Certificate provided by a professional land surveyor or engineer licensed in the State of Nevada.

b. Zones A, AH, AE: Elevated at least one foot above the Base Flood Elevation (BFE) as specified on the FIRM as determined by a professional engineer licensed in the State of Nevada and shown on a submitted Elevation Certificate.

c. X-Shaded Flood Zones: One of the following minimum criteria must be met:

1. Slab on grade must be one foot minimum above the pre-developed highest adjacent grade, or;

2. Bottom of crawlspace must be one foot minimum above pre-developed highest adjacent grade, or;

3. Flood proofed materials must be one foot above pre-developed highest adjacent grade.

4. Substantial Improvement Flood-Proofing: For a residential structure that requires substantial improvement, the entire structure must be flood-proofed to one foot above the BFE or depth (if Zone AO), as determined by a professional engineer licensed in the State of Nevada.

5. Lowest Floor Certification: An elevation certificate certifying the lowest floor meets the requirements must be submitted for structures in an SFHA at the construction drawing phase of the proposed improvement, building under construction, to be certified prior to the stemwall or mono slab pour, and at finished construction when the heating and cooling equipment and ducting in place, finished grade of the construction is complete. The administrator may waive the elevation certificate requirement for the following:

a. Non-habitable agriculture structures (barn, garage or shed) in Zone A if the following requirements are met:

1. The proposed structure has a minimum 24-inch that meet specific stem-wall of flood-proof material (stone, brick, cement, etc.), is built with pier foundations, or the structure is entirely of metal or other flood-proofed material.

2. All, mechanical or electrical equipment is located 24 inches above the pre-developed highest adjacent grade or one foot above the base flood elevation whichever is greater.

3. The structure has flood vents installed to a minimum of 2 openings having a total net area of not less than 1 square inch of every square foot of enclosed area subject to flooding and the bottom of all such openings, is no higher than one foot above the lowest adjacent finished grade and installed below the base flood elevation.

b. Monument signs located within a special flood hazard area if the bottom of the monument sign is elevated one foot above the base flood elevation, is parallel to flow, does not block flow, and is constructed of flood proofed materials, and electrical is installed 12 above the BFE.

6. Enclosed Areas Below Lowest Living Floor: Fully enclosed areas below the lowest living floor (excluding basements) used solely for parking, access, or storage must be designed to automatically equalize hydrostatic and hydrodynamic flood forces by allowing for the entry and exit of flood waters.

a. Designs must be certified by a professional engineer or architect, OR meet the minimum criteria: A minimum of two openings on different sides having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.

b. The bottom of all such openings must be no higher than one foot above the exterior lowest adjacent finished grade and installed below the BFE.

7. Nonresidential Flood-Proofing: New nonresidential construction and substantial improvement to existing structures must either be elevated to conform with paragraph C, or be flood-proofed below the BFE so that the structure and attendant utility/mechanical and sanitary facilities are watertight and capable of resisting hydrostatic/hydrodynamic loads including the effects of buoyancy; and be certified by a professional engineer or architect licensed in the State of Nevada.

8. Standards for Utilities:

a. All public utilities and facilities must be located and constructed to minimize flood damage.

b. All new and replacement water supply and sanitary sewage systems must be designed to prevent infiltration and intermingling of flood waters.

c. On-site individual sewage disposal systems must be designed, constructed, and located to avoid impairment and reduce contamination during flood events.

d. All heating, venting, air conditioning (HVAC) systems and other above-ground mechanical and electrical equipment must be constructed to minimize damage by flooding and be located at least one foot above the BFE.

9. Standards for Critical Structures: Critical structures are not permitted within an SFHA unless all alternative locations in X-unshaded and X-shaded zones have been considered and rejected. If a critical structure must be located in a floodplain, it must be designed to higher protection

standards (e.g., elevated one foot above the 1000-year floodplain as determined by adopted reference ASCE 7 if that elevation is not available on the FIRM) and have flood evacuation plans.

10. Special Standards for Manufactured Homes:

a. All manufactured homes that are placed or substantially improved, within zones A, AH, AO and AE as shown on the FIRM must have the lowest floor (crawlspace area) elevated one foot above the base flood elevation, as determined by a professional engineer licensed in the state of Nevada on a permanent, full perimeter foundation and be securely anchored to a foundation system to resist flotation, collapse and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

b. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A, AH, AO and AE as shown on the community's FIRM are not subject to the provisions of subparagraph 1 above, provided that the following is met:

1. The lowest point of the floor framing of the manufactured home is at least one-foot (1-foot) above the base flood elevation; and

2. The manufactured home chassis is supported by reinforced flood-proofed piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and is securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

11. Recreational Vehicles: All recreational vehicles placed on sites within Zones A, AH, AO, and AE must:

a. Be on the site for fewer than 180 consecutive days, or

b. Be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devised and has not permanently attached additions, or

c. Meet the full anchoring and elevation requirements of 6.02 (O): Standards for Construction, Utilities, and Critical Structures:.

12. Below-Grade Crawlspace Construction: Requires:

a. Interior grade must not be more than two feet below the lowest adjacent exterior grade.

b. Height from interior grade to top of foundation wall must not exceed four feet at any point.

c. An adequate drainage system (verified by a professional engineer) that removes floodwaters from the interior.

d. Floodwater velocity at the site may not exceed five feet per second (5 fps), verified by a professional engineer.

13. Breakaway Walls: Breakaway walls must have a safe design loading resistance of not less than 10 and no more than 20 pounds per square foot. Use must be certified by a professional engineer or architect and ensure the elevated portion of the building will not incur structural damage due to combined wind and water loads during the base flood event.

14. Landscaping and Berms: Landscaping in an SFHA must consider the least resistance to stormwater flow. Landscaping berms must be designed to consider the direction of stormwater flow and will not be allowed to divert flow. Berms must be included in the Flood Impact Analysis (FIA) for the site and show no adverse impact to the floodplain.

15. Multiple Flood Zones: Proposed development on a parcel within multiple flood zones must be constructed to the standards of the most restrictive flood zone covering the proposed structure's footprint.

P. Variances.

1. Nature of Variances: A variance may be granted for a parcel with physical characteristics so unusual that complying with this chapter would create an exceptional hardship to the applicant or surrounding property owners. The characteristic must be unique to the land itself, not to the structure or the owner.

2. Standard of Review: The Planning Commission and Board of County Commissioners will strictly limit variances due to the serious implications of building below flood level. The Board of County Commissioners is the hearing board. In evaluating requests, the board must consider all technical evaluations and factors, including: the danger of materials being swept onto adjacent properties, increased threat to public safety, increased susceptibility of the facility to flood damage, and increased cost to the county for emergency services.

3. General Provisions:

a. Variances may be issued for new construction or substantial improvements on lots contiguous to or surrounded by lots with existing structures built below the base flood level, provided all procedures of this chapter are met.

b. Variances may be issued for the repair or rehabilitation of "historic structures" provided the designation is maintained and the variance is the minimum necessary to preserve the historic character.

c. No Variance in Floodway: Variances may not be issued within any mapped regulatory floodway if any increase in flood levels during the base flood discharge would result.

d. Minimum Necessary: Variances may only be approved upon a determination that the variance is the minimum necessary considering the flood hazard to afford relief.

4. Required Findings: In approving a variance, the board must make findings of fact demonstrating: good and sufficient cause; that failure to grant the variance would result in exceptional hardship; that the variance will not result in increased flood heights, public safety threats, or extraordinary public expense; and that the applicant has signed and recorded a disclosure statement acknowledging increased flood insurance rates and risks to life and property.

Q. Violations and Penalties.

1. Compliance: No structure may be constructed, located, extended, converted, or altered, and no land may be altered without full compliance with the terms of this chapter and other applicable regulations. A violation of this ordinance is a criminal misdemeanor.

2. Enforcement: All violations will be addressed pursuant to the provisions of this chapter, including stop work orders, 10.04 (I): Stop work orders., or other applicable law. If a violation is not remedied, the Administrator may request the Board of Commissioners to:

a. Take any necessary action to affect the abatement of the violation;

b. Issue a variance in accordance with the provisions of 6.02 (P): Variances.; or

c. Submit a declaration for denial of insurance to the Federal Insurance Administration, pursuant to section 1316 of the National Flood Insurance Act of 1968.

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Article 7 Land Use Regulations and Design Standards

7.01 A-D

A. Accessory Dwelling

1. General Standards (Applicable to All Zoning Districts): Accessory dwellings are permitted subject to the following standards:

a. One accessory dwelling is permitted per parcel or lot.

b. One off-street parking space shall be provided for the accessory dwelling, in addition to the parking required for the primary dwelling or primary use.

1. Parking shall not be located within the required front or side yard setbacks. Variances or minor exceptions to this requirement are not permitted.

c. If the parcel is served by an individual well, the applicant shall provide written approval from the State Engineer authorizing water service for the accessory dwelling.

d. The establishment of an accessory dwelling shall not be used to legalize or validate any existing unpermitted or illegal dwelling unit.

e. Accessory dwellings do not include dwellings which are designated as part of an allowed principal use and which are allowed by right.

f. The use of tiny houses as accessory dwellings is allowed, provided they meet the requirements of the 2018 International Residential Code, Appendix Q, ant the standards set forth below.

g. The use of trailers and manufactured homes as accessory dwellings is not allowed, unless:

1. The primary residence is also a trailer or manufactured home and the zoning district is RA5, RA10 or Manufactured Home Overlay (MH) and is secured to a foundation; or

2. The use is located within an A-19, FR-19, or FR-40 zoning district subject to the provisions of subparagraph 1 below.

h. Accessory dwellings must meet the following standards:

1. The accessory dwelling may be detached from the structure housing the principal use provided it is on the same parcel as the main structure, except in the agricultural zoning district where the accessory dwellings may be located where appropriate for the agricultural operation with which it is associated;

2. Accessory dwellings within the residential or rural agricultural zoning districts are limited to 800 square feet in the SFR ½, SFR 1, SFR-2, RA-5 and RA10 zoning districts with a one-half (.50) net acres parcel size; and 1000 square feet for parcels two net acres or greater in size and within the following residential zoning districts: SFR-2, RA-5,and RA-10;

3. Accessory dwellings in the agricultural or forest and range zoning district which are used to house persons, and their families, significantly employed for agricultural work on the property may be up to 2,500 square feet of livable area;

4. Accessory dwellings within non-residential zoning districts are limited to 1,000 square feet in livable area, and must be accessory to a primary permitted use on the same parcel. A person may utilize an existing residential structure, regardless of size, as an accessory dwelling in a non-residential zoning district provided that at least 25 percent of the total floor area is utilized for a permitted use within that zoning district.

5. Where the unit is attached, a separate entrance to the accessory dwelling is allowed, but only one entrance may be visible from the front property line;

6. The property owner must live on the property and maintain one of the units as the primary residence;

7. The accessory dwelling may be used only as approved through design review and any change in how it is used will terminate the use of the accessory dwelling;

8. Only one accessory dwelling per parcel is allowed, unless located within the agricultural or forest and range zoning districts, which has no limitations on the number of accessory dwellings except as provided in subparagraph c above;

9. Existing, previously approved invalid care units which were constructed under the uniform building code may be converted to an accessory dwelling, regardless of size, with a minor design review;

2. Agricultural and Forest/Range Districts: Accessory dwellings in Agricultural and Forest/Range Districts must comply with the following:

a. With Active Open Agricultural Use (on the same or contiguous parcel under the same ownership):

1. The accessory dwelling must be occupied by persons, and their immediate families, who are substantially employed in open agricultural operations on the property.

2. The accessory dwelling may include up to 2,500 square feet of livable area.

3. If the accessory dwelling is a trailer or manufactured home, it shall be removed if the open agricultural use is discontinued for more than 180 consecutive days.

b. Without Active Open Agricultural Use:

1. The accessory dwelling shall comply with the standards outlined in Section C: Residential Zoning Districts.

3. Residential Zoning Districts: Accessory dwellings in Residential Zoning Districts must comply with the following:

a. No more than one accessory dwelling is permitted on any parcel or lot.

b. Accessory dwellings shall be permitted only on parcels developed with an owner-occupied

single-family detached dwelling.

c. Accessory dwellings are not permitted on parcels containing two or more dwelling units.

d. The parcel shall have a minimum area of 0.50 net acres.

e. The maximum livable area of an accessory dwelling shall be as follows:

1. 800 square feet on parcels zoned SFR-½, SFR-1, SFR-2, RA-5, or RA-10 that are at least 0.50 net acres in size.

2. 1,000 square feet on parcels that are two (2) net acres or greater in size and zoned SFR-2, RA-5, or RA-10.5)

f. The design must be architecturally compatible with the main dwelling.

1. The accessory dwelling shall be architecturally compatible with the main dwelling in terms of design, materials, and appearance.

2. Separate utility metering for gas, electricity, water, and sewer is permitted.

3. Either the principal dwelling or the accessory dwelling shall be occupied by the owner of the parcel.

g. Location Standards:

1. A detached accessory dwelling may be located in the rear or side yard.

2. A detached accessory dwelling may be located in the front or street-side yard only if all of the following conditions are met:

a. The parcel is at least one (1) net acre in area and is located within a zoning district with a minimum parcel size of one (1) net acre or greater.

b. The accessory dwelling is placed to the side of the primary residence such that it does not obstruct the front façade of the primary residence as viewed from the street.

c. The accessory dwelling occupies no more than 20 percent of the front or street-side yard and complies with all minimum setback requirements of the applicable zoning district.

d. The separation between structures meets all applicable Building Code requirements.

4. Non-Residential Zoning Districts: Accessory dwellings in non-residential districts must meet the following:

a. The accessory dwelling shall be accessory to a permitted primary non-residential use located on the same parcel.

b. The accessory dwelling shall not exceed 1,000 square feet of livable area, except as provided below:

1. If an existing residential structure is proposed to be used as the accessory dwelling, there shall be no size limit provided that a minimum of 25 percent of the total floor area is used for a permitted non-residential use within the same zoning district.

c. No more than one accessory dwelling is permitted on any parcel or lot.

d. One off-street parking space shall be provided for the accessory dwelling, in addition to the parking required for the primary non-residential use.

1. Parking for the accessory dwelling shall not be located within the required front yard setback, and no variance or minor exception shall be granted to modify this standard.

B. Accessory Outside Storage

1. General Standards (Applicable to All Zoning Districts)

a. The area of placement may not exceed five percent of the lot area;

b. Items must be screened from the view of adjacent roadways and properties with a six-foot sight obstructing, solid fence or wall;

c. Accessory outdoor storage of agricultural products and operable agricultural equipment is exempt from these additional provisions;

d. For purposes of these regulations, recreational equipment includes homes, boats, and boat trailers, travel trailers, personal watercraft, snowmobiles and their trailers, pick-up campers, tent trailers, utility trailers and similar equipment, and cases or boxes used for transporting recreation equipment, whether occupied by equipment or not. Recreation equipment must be parked or stored in a carport or in an enclosed building, or up to two units may be parked behind the nearest portion of a building to the street, screened by a six-foot solid fence or wall if located on a parcel of less than one-half (0.50) net acre. On parcels zoned SFR ½ with one-half (0.50) net acre or larger parcel size, recreational equipment may be parked on the property. Equipment may be parked anywhere for a time period not to exceed 48 hours during loading or unloading. Recreational equipment must not be used for living, sleeping or housekeeping purposes when parked or stored on any lot or in any location not approved for the use. Parcels located within the SFR-2, RA-5, RA-10, agricultural, and forest and range zoning districts are exempted from this subsection.

C. Accessory Structure

1. Agricultural and Forest/Range Districts and Residential Zoning Districts: Accessory dwellings in Agricultural and Forest/Range Districts must comply with the following:

a. Accessory structures in residential zoning districts must be compatible with the color and architecture of the main dwelling of the property.

b. Accessory structures may only be constructed on a lot containing a main dwelling unit.

c. Accessory structures shall comply with all minimum standards of the applicable zoning district, unless otherwise provided in this section.

d. Accessory structures that are less than 15 feet in height may be located within the rear yard, subject to the following:

1. Shall be set back a minimum of five (5) feet from the side and rear property lines.

2. Shall maintain a minimum separation of ten (10) feet from any other structure on the parcel.

3. Shall comply with all applicable Building Code setback requirements, and in cases of conflict, the more restrictive standard shall apply.

e. In areas zoned residential, no more than 50 percent of the rear yard area may be covered with accessory structures.

f. Arch structures must not exceed 20 feet in overall height.

g. Accessory structures used as gate support columns must not exceed 80 square feet of floor area and must not exceed 10 feet in overall height. Entry gates may exceed the maximum allowable height of the fencing on adjacent fence panels by a maximum of 18 inches.

h. A detached accessory structure may be located in a rear or side yard. A detached accessory structure may be located in a front or street side yard of a parcel that is a

minimum of one net acre in area and is located within a zoning district with a minimum parcel size of one net acre or larger, if the following requirements can be met:

1. The accessory structure is placed to the side of the primary residence such that it does not block the front of the primary residence as viewed from the street.

2. Accessory structures do not cover more than 20 percent of the front or street side-yard and meet the minimum setbacks required of the zoning district.

3. The separation between structures must meet the minimum Building Code requirements.

i. An accessory structure may contain a wet bar. An accessory structure with a kitchen is considered an accessory dwelling.

2. All Other Zoning Districts

a. Outside of the A-19, FR, RA-10 and RA-5 districts, no accessory structures greater than 200 square feet will be permitted without a principal dwelling unit.

b. Any accessory structure is subject to the minimum requirements of the zoning district in which it is located; however, accessory structures less than 15 feet in height from adjacent predeveloped grade may be located 5 feet from the side or rear lot lines within the rear yard area;

c. Any accessory structure is subject to the minimum requirements of the zoning district in which it is located; however, accessory structures less than 15 feet in height from adjacent predeveloped grade may be located 5 feet from the side or rear lot lines within the rear yard area;

d. Within the A-19, FR-19/40, RA-10 and RA-5 zoning districts, on parcels containing a minimum of 5 acres, one arch structure at driveway entrances or a maximum of two accessory structures used as gate support columns may be located 5 feet from the front property line provided they are not located within the traffic safety site area.

D. Adult characterized businesses

1. Non-Residential Zoning Districts

a. In addition to all other conditions and restrictions which may be imposed by statute, ordinance or regulation, the following location requirements shall apply to adult characterized businesses in those zones where they are allowed.

1. An adult characterized business that is the subject of an application that desires to locate in Douglas County in an area other than the Tahoe Basin Planning Area shall not be located within a 1,000-foot radius of any of the following:

i. The property boundary of a church, college, university, public or private elementary or secondary school, any residential district, a public park, publicly owned meeting facilities or the property line of a lot used or designated for residential use; or

ii. The 1,000-foot radius shall extend from the perimeter limits of the property that is the subject of the application without regard to intervening structures or objects.

2. An adult characterized business shall not be located within 250 feet of another adult characterized business.

b. In the Tahoe Basin Planning Area, adult characterized businesses are restricted to the

Stateline Community Plan Area as defined by the Tahoe Regional Planning Agency.

E. Airport Related Uses

1. Non-Residential Use Specific Standards

a. Airport and aviation related uses permitted in the airport district are:

1. Aeronautical facilities as shown on the approved airport layout plan;
2. Aircraft charter, including sight-seeing, and rental;
3. Aircraft maintenance, repair, salvage, painting, upholstering and sales;
4. Aircraft operations, including but not limited to takeoffs, landings, taxiing, preflight engine run-ups and related activities;
5. Aerial photography services;
6. Aircraft storage including tie-downs, shelters, and hangars;
7. Aviation clubs;
8. Avionics sales and repair;
9. Banner towing;
10. Buildings and facilities associated with management and operation of the airport;
11. Cargo transport (aircraft with gross takeoff weights of less than 30,000 pounds for single wheel, 50,000 pounds for multiple);
12. Drainage and utility systems and access roads supporting operation of the airport;
13. Flight training (powered, sailplane, and helicopter), except commercial airline or transport training centers;
14. Offices, facilities and storage yards for public and quasi-public agencies;
15. Manufacturing of aircraft or aircraft components;
16. Pipeline and power line patrol;
17. Retail aircraft fuel, lubricant, and part sales;
18. Retail pilot supply sales;
19. Re-manufacturing of aircraft components;
20. Temporary housing for emergency personnel;
21. Accessory uses when associated with a principal permitted use. "Permitted accessory uses" are:

a. Car rental agencies with up to ten rental vehicles;
b. Caretaker's quarters;
c. Classrooms;
d. Gift shop;
e. Kitchens and sleeping quarters associated with corporate flight centers up to 500 square feet which are designated for short-term occupancy (less than 24 hours);
f. Lounges and bars provided they are associated with a restaurant and represent no more than 25 percent of the gross floor area of the restaurant;
g. Newsstands;
h. Offices;
i. Flight simulators;
j. Parking lots;

k. Pilots lounges;
l. Rest rooms;
m. Snack bars and restaurants (up to 60 seats); and
n. Storage of materials necessary to the operation of the primary use, including but not limited to short-term storage of hazardous materials, provided that all storage is screened from public rights-of-way;
o. Other uses which are determined by the planning commission to be similar to and compatible with those listed above provided that the determination is made in writing and upon review and recommendation by staff through an ordinance amendment.

2. Airport Related Uses subject to a special use permit are:
a. Aviation uses which may produce unacceptable environmental or operational effects, or which may be of a scale requiring the attachment of special operational standards and conditions including the following:
1. Aerial applicator uses ("crop dusters");
2. Aeronautical research;
3. Aviation mechanics school;
4. Cargo transport using aircraft with gross takeoff weights of 30,000 up to 50,000 pounds;
5. Flight training, commercial airline and transport training facilities
6. Museums with an aeronautical theme;
7. Scheduled passenger service;
8. Other aeronautical uses not listed above which are determined to be similar to and compatible with those identified uses; and
9. Parachute and other similar schools including offices, classrooms and training facilities;
b. Aviation supporting uses including, but not limited to hotels, motels, conference facilities, campgrounds, RV parks, stand alone restaurants, gasoline sales or service stations (automotive), and car rental agencies with greater than ten rental vehicles;
c. Uses listed in subsection A.1.u, above, where not associated with any principal use;
d. Uses which derive more than 25 percent of their gross annual income from sales or services which are not aviation related. Uses may include, but are not limited to:
1. Manufacturing processing, assembly fabrication, warehousing, and research or experimental laboratories;
2. Administrative and executive offices when associated with a permitted use;
3. Offices and commercial establishments which provide services or consultation to other permitted uses, excluding retail uses intended to serve the general public;
e. Other uses which are compatible with aviation uses, and which would produce revenue to support operation of the airport.

3. Prohibited uses are:
a. Residential uses other than those specifically permitted;
b. Uses which might impair visibility through the creation of smoke, dust or steam;
c. Uses which produce light emissions which might interfere with pilot vision;

d. Uses which could produce electrical emissions which would interfere with aircraft communication systems or navigational equipment;

e. Uses which would penetrate Federal Aviation Regulations Part 77, Surfaces Defined for the Airport, unless an aeronautical study determines that the use would not be an obstruction; and

f. Uses which would penetrate critical areas of navigational aids.

4. Standards for Permitted Uses:

a. Signs

1. The Douglas County sign ordinance shall apply to all uses within the airport zone except where a specific provision to the contrary is provided in this chapter. Each business facing a private or public street shall be permitted one wall sign and one freestanding sign, with a maximum height of seven feet, for each street frontage. Total surface area for each sign must not exceed 200 square feet and is calculated at 1.25 times the linear width of the structure facing the street (i.e. 100 feet x 1.25 = 120 square feet of signage). Freestanding signs shall be limited to a maximum area of 50 square feet.

2. For those businesses, except rental storage hangars, which provide aviation or aviation-support services, additional signage is permitted in accordance with the following provisions:

a. A maximum of two signs are permitted for each habitable structure accessing an airport taxiway.

b. Each sign must be wall-mounted and may be illuminated, internally or externally.

c. For each structure, the applicant must identify a principal frontage and a secondary frontage. Principal frontages are permitted a maximum 100 percent of the allowable area provided below, while secondary frontages are permitted a maximum 50 percent of the allowable area. The following schedule shall apply to all such signs:

i. The sign area shall not exceed a ratio of two times the linear frontage of the wall in which the sign is to be located.

ii. The sign may not exceed 75% of the width of the wall in which the sign is to be located.

iii. Individual letters on the sign may not exceed 40 inches in height.

iv. Self service fuel dispensing facilities are allowed one additional pole-mounted, illuminated sign not to exceed 50 square feet for each self service fuel facility with a maximum height of the lesser of 20 feet or 2 feet less than penetrating Federal Aviation Regulation Part 77.

3. Businesses providing rental storage hangars are permitted one sign for each bank or group of hangars in accordance with the following schedule:

a. The total sign area may not exceed 50 square feet.

b. The sign may not exceed 75 percent of the width of the wall in which the sign is to be located.

c. Individual letters on the sign may be no larger than 18 inches in height.

4. No signs are permitted beyond the building restriction line except for airfield signs meeting Federal Aviation Administration standards with **county approval.**

5. As part of an overall sign program, the county or its assignee may permit the construction of airport entrance identification signs subject to the following requirements:

a. The total sign area is not to exceed 50 square feet;

b. Total height of the sign and structure is not to exceed ten feet in height;

c. Signs may only be constructed at public entrances to the airport and must be located on county owned property outside of the public right-of-way.

d. The sign must include reference to the Douglas County airport; however, the signs may also include a listing of those uses or businesses accessible from the street. Any business identification signage shall be of uniform size and may not exceed six square feet in sign area.

b. Landscaping

1. Non-aviation or aviation-supporting uses must provide landscaping as part of the development plan. The percentage required shall be consistent with that required under the landscape ordinance. Because of the unique characteristics of the airport and leaseholds, a portion of the required landscaping may be relocated to common areas and entrances of the Douglas County airport. Additionally, at the discretion of the operations manager, the developer may pay an inlieu fee for that portion of the landscaping which would be transferred. Aviation uses must landscape those portions of their leasehold which face a street. No landscaping is required on those portions of the leasehold accessible by aircraft. The areas required to be landscaped shall meet the following: a. Landscape planter areas located adjacent to streets must not be less than 15 feet in width.

2. Landscape planter areas located along side yards, outside of aircraft operations areas, must be a minimum five feet in width.

3. All other landscape planters must be a minimum four feet in width.

c. Outside Storage

1. Outside storage must be minimized.

2. All outside storage must be suitably screened from surrounding areas by walls, plantings or other barriers as specified under the design review approval.

d. Fencing and Gates

1. Fencing and gates shall be constructed to the extent necessary to restrict access to the airfield to the satisfaction of the operations manager.

e. Lighting

1. Exterior lighting shall be installed in a manner to prevent any nuisance or hazard to adjoining uses, traffic on public streets or aircraft operations.

2. All light fixtures shall be of a "shoe-box" variety which directs light to the ground and limits dispersion of light. No unshaded light source will be permitted.

f. Off-street parking

1. Parking shall be provided in accordance with 8.05: Parking and Loading Standards.

2. Each use shall have sufficient parking available to serve the uses conducted on its leasehold.

3. No on-street parking may be counted toward required off-street parking.

4. Automobile parking is permitted within a hangar while the aircraft normally stored in the hangar is in use.

5. Parking requirements for aviation-supporting uses shall be based upon the most similar use as contained in this title.

6. Where adopted standards do not establish a specific standard, the parking requirement shall be established by the planning commission following consultation with the director and operations manager.

7. The required number of loading spaces shall be determined as part of the design review process.

a. To the extent feasible, loading activities are to be located at the rear of the building or screened from public view.

g. Aircraft parking

1. All aviation uses must provide sufficient space on the leasehold for parking and staging of aircraft using the facility.

h. Building height

1. No building or structure within the airport zone may exceed 45 feet in height. Additionally, no building or structure may penetrate the Federal Aviation Regulations Part 77, Imaginary Surfaces, defined for the Douglas County airport unless an aeronautical study has determined that the structure would not constitute an obstruction.

i. Leasehold area

1. The minimum leasehold size is one-half acre, with the exception of aircraft storage hangars which may be less than one-half acre provided the performance criteria which follow are met.

2. All uses must have a lot of sufficient size to encompass all elements of their operation, including buildings, storage, auto parking, aircraft storage, staging of aircraft, and parking of service vehicles, such as fuel trucks.

j. Yards

1. No setbacks from leasehold lines are required, except to accommodate required landscaping or to meet setbacks designated on the approved airport layout plan. For the purposes of building regulations, that portion of a leasehold adjacent to a taxiway shall be treated as if the taxiway was a public street.

k. Taxiways

1. Lease holders shall be responsible for constructing, paving and maintaining any taxiways necessary to connect their leasehold to public taxiways. The location and design of these taxiways must be approved by the director and the operations manager.

5. Compliance with 9.37: Design Review.

a. In order to insure consistency with the purpose of the district and compatibility of uses, the airport layout plan, development standards, conditions of any applicable special use permit approval, any new construction or substantial alteration of an existing use must

comply with the provisions of 9.37: Design Review.

F. Animal Keeping

1. Exemption from Prohibited Fence Materials Provision

a. The use of barbed wire, electrified fence or razor wire fence in conjunction with any fence, wall, roof, hedge, or by itself within any land use district, is prohibited unless required by any law or regulation of the county, the state of Nevada, the federal government, or agency thereof. Properties in agricultural use or PF districts and for animal keeping uses as defined in this title are exempt from this provision.

2. Livestock Overlay District

a. Purpose

1. These regulations are intended to establish standards and conditions for the raising or keeping of livestock and other farm animals on parcels of less than one net acre within the county while protecting the public health, safety and general welfare.

b. Applicability

1. The Livestock Overlay (LO) district is created as a combining zoning classification to be superimposed on a parcel within the SFR-1 or SFR-1/2 zoning districts where the parcel size is between one-half gross acre (inclusive) and one net acre in size where a landowner desires to raise or keep livestock or large farm animals.

c. Permitted Uses

1. The permitted uses within the LO district shall be the same as that of the underlying zoning.

d. Standards

1. Notwithstanding 7.01 (F.3), parcels of one-half gross acre (inclusive) to one net acre are entitled to raise or keep livestock and large farm animals with the following restrictions:

a. The parcels must be within a LO district to raise or keep livestock or other large farm animals.

b. Animal units. The keeping or raising of livestock and other large farm animals as permitted under this chapter shall be permitted in accordance with the table of animal units set forth below and the density standards which follow:

c. One horse, mule or donkey - 1 Animal Unit Equivalency

d. One cow, steer, or bull - 1 Animal Unit Equivalency

e. One pig, llama or alpaca - 0.5 Animal Unit Equivalency

f. One pony, miniature horse, miniature donkey, or burro - 0.5 Animal Unit Equivalency

g. One sheep or goat - 0.2 Animal Unit Equivalency

e. Density

1. Livestock and farm animals may be established at the density of one animal unit for each 10,000 square feet of lot area. In no event shall the density of animals exceed the maximum provided for under these provisions. All fractional densities are rounded down to the nearest whole number.

2. Example: On a 21,000 square foot lot, only two animal units would be permitted.

f. Calculations

1. For permitted animals, animal categories may be combined so that the unit equivalency of the combined categories is equal to or less than the permitted density in paragraph C, above.

2. Example: On a 30,000 square foot lot in the Livestock Overlay district, the following combination would be permitted.

5 sheep = 5 x 0.20 = 1.00
1 horse = 1 x 1.00 = 1.00
1 cow = 1 x 1.00 = 1.00
Total allowable animal units = 3.00

3. The offspring of animals are allowed and are not to be counted until they are weaned or of a self-sufficient age.

g. Setbacks

1. All buildings used to house livestock and large farm animals including barns, stables and other similar accessory structures shall be located behind the residence on the lot and shall maintain side and rear yard setbacks of a minimum of ten feet.

2. All other animal enclosures including corrals, pens, feeding areas paddocks, uncovered stables and other similar enclosures shall be located a minimum of ten feet from all property lines and must not be located less than 50 feet from any primary residence (other than the residence of the owner or keeper of the animals) located off-site.

3. All corrals, stables, pens, cages, or other places in which any animal is kept or harbored must at all times be maintained in a sanitary manner. All manure must be disposed of on a weekly basis.

3. Outside of the Livestock Overlay District

a. This use is permitted only on parcels that are a minimum of one gross acre in size and designated as such by the land use district.

b. Outside of the A-19, FR and RA-10 districts, no accessory structures greater than 200 square feet will be permitted without a principal dwelling unit. Accessory stables, barns and other related structures in excess of 200 square feet may be permitted in the RA-5 zoning district without a principal dwelling unit subject to the following:

1. The parcel upon which the structure is to be located contains a minimum of five net acres.

2. The structure must be for animal-keeping purposes.

c. Boarding of horses not exceeding one horse per acre, based on the parcel on which the stables or corral is located, is permitted.

d. Lessons may be provided on-site, by appointment only, subject to the issuance of a home-occupation permit.

G. Aquaculture

1. General Standards (Applicable to All Zoning Districts)

a. This use is only permitted in the A-19 and FR zoning districts with the issuance of a special use permit.

H. Bar

1. General Standards (Applicable to All Zoning Districts)
   a. The bar may include a counter and associated service and preparation areas upon and over which alcoholic liquor is the principle commodity served for consumption by persons at such counter.
      1. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.
      2. No new bar shall be permitted within 500 feet of the following uses:
         a. public or private schools, public places of worship, child care centers, parks and libraries.
      3. For purposes of this chapter, measurement shall be made in a straight line, without regard to intervening objects or structures, from the nearest portion of the building or suite wall where the accessory use is proposed, to the nearest building or suite wall of the sensitive use or nearest property line if there is no structure.
         a. For school uses, the distance shall be measured from the nearest portion of the building or suite wall where the bar accessory use is proposed to the nearest property line of an existing or future school site.
      4. Outside Live Entertainment will not be permitted as part of the business except where a Special Event Entertainment Endorsement has been obtained from the Douglas County Sheriff. Outside Live Entertainment may not continue past 6:00 p.m. in a Neighborhood Commercial or Mixed Use Commercial Zoning District. Outside Live Entertainment may not continue past 10:00 p.m. in all other non-residential zoning districts

I. Bed and Breakfast
   1. Agricultural, Forest and Range, and Residential Land Use and Non-Residential Use Specific Standards
      a. Bed and breakfast inns are subject to the following operational requirements:
         1. Bed and breakfast may have no more than six guest rooms.
         2. The facility shall be operated at all times by the resident owner of the home.
         3. The facility must meet the requirements of all other applicable regulatory agencies, including the state division of health.
         4. All lighting must be indirect with filaments shielded from surrounding properties and public streets.
         5. No room may be rented for a period longer than 21 consecutive days at a time.
         6. One sign is allowed with a size no larger than 24 inches by 36 inches.
      b. The hearing body may approve the following accessory uses, however these accessory uses must be specifically included as part of the special use permit request submitted by the applicant. The hearing body's approval of these uses is subject to the findings as required with the special use permit:
         1. Special events.
            a. Weddings and receptions;
            b. Civic, business, corporate and religious or other retreats;
            c. Seminars;

d. Private catered dinners;
e. Small seasonal parties.
f. The number of guests permitted at the functions listed above may be limited as part of the special use permit approval.

2. Operational requirements.
a. The hours of operation for events that may have music, such as weddings, must not be earlier than 8:00 am and must end no later than 8:00 pm.

2. South Shore Area Plan
a. Bed and breakfast facilities are limited to 10 units/acre.

J. Boarding House
1. General Standards (Applicable to All Zoning Districts)
a. Can be used to accommodate no more than six boarders or roomers, not including members of the occupant's immediate family who might be occupying such a building.

K. Building contracting shop
1. General Standards (Applicable to All Zoning Districts)
a. Any equipment or materials being stored must be screened from the view of adjacent roadways and properties.

L. Building material or garden store
1. General Standards (Applicable to All Zoning Districts)
a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

M. Campgrounds
1. Non- Residential Specific Uses
a. Applicability
1. All existing trailer parks duly licensed in the county on the effective date of the ordinance codified in this chapter shall be considered as conforming in all respects with the provisions of this chapter. An existing, conforming trailer park may request to replace or construct improvements or replace units for health and safety reasons that may not be otherwise allowed in the park's zoning district. The improvements or replacement units cannot change the type of use or the number of units in the park. The permit for the work may be issued on written approval of the director.
2. All individual trailers not in conformance with this chapter shall be removed within a period of one year.
3. Actual density will be established in the special use permit; in no case shall a campground contain more than eight camp sites per acre;
4. A minimum 50 foot landscaped buffer is required adjacent to private lands

2. General Requirements: All campgrounds shall comply with the provisions of this section and the applicable regulations of this title. Each campground shall meet the following standards:
a. Site Conditions
1. The site shall be well-drained, properly graded, and free from hazards, excessive noise, and the risk of flooding or erosion.
2. Soil, groundwater, drainage, rock formations, and topography shall not pose undue hazards to property or public health and safety.

b. Minimum Size

1. The campground shall occupy a contiguous area of no less than two (2) acres.

c. Access

1. Direct vehicular access shall be provided to an improved public street, or via a roadway of adequate width and construction to accommodate expected traffic.

d. Parking

1. Developed Campgrounds require 1 space per campsite, cabin or RV Site

2. Recreational Vehicles Parks require:

a. 1 space per full-time employee, and

b. 1 space per 3 part-time employees, and

c. 1 space per 10 campsites, cabins, or RV sites

e. Screening

1. Landscaping or fencing shall be installed to screen the campground from adjacent properties and public streets, subject to approval through the Special Use Permit process.

f. Space Definition and Placement

1. Each recreational vehicle (RV) space shall be clearly defined and shall abut an interior driveway or access area.

2. RVs shall be spaced a minimum of 15 feet apart and no unit shall be located closer than 20 feet from the exterior boundary of the campground.

g. Interior Roads

1. Interior circulation roads shall allow continuous forward movement and shall connect to a public street or highway.

2. The interior access roads shall have a minimum width of 20 feet for one-way systems and 30 feet for two-way systems.

3. All roads shall be hard-surfaced with A/C paving, clearly marked during the day, and illuminated at night at a minimum of one 100-watt light per 100 feet.

h. Recreational Space

1. A centralized common area shall be provided for recreation, at a minimum of 200 square feet per RV space.

i. Water Supply

1. A potable water system shall be provided, capable of supplying a minimum of 150 gallons per day per space.

2. Fire flow shall meet the requirements of the County Fire Marshal.

3. Independent water systems require prior approval from the State Health Department.

4. If a public water supply is available, it must be used exclusively.

j. Sanitation Facilities

1. Separate or divided restroom facilities for men and women.

2. Minimum of one flush toilet, one washbasin, and one shower or bathtub per sex for every ten (10) dependent trailer spaces.

3. Each fixture must be in a private, enclosed space.

4. Sanitary buildings must be:

a. Moisture-proof and permanent

b. Compliant with building and health codes
c. Equipped with impervious floors sloped to a drain and connected to a sewage system
d. Well-lit at all times

k. Trash Facilities
1. Trash enclosures shall be provided per the Design Criteria and Improvement Standards Manual.

l. Water Access and Emergency Hoses
1. A sufficient number of non-freezing, ¾-inch faucets must be located throughout the campground to reach all spaces with a 50-foot hose.
2. A minimum of two (2) 50-foot hoses shall be maintained onsite for emergency use.

m. Site Layout and Design
1. Campground layout shall consider site topography, views, vegetation, and building placement.
2. Site improvements shall be organized efficiently and harmoniously.

n. Maintenance
1. Service buildings and grounds must be maintained in a clean, orderly, and sanitary condition at all times.

o. Sewage Disposal
1. All sewage and waste shall be discharged into a public wastewater treatment facility.

p. Utility and Site Requirements
1. Each RV space shall include:
a. A weatherproof, grounded electrical outlet supplying a minimum of 110 volts, compliant with applicable electrical codes.
b. A minimum of 1,000 square feet of space, with a width of at least 25 feet.

q. Use Restriction
1. Campgrounds are limited exclusively to recreational vehicles and shall not be converted to manufactured home parks unless all requirements for such parks are fully met.

r. Permittee Responsibilities
1. Registration Log: The campground operator (permittee) shall maintain an up-to-date register with the following information for each occupied space:
a. Name of each occupant
b. Vehicle and trailer license numbers, including state of issuance, make, model, and year
c. Dates of arrival and departure
2. The register shall be maintained in duplicate:
a. One copy shall be submitted with each quarterly payment.
b. The other copy shall be retained for one year after the departure date.
c. The register shall be made available at all times for inspection by law enforcement and regulatory personnel.

s. Ongoing Maintenance

1. The campground shall be maintained in a clean, orderly, and sanitary condition at all times.
2. The operator is responsible for ensuring compliance with all provisions of this chapter.

t. Occupancy Limitation

1. Campground occupancy is limited to transient use only. Long-term residential use is prohibited.

3. South Shore Area Plan Development Standards

a. Campground Density

1. Developed campground - 8 sites per acre
2. Recreation vehicle sites - 10 sites per acre
3. Group facilities - 25 persons per acre

b. Developed and undeveloped campgrounds are prohibited outside of Special Area 1 as shown on the Record of Survey Map for Park Cattle Company recorded in the Official Records of Douglas County (Document No. 34529) within the T-R zoning district.

N. Cannabis Establishment

1. General Standards (Applicable to All Zoning Districts)

a. Medical marijuana establishment, as defined by Nevada Revised Statute (NRS) Chapter 453A Medical Use of Marijuana, is a prohibited use within all zoning districts. Medical marijuana establishment uses are unlawful and are prohibited as a permitted, use, special use, accessory use or temporary use within all zoning districts.

b. Marijuana establishment, as defined by NRS Chapter 453D Regulation and Taxation of Marijuana, including any subsequent amendments or regulations, is a prohibited use within all zoning districts. Marijuana establishment uses are unlawful and are prohibited as a permitted use, special use, accessory use or temporary use within all zoning districts.

c. The prohibition on medical marijuana establishment uses and marijuana establishment uses is not intended to interfere with the individual rights of a person to lawfully use or grow marijuana non-commercially for medicinal use as regulated and permitted by NRS Chapter 453A; or lawfully use or grow marijuana non-commercially for personal use as regulated and permitted by NRS Chapter 453D.

O. Car Wash

1. General Standards (Applicable to All Zoning Districts)

a. All self-service car wash facilities must have sand/oil interceptors of a size designated by the County based on the information submitted by a user. The facilities will be subject to review and revision as deemed appropriate by the County.

b. A one-bay car wash may be accessory to the vehicle service center.

P. Cemetery

1. General Standards (Applicable to All Zoning Districts)

a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

Q. Church

1. General Standards (Applicable to All Zoning Districts)

a. The structure height limitations of this code shall not apply to church spires, belfries, or cupolas;

b. Church spires, bell towers, cupolas, domes, chimneys, and the like may exceed the maximum height established by the zoning district by 20 percent, except where they may be deemed a hazard

c. One single-family dwelling for the housing of a church official and family is considered customary and incidental as a part of this use.

R. Clustered Development (reserved)

1. Division of Agricultural Land for Conservation Purposes Standards

a. Purpose

1. This general purpose of this chapter is to provide means for owners of agricultural and forest and range lands to engage in limited property development to assist in the conservation of these lands, allowing for the continuation of agricultural uses and the preservation of open space. The specific purposes of this chapter are as follows:

a. To promote the continuation of agriculture and agri-business as a major part of the heritage of Douglas County;

b. To protect floodplains from development, thereby maintaining a passive flood control, drainage, and ground water recharge system;

c. To preserve the open spaces which currently define the landscape;

d. To retain groundwater, surface water, and water rights to Douglas County; and

e. To promote compact development patterns that place housing in areas suited for housing and retain open space in areas not suitable for housing.

b. Clustered Development.

1. Clustered development occurs when a parcel or contiguous or non-contiguous parcels under the same ownership are developed to cluster lots for residential use. The purpose of the clustered development is to provide a mechanism to preserve agricultural lands and open space, locate housing in areas which can readily be served by emergency services, utilities, etc., and to provide the agricultural community an alternative to transfer of development rights or large parcelization. Clustered housing may be used when it furthers the development purposes of this chapter and meets the following requirements:

a. For parcels four acres or greater, the applicant must have water rights recorded to the clustered lots.

b. The area developed may not exceed 30 percent of the total project area, and the area to be conserved must be at least 70 percent of the total project area. The total project area is the total acreage involved in the proposed development, including non-contiguous parcels.

c. Except as provided in paragraph H herein, the number of clustered lots created cannot exceed the density requirement for the base zoning district for the parcel, plus any density bonuses, as provided herein.

d. The remainder parcels with density removed are restricted to ranching, farming, recreational, or agricultural open space use as designated, and cannot be developed for any other use. The remainder parcels shall be further restricted by including Douglas County in a deed restriction on the

land owned in common by the owners or developer of the clustered parcels, or an open space easement in favor of the county, another governmental entity, or a non-profit conservation entity.

e. Clustered lots shall not be located in a special flood hazard area, but density units from a special flood hazard area may be used for clustered lots outside a special flood hazard area.

f. Clustered development may only be used one time. Neither the clustered lots nor the remainder parcel may be further subdivided. A note must be placed on the map indicating that no further subdivision of the land will occur. The note on the map shall describe the land affected and the terms of the restriction.

g. Clustered lots can only be located in areas that will support the installation and use of an individual sewage disposal system or connection with an existing sewer system. Clustered lots are prohibited in any other areas.

h. An owner that permanently restricts the use of the water rights used to support the requisite agricultural, recreational or open space use on all of the remainder parcels is entitled to two and one half (2.5) units of density for each unit of density allowed by the zone on which water rights are restricted. This additional density is allowed only when the water rights appurtenant to the reserved area are permanently restricted to that agricultural, recreational or open space use by way of a covenant running with the land to the county or a non-profit conservation entity and to be enforced by the county or a non-profit conservation entity.

c. Ranch heritage parcels.

1. Ranch heritage parcels are smaller-than-19-acre parcels that are allowed to be created on a one-time-only basis through parcel maps or subdivision maps in the A-19 and the FR-19 zoning districts. The creation of these parcels is designed to allow owners who create conservation easements preserving 100 or more acres of irrigated agricultural land as a means to keep their existing primary residences on small parcels and provide for a limited number of additional small parcels in order to retain the remainder or their holdings in agricultural use.

a. When a landowner creates a conservation easement preserving 100 or more acres of irrigated agricultural land, the landowner may create smaller-than-19-acre parcels, even if they are in the primary flood zone, on a one-time-only basis.

b. This provision may only be used one time. Neither the smaller-than-19-acre parcels nor the parcel or parcels subject to the conservation easement may be further subdivided. A note must be placed on the map indicating that no further subdivision of the land will occur. The note on the map shall describe the land affected and the terms of the restriction. The smaller-than-19-acre parcels may be created only to support existing primary residence(s) and two additional parcels.

d. Agricultural 2-5 acre parcels.

1. Agricultural 2-5-acre parcels are allowed to be created once every five years

through parcel maps in the A-19 and the FR-19 zoning districts for landowners with holdings of over 100 acres of irrigated agricultural land. One parcel may be created every 5 years. Alternatively two parcels can be created every ten years or three every fifteen years provided there is compliance with all other provisions of this code. The creation of these parcels is designed to allow landowners of more than 100 acres of irrigated agricultural land as a means to dispose of small portions of their property, rather than portions at least 19 acres in size, in order to retain the remainder of their holdings in agricultural use.

a. Landowners with holdings of over 100 acres of irrigated agricultural land not subject to a conservation easement may create a 2-5-acre parcel every five years per the provisions above until said holdings are reduced to 100 acres of irrigated agricultural land. These holdings must have been held by the same owner for the previous five years to be eligible to use this provision. For purposes of this provision, a transfer of ownership into a trust or entity controlled by the landowner will not impact the landowners 5-year eligibility requirement. Ownership by a single person, group of people, or entity using alternate ownership naming conventions, shall not be used to create multiple eligible holdings for use of this provision multiple times. The entirety of the landowner's holdings and the parcels created utilizing this section are subject to the following:

1. Waiting Time/Period: A final parcel map, utilizing this section, recording date with the Douglas County Recorder's Office is the date which will be used for calculating a waiting period of time before a landowner may again file a development application or tentative map using this section to create a 2-5 acre parcel(s). Each waiting period is based on the number of parcels created by the final parcel map. The waiting period is five years for one parcel which was created by the recorded final parcel map, the waiting period is ten years for two parcels which were created by the recorded final parcel map, and the waiting period is fifteen years for three parcels which were created by the recorded parcel map. Landowners that have created parcels utilizing this section before April 20, 2017, are controlled by and subject to the waiting period/timing as set forth in the recorded map or conditions of approval placed on the tentative map before the landowner may utilize this section to create additional parcels, to the extent the recorded map or conditions of approval conflict with this subsection.

2. The creation of a 2-5-acre parcel may not result in the creation of a non-conforming remainder parcel.

3. New parcels may be located inside or outside the floodplain, but should be located out of the floodplain when such option exists.

4. Landowners related within the third degree of consanguinity of each other that each have separate eligible holdings may engage

in a one-time joint project that utilizes jointly owned land, as long as each landowner's holdings qualifies without the jointly owned land. The jointly and separately owned land is both subject to the five-year eligibility period of ownership and the jointly owned land as well as the landowner's separate holdings are subject to the waiting time/period following the recording of the final map.

e. Procedures.

1. Parcels created under the provisions of this chapter are required to be created through the approval of tentative and final subdivision or parcel maps.

2. Clustered Residential Subdivision Overlay

a. (CR) Purpose. The clustered residential subdivision overlay zoning is intended to establish standards and conditions for the clustering of residential subdivisions on non-contiguous agricultural and/or forest and range zoning districts in order to preserve agricultural land and promote efficient and compact development.

b. (CR) Applicability. The clustered residential subdivision overlay district is created as a zoning classification to be superimposed on a parcel containing agricultural or forest and range land which is to be clustered and developed into residential lots. The size of each clustered lot will determine the overlay zoning classification as provided for in 5.02: Zoning Districts and Standards.

c. (CR) Processing procedures. Applications to establish a clustered residential subdivision overlay district must be filed concurrently with an application for a tentative subdivision map and must meet the provisions of 7.01(R.1.b).

d. (CR) Approval of clustered subdivision and required findings. The planning commission, after a public hearing, may recommend the establishment of a clustered residential subdivision and the board, after a public hearing, may by ordinance establish a clustered residential subdivision overlay district and approve the clustered subdivision provided they find, taking into account the recommendations of the reviewing agencies, the facts submitted with the application and presented at the public hearings establish in the affirmative the following:

1. The plan is consistent with the statement of objectives of a clustered subdivision contained in the Master Plan and in this chapter.

2. The extent that the plan departs from the base zoning regulations otherwise applicable to the property, including but not limited to density, bulk, and use, is deemed to be in the public interest taking into account the benefit the public may receive from restrictions placed on water transfers and conservation easements.

3. The physical design of the plan and the manner in which the design of the clustered subdivision makes provisions for adequate public facilities.

4. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

5. The project must be similar in density to adjacent development and neighborhoods. If public services and facilities can be provided, the density may be increased.

6. The uses proposed will not pose significant detriments, such as traffic, noise,

odors, and visual nuisances, to the present and proposed surrounding land uses.

7. The clustered residential subdivision will not endanger the health, safety and welfare of the community.

8. The subdivision of land proposed in the clustered residential subdivision meets the requirements of Nevada Revised Statutes and this code.

e. (CR) Permitted uses. Uses permitted in the clustered residential subdivision overlay district are as follows:

1. Single-family residential

2. Multi-family residential

3. Uses allowed in the base zoning district

S. Commercial meat and poultry facility

1. General Standards (Applicable to All Zoning Districts)

a. This use is allowed by special use permit in A-19 and FR districts if the facility:

1. Has five or fewer employees on site at one time;

2. Processes no more than 200 poultry or rabbits per day or 60 larger meat animals per week; and

3. Does not include retail sales.

T. Commercial nursery

1. General Standards (Applicable to All Zoning Districts)

a. One single-family dwelling, occupied by the owner, operator, or manager of the nursery will be considered customary and incidental as a part of this use.

U. Commercial stock yard

1. General Standards (Applicable to All Zoning Districts)

a. Educational agricultural projects are excepted from this use.

b. One single-family dwelling, occupied by the owner, operator, or manager of the feed yard will be considered customary and incidental as a part of this use.

V. Convenience store (with gasoline sales)

1. Non-Residential Use Specific Standards

a. Where gas sales are an accessory use, the use must also comply with 7.04 (A.1).

b. Convenience stores with gasoline sales shall comply with the following standards:

1. A maximum of two service stations shall be permitted at each intersection.

2. The minimum parcel size shall be 15,000 square feet, with a minimum street frontage of 100 feet on each street.

c. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:

1. The dispensing of petroleum products, water and air from pump islands;

2. The provision of emergency service of a minor nature;

3. The sale of items from vending machines which must be placed next to the main structure in a designated area not to exceed 32 square feet, and which must be screened from public view from the right-of-way;

4. Liquid propane gas dispensers and tanks.

d. Pump islands shall be located a minimum of 20 feet from a street property line. However, a canopy or roof structure over a pump island may encroach up to ten feet within this distance. Additionally, the cashier location shall provide direct visual access to the pump

islands and the vehicles parked adjacent to the islands.

e. There shall be no more than two points of ingress and egress to any one street.

f. There shall be a minimum distance of 30 feet between curb cuts along a street frontage.

g. No driveway may be located closer than 35 feet to the curb return.

h. The width of a driveway may not exceed 36 feet at the sidewalk.

i. On-site parking shall be provided at one space for each pump island, plus one space for each service bay.

j. Unenclosed storage of motor vehicles is prohibited.

k. No vehicles may be parked on sidewalks, parkways, driveways or alleys.

l. No vehicle may be parked on the premises for the purpose of sale.

m. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles may be located in any open area outside the main structure for a period not to exceed 72 hours.

n. All light sources, including canopy, perimeter, and flood, shall be energy efficient, stationary and shielded or recessed within the roof canopy so that the service station shall be indirectly visible and light is deflected away from adjacent properties and public rights-of-way. Lighting shall not be of such a high intensity as to cause a traffic hazard or adversely affect adjoining properties.

o. Where the service station adjoins property in a residential land use district, a six-foot-high decorative masonry wall shall be constructed at the time the station requires a permit for the on-site improvement or modification. Materials, textures, colors and design of the wall shall be compatible with on-site development and adjoining properties. When the wall reaches the established front-yard setback line of a residentially designated lot abutting or directly across an alley from the service station, it shall decrease to a height of 30 inches.

p. Restroom entrances visible from adjacent properties or public rights-of-way shall be concealed from view by planters or decorative screening.

q. All parking, loading, circulation aisles, and pump island bay areas shall be constructed with (PCC) concrete.

r. A sign with the service station logo is permitted on up to three sides of the pump island canopy, provided that the area of each sign is no more than two square feet.

W. Craft foods or Alcoholic Beverages, Large

1. Non-Residential Use Specific Standards

a. Craft foods or alcoholic beverages, large.

1. Facilities located within the General Commercial or Tourist Commercial zoning district must provide a development plan which demonstrate the compatibility of accessory support uses to the primary craft food or beverage use and its relationship to the surrounding area. The development plan must include a site plan and layout, architectural design of buildings, pedestrian connectivity to primary and support uses, connections to and use of public spaces, and any buffering measures such as increased setbacks, landscaping and/or wall(s) to mitigate noise and light impacts when adjacent to residential districts.

2. Production areas within these facilities that are located in the General Commercial or Tourist Commercial zoning district are limited to 40,000 square feet which may include assembling, bottling, distilling, processing, and

warehousing.

3. At least three public commercial accessory support uses must be included on-site if all or part of the establishment occurs in the General Commercial or Tourist Commercial zoning district. On-site includes contiguous parcels within a commercial or industrial complex.

4. Public commercial accessory support retail uses or personal service uses may include but not be limited to, product tasting area, food service and/or catering, production education and/or museum, indoor or outdoor special events, special tours or other public facing functions.

5. Facilities with approved development plans with shared or common elements such as access, driveways, parking, and pedestrian connections can be located on contiguous separate parcels under the same ownership.

6. Facilities must be properly licensed and in compliance with NRS Chapters 369 and 597 and DCC Chapter 5.08.

7. All establishments must be in conformance with County adopted Building and Fire Codes.

8. Food Establishments must obtain an annual Environmental Health Permit.

b. Craft foods or alcoholic beverages, small.

1. Production areas within these facilities that are located in any of the allowed Commercial zoning districts are limited to 10,000 square feet which may include assembling, bottling, distilling, processing, and warehousing.

c. At least one public commercial accessory support use must be included if all or part of the establishment occurs in a Commercial zoning district.

d. Public commercial accessory retail uses or personal service uses may include but not be limited to, product tasting area, food service and/or catering, product education and/or museum, indoor or outdoor special events, special tours or other public facing functions.

e. All primary and accessory uses associated with this commercial use must be located on the same parcel.

f. Facilities must be properly licensed and in compliance with NRS Chapters 369 and 597 and DCC Chapter 5.08.

g. All establishments must be in conformance with County adopted Building and Fire Codes.

h. Food Establishments must obtain an annual Environmental Health Permit.

2. <u>General Commercial and Tourist Commercial Zoning District Standards</u>

a. Development Plan Requirement: Facilities located within the General Commercial or Tourist Commercial zoning district must provide a development plan which demonstrates the compatibility of accessory support uses to the primary craft food or beverage use and its relationship to the surrounding area. The development plan must include:

1. A site plan and layout

2. Architectural design of buildings

3. Pedestrian connectivity to primary and support uses

4. Connections to and use of public spaces

5. Any buffering measures such as increased setbacks, landscaping, and/or wall(s) to mitigate noise and light impacts when adjacent to residential districts

b. Production Area Size Limitation: Production areas within these facilities that are located in

the General Commercial or Tourist Commercial zoning district are limited to 40,000 square feet, which may include assembling, bottling, distilling, processing, and warehousing.

c. Required Public Commercial Accessory Support Uses: At least three public commercial accessory support uses must be included on-site if all or part of the establishment occurs in the General Commercial or Tourist Commercial zoning district.

1. On-site includes contiguous parcels within a commercial or industrial complex.

d. Examples of Accessory Support Uses: Public commercial accessory support retail uses or personal service uses may include, but are not limited to:

1. Product tasting area
2. Food service and/or catering
3. Production education and/or museum
4. Indoor or outdoor special events
5. Special tours
6. Other public-facing functions

X. Day Care Center

1. Agricultural, Forest and Range, and Residential Land Use Specific Standards: Day care centers shall be constructed in the following manner:

a. The facility shall conform to all property development standards of the land use district in which it is located.

b. Day care facilities with more than 20 children must not be located within 300 feet of another large day care facility.

c. Outdoor Play Area Standards:

1. An outdoor play area shall be provided with a minimum of 35 square feet per child, and shall be no less than 450 square feet in total area, regardless of the number of children.
2. The outdoor play area must be located in the rear area.
3. Stationary play equipment must not be located in required side and front yards.

d. Landscaping shall be provided to reduce noise impacts on surrounding properties. Fencing and walls may also be required.

e. All on-site parking shall comply with the provisions of chapter 20.692 (Off-Street Parking). Large facilities shall provide on-site vehicle turnaround or separate entrance and exit points, and adequate passenger loading spaces.

f. All on-site lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity appropriate to the use it is serving.

g. All on-site signs shall comply with the provisions of chapter 20.696.

h. Outdoor activities may only be conducted between the hours of 8:30 a.m. to 8:00p.m.

i. Any facility must, when applicable, be state licensed and must be operated according to all applicable state and local health and safety regulations.

2. Residential Zoning Districts: Day care centers are subject to the following operational requirements:

a. A facility within a residential land use district may operate up to 14 hours per day.

Y. Drive-through Uses

1. Non-Residential Uses Specific Standards

a. Pedestrian walkways should not intersect drive-through aisles. Where intersections are

necessary, they shall maintain clear visibility and must be clearly marked with enriched paving and striping.

b. Drive-through aisles shall have a minimum width of 14 feet on curves and 11 feet on straight sections.

c. A minimum stacking distance to accommodate at least five vehicles shall be provided behind the menu board.

d. All service areas, restrooms, and both ground-mounted and roof-mounted mechanical equipment shall be screened from public view.

e. Landscaping shall be used to screen drive-through or drive-in aisles from the public right-of-way, and to minimize visual impacts of the menu board and directional signs.

f. Drive-through aisles shall be constructed using Portland Cement Concrete (PCC).

g. Drive-through aisles shall be set back a minimum of 20 feet from the ultimate curb face.

h. One menu board per drive-through lane or customer order display (speaker post) may be permitted, with the following limitations:

1. Maximum size: 30 square feet

2. Maximum height: 7 feet

3. Must face away from the street

4. A maximum of two (2) menu boards are allowed per drive-through use

5. Menu boards shall not count toward the total sign area for the parcel

i. Drive-through structures located within an integrated shopping center shall maintain an architectural style consistent with the overall center design.

j. Architectural compatibility with surrounding uses shall be achieved through similarity in form, materials, colors, and scale.

k. Structures shall include variation in depth and angle to create visual interest and articulation.

l. Entrances shall be well-defined through changes in architectural planes, pavement materials, and landscape plazas.

m. Drive-through aisles shall not exit directly onto a public right-of-way.

7.02 E-H

A. Educational facility

1. General Standards (Applicable to All Zoning Districts)

a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

B. Emergency care facility

1. General Standards (Applicable to All Zoning Districts)

a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable state and federal permits regarding medical waste disposal.

C. Equestrian facility

1. General Standards (Applicable to All Zoning Districts)

a. In an SFR-2, RA-5, forest and range, or agricultural zoning district, structures must be located a minimum of 100 feet from all lot lines;

b. Outdoor lighting of facility requires special use permit approval.

D. Front and rear yard averaging provisions

1. General Standards (Applicable to All Zoning Districts)

a. Front or rear yard setbacks required by the base district in Article 3 may be averaged on the interior lots within a single-family detached or duplex subdivision.

b. The front or rear yard setbacks of a group of five adjacent dwelling units may vary up to five feet from that required. The average setback of all five units shall equal the minimum required for the base district.

E. General Industrial

1. General Standards (Applicable to All Zoning Districts)

a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

F. Golf courses and related facilities

1. General Standards (Applicable to All Zoning Districts): Golf course developments shall be constructed in the following manner:

a. State-of-the-art water conservation techniques must be incorporated into the design and irrigation of the golf course.

b. Treated effluent may be used for irrigation where available.

c. All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility with the golf course setting.

d. Golf courses are expressly subject to the public nuisance and attractive nuisance provisions of 8.02: Property Maintenance.

1. Golf course structures and buildings, parking areas, fairways, driving ranges, landscaping and plant material, security lighting, and other features must be properly maintained and secured.

2. Water features must be kept clean and free of debris and stagnant water in which mosquitoes may breed.

3. Irrigation systems must be operational and must be promptly repaired when necessary.

4. Every golf course operator must keep the property free of noxious vegetation to protect the health and safety of the public as found in 8.02: Property Maintenance.

e. Any golf course, which ceases all commercial operations for a period of 30 days or longer, shall be required to submit a maintenance plan to the Director to ensure the golf course is properly maintained and does not become a fire hazard and public nuisance.

1. For the purpose of this section, the term "commercial operations" means any economic activity. Ceasing all commercial operations does not include regularly scheduled or planned reductions in days or hours of operation due to business needs such as the temporary suspension of operations during the winter due to seasonal demand.

2. The maintenance plan must contain, at a minimum, a weekly watering schedule and a plan to ensure any grass or other vegetation does not become overgrown, dead or a fire hazard.

3. The maintenance plan must ensure that there is no accumulation of stagnant

water in which mosquitos may breed.

f. The failure to submit and comply with the required maintenance plan or to ensure that maintenance services are adequately provided in compliance with 8.06: Landscaping Standards shall be deemed an attractive nuisance and a threat to the public's health, safety and welfare.

2. Agricultural, Forest and Range, and Residential Land Use Specific Standards

a. Golf course developments shall be constructed in the following manner:

1. State-of-the-art water conservation techniques must be incorporated into the design and irrigation of the golf course.

2. Treated effluent may be used for irrigation where available.

3. All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility with the golf course setting.

G. Group care or group home

1. General Standards (Applicable to All Zoning Districts)

a. Small Group Care

1. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

2. No individual cooking facilities are permitted within individual units. Central cooking facilities must be provided.

3. The main pedestrian entrance to the development, common areas, and the parking facility shall be handicap accessible.

b. Large Group Care

1. A group care or foster home may be operated by a public, nonprofit, or private agency. This definition includes halfway houses and drug or alcohol rehabilitation facilities for any number of persons, with or without 24-hour care or supervision, excluding those that fall under the definition of "family" in Section 1.12.

a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

b. See 7.02 (G.2.a) for specific standards.

2. Agricultural, Forest and Range, and Residential Land Use Specific Standards

a. Large Group Care

1. Group housing developments shall be constructed in the following manner:

a. The parcel upon which the group housing facility is to be established shall conform to all standards of the underlying land use district.

b. The group housing facility shall conform to and comply with all local, state, and federal requirements.

c. A group care development may or may not include individual dwelling units. Any development proposing individual dwelling units shall comply with the following:

1. Individual dwelling units are not permitted within single-family

zoning districts.

2. Within the MFR zoning district, the number of dwelling units shall be based on 3.12: MFR (Multi-Family Residential). Where located within a designated receiving area, transfer of development rights are required.

3. Within the OC and MUC zoning districts, individual dwelling units may be permitted subject to the following:

a. Density shall not exceed three dwelling units per acre.

b. In no event shall more than 25% of the total units (rooms) be dwelling units.

c. Where located within a designated receiving area, transfer development rights are required for each dwelling unit.

d. The main pedestrian entrance to the development, common areas, and the parking facility shall be handicap accessible.

e. Indoor common areas and living units shall be handicap adaptable and be provided with all necessary safety equipment (e.g., safety bars, etc.), as well as emergency signal or intercom systems as determined by the director.

f. Adequate internal and external lighting including walkways shall be provided for security purposes. The lighting shall be stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with the residential neighborhood.

g. Common recreational and entertainment areas of a size and scale consistent with the number of living units shall be provided. The minimum size shall equal 100 square feet for each living unit.

h. Each residential unit shall be designed for a washing machine and dryer, or common laundry facilities of sufficient number and accessibility, consistent with the number of living units and the Uniform Building Code shall be provided. Such facilities shall have keyed access for tenants only.

i. The development may provide specific internal common facilities, including but not limited to one or more of the following for the exclusive use of the residents:

1. Central cooking and dining room(s).

2. Beauty and barber shop.

3. Small scale drug store not exceeding 1,000 square feet.

j. Off-street parking shall be provided in the following manner:

1. One and one-quarter (1.25) parking spaces for each living unit.

2. All off-street parking shall be located within 150 feet of a public entrance.

3. Adequate and suitably striped paved areas for shuttle parking. Shaded waiting areas shall be provided adjacent to the shuttle stops.

4. Design standards relating to and including but not limited to handicapped parking, access, surfacing, striping, lighting, landscaping, shading, and dimensional requirements shall be

consistent with the standards outlined in 8.05: Parking and Loading Standards.

5. Group care parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens including, but not limited to medical offices, shopping areas, and mass transit.

k. The project shall be designed to provide adequate security for residents, guests, and employees.

l. All parts of all structures shall be within 150 feet of paved access for single-story and 50 feet for multi-story.

m. Notwithstanding 7.02 (G.2.a), individual kitchen facilities, including "wet bars," are not permitted.

H. Heliport

1. Non-Residential Uses Specific Standards: Heliports in the Light Industrial zoning district shall be utilized in compliance with the following standards:

a. The heliport is an accessory use to the primary use of land.

b. The primary use of land is an industrial use.

c. The helicopter landing area will be for occasional use only, with a limited frequency of use determined by the Special Use Permit.

d. All arrivals and departures will be announced on radio utilizing a frequency as determined by the Douglas County Airport Manager.

e. There will be no storage of fuel at the facility.

f. Aircraft will be FAA certified, and the facility will be operated in compliance with FAA standards.

I. Home Occupations

1. General Standards (Applicable to All Zoning Districts)

a. Home occupations may be permitted as an accessory use to a principal residential use in all zoning districts based on standards outlined in this code section.

1. Location and Use of Structures

a. The home occupation shall be conducted by a resident of the dwelling.

b. The use shall occur entirely within the principal dwelling or an accessory structure, except for incidental outdoor storage of vehicles or trailers.

c. The area used for the home occupation shall not exceed 25 percent of the gross floor area of the principal residence.

d. No dwelling shall be constructed or altered in a manner that changes its residential character or makes it recognizable as a place of business. No separate entrance, exit, or signage related to the business is permitted.

2. Employees and Visitors

a. No individuals other than residents of the dwelling shall be employed at the premises.

b. Exception: On parcels zoned RA-5, RA-10, A-19, or FR-19/40, up to three additional employees may be present at the residence. This does not preclude off-site employees, provided they do not report to or operate from the residence.

c. Clients or customers may visit the residence by appointment only.

3. Operational Impacts

a. The home occupation shall not create glare, dust, fumes, odors, vibrations, or noise detectable beyond the property line.

b. No equipment or processes shall create electrical or mechanical interference in devices outside the structure or cause fluctuations in line voltage.

c. Only electrical and mechanical equipment normally found in a residential dwelling may be used. The home occupation shall not change the fire or occupancy classification of the dwelling.

d. The use shall not interfere with the maintenance or use of required parking spaces, including those in garages or carports.

e. No equipment, materials, or operations shall be visible or audible from adjacent properties.

4. Storage and Vehicles

a. No outdoor storage of construction materials (e.g., electrical, plumbing, lumber) shall be allowed.

b. Vehicles, trailers, or construction equipment not incidental to residential use shall not be visible from a public right-of-way.

c. The use or on-site storage of chemicals, flammable materials, or hazardous substances is prohibited except as allowed by the Uniform Fire Code.

d. The home occupation shall not generate vehicular traffic or parking that is detrimental to the residential character of the neighborhood.

5. Rental Properties

a. If the home occupation is conducted in a rental unit, written permission from the property owner must be obtained.

6. Prohibited Activities

a. The following uses are prohibited as home occupations:

1. Automobile repair, body work, or upholstery.

2. Handling, packaging, or processing of food products, except as allowed by Nevada Revised Statutes Chapter 446 for cottage food operations.

7. Mobile Business Standards

a. Mobile businesses may be permitted as home occupations, subject to the following additional standards:

b. The business must comply with all applicable agency regulations and permitting requirements.

c. Automotive-related services shall be limited to cleaning, detailing, and minor glass or accessory replacement. Auto repair, engine work, and body work are prohibited, except for emergency roadside repairs.

d. No work shall be conducted on county-owned property, including parks, parking lots, or public rights-of-way.

J. Hospital

1. General Standards (Applicable to All Zoning Districts)

a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

7.03 I-L

A. Independent congregate senior living community

1. General Standards (Applicable to All Zoning Districts)

a. Independent congregate senior living communities shall be constructed in the following manner:

1. The density of units shall be determined with a special use permit.

2. Independent congregate senior living communities must be constructed to conform to the standards of the underlying zoning district, including setbacks, height restrictions, floor area ratios, etc. The floor area of common indoor recreational amenities, such as covered pools, fitness centers, and common rooms, may be subtracted from the total floor area for the purpose of calculating floor area ratios.

3. Facilities shall provide 15 percent of the project site as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, or slope areas greater than 8 percent.

4. Common recreational and entertainment areas of a size and scale consistent with the number of living units shall be provided.

5. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the International Building Code shall be provided or, in cases where common laundry facilities are not provided, each dwelling unit shall be designed for a washing machine and dryer.

6. Common kitchen facilities of sufficient number and accessibility consistent with the number of living units and International Building Code shall be provided or, in cases where common kitchen facilities are not provided, each dwelling unit shall be designed with a kitchen.

7. The project shall be designed to provide adequate security for residents, guest, and employees.

8. Adequate internal and external lighting including walkways shall be provided. The lighting shall be stationary, deflected away from adjacent properties and public rights-of-way, and of an intensity compatible with nearby development.

9. Off-street parking spaces for independent congregate senior living communities shall be located within 150 feet from the dwelling unit (front or rear door) for which the parking spaces is provided.

10. Adequate and suitably striped paved areas for shuttle parking shall be provided. Shaded waiting areas shall be provided adjacent to the shuttle stops.

11. Loading/unloading areas shall be provided at the entrance to the building and be striped and signed to indicate no parking allowed.

12. Independent congregate senior living community parking requirements may be adjusted on an individual project basis, subject to a parking study based on project location and proximity to services for senior citizens, including, but not

limited to, medical offices, shopping areas, and transit services.

13. For projects of 20 or more units, on site management shall be required.

14. Eighty percent of the units must be occupied by at least one person 55 years of age or older. The other 20 percent of units may be occupied by younger persons.

B. Indoor Gun Range

1. Non-Residential Uses Specific Standards

a. An Indoor Gun Range muse meet the following standards:

1. The use may not produce exterior noise in excess of 65 decibels when measured at the property line. If the use is in a multi-use building, the noise in the neighboring spaces may not exceed 45 decibels when measured in the interior space. To the extent that the County must utilize a third party to verify noise levels, the Indoor Gun Range owner will be responsible for the cost of the third party review.

2. The use must incorporate bullet containment to the satisfaction of the Building Official so as to ensure that bullets will not penetrate walls, ceilings, or floors. To the extent that the County must utilize a third party to verify this standard is met, the Indoor Gun Range owner will be responsible for the cost of the third party review.

3. The use must utilize total metal jacket or plated bullets so as to minimize lead vapors, and the building space must be properly ventilated to the satisfaction of the Building Official.

4. Prior to commencement of the use, a complete fire life safety inspection of the proposed space and building shall be conducted by the Fire District to ensure conformance with all applicable fire life safety requirements. As part of this inspection, the Indoor Gun Range owner shall advise the Fire Marshall of intended location and anticipated amount of ammunition storage.

5.The business owner must demonstrate to the County Sheriff possession of a Federal Fire Arms License. The employees of Indoor Gun Range must submit to a background check conducted by the Sheriff's office, and the Sheriff must find it to be acceptable for the employee to work at the range. The cost of the Federal Firearms License and the cost of the FBI fingerprinting must be paid by the Indoor Gun Range owner.

C. Indoor recreation facility

1. General Standards (Applicable to All Zoning Districts)

a. This use may include accessory eating and drinking areas, retail sales areas, and staff offices.

D. Kennel and breeding uses

1. General Standards (Applicable to All Zoning Districts)

a. Dog fancier or breeder kennel

1. A veterinary clinic or hospital is excluded from this provision.

2. Setback requirements for kennels with outdoor holding facilities on lots of one to five net acres is a minimum of 50 feet from adjacent lot lines not under the same ownership. The setback on lots of more than five net acres is a minimum of 100 feet from adjacent lot lines not under the same ownership.

3. Minimum parcel size is one net acre.

4. A dog fancier or breeder kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

b. Dog kennel

1. A veterinary clinic or hospital is excluded from this provision.

2. Setback requirements for kennels with outdoor holding facilities is a minimum of 100 feet from adjacent lot lines not under the same ownership;

3. Minimum parcel size is ten net acres.

4. A kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

c. Dog rescue kennel

1. A veterinary clinic or hospital is excluded for this provision.

2. Setback requirements for kennels with outdoor holding facilities on lots of one to five net acres in a minimum of 50 feet from adjacent lot lines not under the same ownership. The setback on lots of more than five net acres is a minimum of 100 feet from adjacent lot lines not under the same ownership.

3. Minimum parcel size is one net acre.

4. A rescue kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

d. Kennel

1.Setback requirements for kennels with outdoor holding facilities is a minimum of 100 feet from adjacent lot lines not under the same ownership;

2.Minimum parcel size is ten net acres.

3. A kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

E. Light Industrial

1. General Standards (Applicable to All Zoning Districts)

a. Uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, service stations, copy centers, showrooms, product testing areas, and product sampling areas.

b. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

c. Accessory sales of products or material produced, stored, or modified on site, may occupy a maximum of 25% of the area designated for the main use.

1. Outside sales must be located in the rear or side of the building and be screened.

2. Accessory sales may include the consumption of products.

F. Limited agricultural uses

1. General Standards (Applicable to All Zoning Districts)

a. This use does not allow the grazing, keeping and use of livestock or other animals as referenced under subsection C, animal keeping.

b. Except as provide in paragraph 3, below, no accessory structures greater than 200 square feet will be permitted without a principle dwelling unit;

c. Sales of agricultural and horticultural products grown on parcels under the same

ownership or lease are permitted in all districts.

d. Accessory agricultural structures in excess of 200 square feet may be permitted in the RA-5 zoning district without a principal dwelling unit subject to the following:

1. The parcel upon which the structure is to be located contains a minimum of five net acres.

2. The structure must be for agriculture-related purposes and evidence must be provided that limited agricultural uses are being conducted on the parcel.

2. General Standards (Applicable to All Zoning Districts)

a. Parcel maps in the A-19 zoning district are eligible for lot size averaging to preserve the integrity of the irrigation water conveyance system, subject to the following:

1. The net acreage divided by the number of lots must be equal to or greater than 19 acres per lot. The minimum resulting parcel size is 5 net acres.

b. Variation from minimum lot size is dependent on affirmative findings, on advice from the water conveyance advisory committee:

1. That the proposed configuration of the resulting parcels is necessary to preserve the integrity of the water conveyance system, from delivery and drainage of water on the resulting parcels.

2. That because of the unusual shape or topography of the parent parcel and the existing system for irrigating the parcels, division into parcels of a minimum of 19 acres would be detrimental to continued agricultural production or the delivery and drainage of irrigation water.

c. The location of the boundaries of the resulting parcels will be secured by deed restrictions or equivalent covenants, conditions and restrictions of record, containing the words: The boundaries of this parcel or parcels were established to preserve the integrity of the water conveyance system and may not be adjusted without the approval of the board of county commissioners.

d. Parcel maps which propose lot size averaging under this section will be referred to the planning commission.

G. Limited commercial uses

1. General Standards (Applicable to All Zoning Districts)

a. "Limited commercial use" means a use that is accessory to an open agricultural use consisting of a vocational activity principally conducted inside a dwelling unit or accessory structures, including outdoor recreational vehicle and equipment storage, and which can employ up to five additional employees.

b. The use shall not result in noise or vibration, light, odor, dust, smoke, or other air pollution noticeable at or beyond the property line;

c. The use shall not change the character of the lot or the surrounding neighborhood or conflict with the purpose of the zoning district;

d. The outside storage of goods, materials, or equipment related to the limited commercial use must be screened from view;

e. Signs shall be limited to one non-illuminated identification sign six square feet or less in size;

f. The parcel must have a principle dwelling unit and the use must be located on the same parcel as the principle dwelling unit;

g. The use may not generate chemical waste, heavy metals, or other potential surface or ground water contamination;

h. The use shall not include restaurants or retail uses with the exception of antique shops;

i. A preliminary inspection will be required for uses proposed within existing buildings to establish appropriate occupancy type and uniform code requirements.

7.04 M-Q

A. Major or minor vehicle service center or convenience store with gasoline sales (service stations or gas stations).

1. Non-Residential Uses Specific Standards: Vehicle service centers and convenience stores with gasoline sales shall comply with the following standards:

a. A maximum of two service stations shall be permitted at each intersection.

b. The minimum parcel size shall be 15,000 square feet, with a minimum street frontage of 100 feet on each street.

c. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:

1. The dispensing of petroleum products, water and air from pump islands;

2. The provision of emergency service of a minor nature;

3. The sale of items from vending machines which must be placed next to the main structure in a designated area not to exceed 32 square feet, and which must be screened from public view from the right-of-way;

4. Liquid propane gas dispensers and tanks.

d. Pump islands shall be located a minimum of 20 feet from a street property line. However, a canopy or roof structure over a pump island may encroach up to ten feet within this distance. Additionally, the cashier location shall provide direct visual access to the pump islands and the vehicles parked adjacent to the islands.

e. There shall be no more than two points of ingress and egress to any one street.

f. There shall be a minimum distance of 30 feet between curb cuts along a street frontage.

g. No driveway may be located closer than 35 feet to the curb return.

h. The width of a driveway may not exceed 36 feet at the sidewalk.

i. On-site parking shall be provided at one space for each pump island, plus one space for each service bay.

j. Unenclosed storage of motor vehicles is prohibited.

k. No vehicles may be parked on sidewalks, parkways, driveways or alleys.

l. No vehicle may be parked on the premises for the purpose of sale.

m. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles may be located in any open area outside the main structure for a period not to exceed 72 hours.

n. All light sources, including canopy, perimeter, and flood, shall be energy efficient, stationary and shielded or recessed within the roof canopy so that the service station shall be indirectly visible and light is deflected away from adjacent properties and public rights-of-way. Lighting shall not be of such a high intensity as to cause a traffic hazard or adversely affect adjoining properties.

o. Where the service station adjoins property in a residential land use district, a six foot-high

decorative masonry wall shall be constructed at the time the station requires a permit for the on-site improvement or modification. Materials, textures, colors and design of the wall shall be compatible with on-site development and adjoining properties. When the wall reaches the established front-yard setback line of a residentially designated lot abutting or directly across an alley from the service station, it shall decrease to a height of 30 inches.

p. Restroom entrances visible from adjacent properties or public rights-of-way shall be concealed from view by planters or decorative screening.

q. All parking, loading, circulation aisles, and pump island bay areas shall be constructed with (PCC) concrete.

r. A sign with the service station logo is permitted on up to three sides of the pump island canopy, provided that the area of each sign is no more than two square feet.

B. Manufactured homes and manufactured housing, and tiny houses.

1. Agricultural, Forest and Range, and Residential Land Use Specific Standards

a. Manufactured homes, manufactured housing, tiny houses

1. Manufactured or mobile homes allowed under the provisions of this chapter shall be installed in the following manner:

a. Mobile or manufactured homes may be used as single-family dwellings in an MH overlay zoning district if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974.

2. Tiny houses allowed under the provisions of this chapter shall be installed in the following manner:

a. Tiny houses may be used for single-family dwellings in an MH overlay zoning district if the house meets the requirements of most current, adopted version of the International Residential Code, Appendix Q; and

b. Tiny houses must be placed on permanent foundations, with the exception of tiny houses placed in manufactured home parks or manufactured home subdivisions constructed prior to January 1, 2025.

b. Manufactured home park or manufactured home subdivision design standards.

1. Manufactured home parks or subdivisions shall be designed and constructed in the following manner:

a. Individual manufactured home space minimum setbacks shall be measured from the edge of internal streets and space lines as follows:

1. Front: Ten feet;

2. Side: Five feet on each side or zero lot line on one side with 10 feet on the opposite side;

3. Rear: Ten feet;

4. Structural separation: Ten foot minimum between dwelling units.

2. Maximum manufactured home space coverage (manufactured home and its accessory structure) shall be 75 percent.

3. Each manufactured home shall be equipped with skirting, or provided with a support pad which is recessed to give the appearance of the manufactured home being located on-grade.

4. All on-site utilities shall be installed underground.

5. The manufactured home park shall be provided with parking as required by 8.05:

Parking and Loading Standards.

6. A common recreation area which may contain a recreation building shall be provided in the park for use by all tenants and their invited guests. The area shall be provided in one common location with a minimum aggregate area of 200 square feet of recreational space for each manufactured home space.

7. All exterior boundaries of the manufactured home park shall appear similar to conventional residential developments and shall be screened by a decorative wall, fence or other comparable device six feet in height, with a minimum six-foot-wide landscaped area provided along the outside of the perimeter screen.

8. Common open space shall be landscaped in accordance with a landscape plan approved by the director and in a manner consistent with 8.06: Landscaping Standards.

9. All manufactured home park or subdivision developments shall provide recreational amenities within the site which may include but are not limited to swimming pools, spas, a clubhouse, a "tot lot" with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities shall be approved by the board and provided according to the following schedule:

Figure 3:Manufactured Home Parks: Required Number of Amenities

UNITS	NUMBER OF AMENITIES
0-9	0
10-50	1
51-100	2
101-200	3
201-300*	5
*One amenity shall be added for each 100 additional units or fraction thereof.	

2. Mobile Home Overlay Zoning Standards

a. Manufactured or mobile homes allowed under the provisions of this chapter shall be installed in the following manner:

1. Mobile or manufactured homes may be used as single-family dwellings in an MH overlay zoning district if the home is certified under the National Mobile Home Construction and Safety Standards Act of 1974.

b. Tiny houses allowed under the provisions of this chapter shall be installed in the following manner:

1. Tiny houses may be used for single-family dwellings in an MH overlay zoning district if the house meets the requirements of most current, adopted version of the International Residential Code, Appendix Q; and

2. Tiny houses must be placed on permanent foundations, with the exception of tiny

houses placed in manufactured home parks or manufactured home subdivisions constructed prior to January 1, 2025.

BB. Metal Cargo Storage Containers

1. General Standards (Applicable to All Zoning Districts)

a. Sea Cargo, Cargo, or similar containers that house storage items, may be used with the approval through a minor design review subject to the following conditions:

b. One (1) metal storage container per acre, with a maximum of two (2) metal storage containers per parcel, shall be allowed in SFR 1, SFR 2, RA 5 and RA 10 zoning districts.

c. One (1) metal storage container for every 25,000 square feet of commercial space on a parcel shall be allowed in GC, MUC, TC, LI, GI, Si, PF and AP zoning districts. Metal storage containers shall not be allowed on parcels with commercial space less than 25,000 square feet in GC, MUC, TC, LI, GI, PF and AP zoning districts.

(d)Metal storage containers shall be permitted in A-19 and FR-19/40 zoning districts only when the underlying parcel is 19 acres or greater. In parcels less than 19 acres, a minor design review is required pursuant to 20.614.010.

(e)A maximum of two (2) metal storage containers per parcel, shall be allowed in A-19 and FR-19 zoning districts where the parcel size is less than 19 acres.

(f)Metal storage containers shall be permitted on County, public agency or emergency service sites with a minor design review.

(g)Metal storage containers shall be used for storage purposes only and no human or animal occupation shall occur. No alterations shall be made or allowed to the metal storage container including, but not limited to, doors, windows, electrical, plumbing, or connection of multiple containers unless factory built with those improvements. No storage shall be placed upon or above the metal storage container. Storage containers shall not be stacked upon each other.

(h)No hazardous materials shall be stored in metal storage containers. Metal storage containers shall not be sited in a manner to be determined to the public's health and safety.

(i)Metal storage containers shall be at building grade and located at the side or rear of the primary structure. Metal storage containers shall not occupy any required parking spaces, landscape areas, drive-aisles, fire lanes, drainage courses, drainage easements, detention basin, or vehicular or pedestrian access ways. Metal storage containers shall not be permitted on vacant property.

(j)All metal storage containers shall be painted either to blend with the primary or adjacent structures or painted earth-tone colors to minimize visual impacts. Graffiti shall be removed in accordance with the County's graffiti ordinance. All metal storage containers in use shall be in a condition free from rust, peeling paint, or other visible forms of deterioration. Metal storage containers shall be screened with chain link fencing with slats, concrete masonry unit (CMU) block walls and/or landscaping, as approved by community development that has a minimum height of six feet. Metal storage containers and their screening and landscaping shall be maintained in good repair. Any metal storage containers that are not maintained in good repair or that are dilapidated or dangerous, shall be repaired or removed, following an order to comply from the director.

(k)Advertising is prohibited on the exterior of all metal storage containers.

(l)The use of semi-truck trailers as storage containers is prohibited in all zoning districts.

C. Multi-family housing.

1. General Standards (Applicable to All Zoning Districts)

a. Multi-Family Residential Zoning District Standards

1. Multi-family housing within a multi-family residential zoning district is subject to design review and shall be constructed in the following manner:

a. All multi-family developments with 12 or more dwelling units must provide 25 percent of the project site as useable open space for passive and active recreational uses. Useable open space areas must not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, setbacks, patios or private yards, or slope areas greater than 8 percent.

b. Each dwelling unit must have a private, walled patio or balcony in accordance with the following:

1. Ground floor units must have a patio or balcony not less than 150 square feet in area or 25 percent of the dwelling unit size, whichever is less.

2. All other units must have a patio or balcony not less than 75 square feet in area.

c. All multi-family developments must provide recreational amenities within the site which may include a swimming pool, spa, club house, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or, day care facilities. The type and number of amenities must be approved by the director and provided according to the following schedule:

Figure 4: Multi-Family Housing, Number of Required Amenities

UNITS	NUMBER OF AMENITIES
0-11	0
12-50	1
51-100	2
101-200	3
201-300*	4
*One amenity shall be added for each 100 additional units or fraction thereof.	

c. Off-street parking spaces for multi-family residential developments must be located within 150 feet from the dwelling unit (front or rear door) for which the parking space is provided.

d. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

e. Driveway approaches within multiple family developments of 12 or more

units must be delineated with interlocking pavers, rough-textured concrete, or stamped concrete and landscaped medians.

f. All parts of all structures must be within 150 feet of paved access for single story and 50 feet for multi-story.

g. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County building code must be provided.

h. Where common laundry facilities are not provided, each dwelling unit must be designed for a washing machine and dryer.

b. Mixed-Use Commercial Zoning District Standards: Multi-family housing within a mixed-use commercial zoning district is subject to design review and shall be constructed in the following manner:

1. Floor area ratios:

a. Between 25 percent and 50 percent of the total project floor area must be devoted to commercial uses, with 50 to 75 percent of the project floor area devoted to residential uses.

b. Maximum residential density is 16 dwelling units per gross acre.

c. Maximum building height is 35 feet for horizontal design. Horizontal design includes residential uses and commercial uses each within separate buildings. Maximum building height for vertical design (minimum first floor retail/office) is 50 feet, except as noted below. If the project site exceeds 5 percent average slopes, the maximum height may be increased to 60 feet, except as noted below. If the height exceeds 35 feet, design features to reduce roof mass must be provided.

2. Within the Town of Genoa, the maximum building height is 35 feet.

3. Within the Towns of Minden and Gardnerville, the maximum building height is 45 feet.

4. Design must be architecturally compatible with and enhance the surrounding neighborhood and must properly integrate the multi-family residential and commercial uses by creating a pedestrian-oriented mixed-use environment.

5. Projects with 12 or more dwelling units must provide 10 percent of the mixed-use commercial area as useable open space for passive and active recreational uses. Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between any structures less than 15 feet apart, or slope areas greater than 8 percent. Exceptions to useable open space may be allowed when a project includes regional open space amenities such as a neighborhood or regional park, or provides enhanced pedestrian-oriented connections which connect to existing or planned regional open space uses.

6. Projects with 50 or more units must provide transit loading/unloading areas that are convenient to the residents.

7. Design must minimize visual impacts to the surrounding neighborhood.

8. Integrated access, parking, pedestrian connections, and drainage must be provided.

9. For structures exceeding 45 feet in height, setbacks from adjacent properties

with existing single-family residential uses must be a minimum of 30 feet for all yards.

10. Projects exceeding 45 feet in height may apply for density bonus units under an affordable housing agreement as provided under 8.11: Density Bonus and Affordable Housing Agreements.

11. All projects must provide recreational amenities within the site which may include a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter or barbecue area, court game facilities such as tennis, basketball, or racquetball, improved softball or baseball fields, or day care facilities. The type and number of amenities must be approved by the director and provided according to the following schedule:

Figure 5: Multi-Family Housing Amenities in Commercially Zoned Districts

UNITS	NUMBER OF AMENITIES
0-11	2
12-50	3
51-100	4
101-200	5
201-300*	6
*One amenity shall be added for each 100 additional units or fraction thereof.	

13. Off-street parking for mixed-use commercial development is as follows, except where noted below:

a. One parking space is required for each 250 square feet of commercial floor area.

b. 1.5 parking spaces is required for each residential unit.

c. Exceptions to both a and b above, is allowed when the project is within an established parking district.

14. Each dwelling unit must be provided a minimum of 150 cubic feet of private enclosed storage space within the garage, carport, or immediately adjacent to the dwelling unit.

15. Common laundry facilities of sufficient number and accessibility consistent with the number of living units and the current County Building Code must be provided.

16. Where common laundry facilities are not provided, each dwelling unit must be designed for a washing machine and dryer.

D. Non-commercial telecommunications site

1. General Standards (Applicable to All Zoning Districts)

a. One Structure

1. Accessory to a residential use.

2. Is not commercial in nature.

3. Meets the setback and height requirements of the district in which the facility is located.

b. Multiple Structures

1. Accessory to a residential use.

2. Is not commercial in nature.

3. May not meet either the setback or height requirements of the district in which the facility is located.

4. It can include "station antenna structure" as defined in NRS (2001 Statutes of Nevada, 596, Chapter 103; AB61).

a. A 50 foot setback is required from all lot lines.

b. On parcels of less than one acre, the maximum height of a station antenna structure is 35 feet. On parcels of one acre or larger, a station antenna structure may be permitted up to a maximum of 75 feet in height. Station antenna structures in excess of the maximum height are subject to issuance of a major variance.

c. Development approval is subject to minor design review, with notice of the application to adjoining property owners, pursuant to 9.16 (D): Personal notice of filings for minor variance and design review applications. If the director refers the application to the planning commission for public hearing, notice shall be given as provided in 9.16 (C): Personal notice of public hearing.

E. Nursing, convalescent and residential care facility

1. General Standards (Applicable to All Zoning Districts)

a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

F. gaminguses

1. General Standards (Applicable to All Zoning Districts)

a. Sales of agricultural and horticultural products grown on parcels under the same ownership or lease is permitted in all districts;

b. One single-family dwelling, occupied by the owner of the farm or ranch, is considered customary and incidental as a part of the use in the commercial and industrial zoning districts;

c. Outside of the A-19, FR, RA-10 and RA-5 districts, no accessory structures greater than 200 square feet will be permitted without a principal dwelling unit.

G. Open or subsurface mining.

1. Non-Residential Uses Specific Standards

a. Requirements for special use permits. Unless exempted by provisions of this chapter, an approved special use permit as provided in 9.36: Special Use Permits shall be required for all surface mining operations in all zoning districts in which surface mining is allowed, and shall be required for the expansion or substantial change of operation of any surface mine for which such expansion or changes have not been thereby approved, including any operation which meets the definition of a "nonconforming use" pursuant to 1.06: Non-Conforming Uses and Structures.

b. Requirements for reclamation plans. A reclamation plan shall be required for all surface

mining operations where permitted.

c. Exemptions. A reclamation plan shall not be required for any of the following activities:

1. Excavations or grading conducted for farming or on-site construction or for the purpose of restoring land following a flood or natural disaster;

2. Prospecting for, or the extraction of, minerals for non-commercial purposes in total amounts of less than 1,000 cubic yards per parcel per year;

3. Surface mining operations that are required by federal law in order to protect a mining claim, if such operations are conducted solely for that purpose;

4. Emergency excavations or grading by the county or its agent for flood control purposes;

5. Any other surface mining operations which the director determines to be of an infrequent nature and which involve only minor surface disturbances.

d. Applications for special use permits for surface mining operations and reclamation plans.

1. In addition to the special use permit application required in 9.36: Special Use Permits; all applications for a special use permit for surface mining operations shall contain the surface mining and reclamation application supplement required by the planning division.

2. As many copies of a reclamation plan application as may be required shall be submitted in conjunction with all applications for special use permits for surface mining operations.

3. Applications shall include the necessary environmental review information prescribed by the planning division.

e. Performance standards for reclamation plans.

1. All new or revised reclamation plans shall address the environmental impacts of the project, including but not limited to wildlife habitat, backfilling, re-grading, slope stability, re-contouring, erosion control, re-vegetation, drainage, agricultural land reclamation, equipment removal, stream protection, topsoil salvage, tailing and mine waste management and maintenance.

2. Douglas County may impose additional performance standards developed either in review of individual projects, as warranted, or through the formulation and adoption of county-wide performance standards on any new reclamation plan or modification to a previously approved reclamation plan.

f. Phasing of reclamation.

1. Phasing of reclamation. Reclamation activities shall be phased with respect to the phasing of the mining operation and shall be initiated at the earliest possible time on those portions of the mined lands that will not be subject to further disturbance.

2. Interim reclamation may also be required for mined lands that have been disturbed and will be disturbed again in future operations if it is determined to be necessary to ensure the success of final reclamation or for health and safety purposes. Reclamation may be done on an annual basis, or in stages compatible with continuing operations, or on completion of all excavation, removal, or fill as approved by the county. Each phase of reclamation shall be specifically described in the reclamation plan and shall include: the approximate length of

time for completion of each phase; all reclamation activities required; criteria for measuring completion of specific reclamation activities; and estimated costs as provided 7.04 (G)(h). The county shall approve the reclamation schedule.

3. Annual reports. Surface mining operators shall submit annually a status report to the planning division on the anniversary date of the special use permit.

4. A copy of the final approved reclamation plan shall be kept on-site at all times.

g. Findings for approval. In addition to the findings for approval special use permits contained in 9.36: Special Use Permits, approval for surface mining operations shall include a finding that the project complies with the provisions of federal and state law.

1. For reclamation plans, the following findings shall be made by the board prior to approval:

a. That the reclamation plan and potential use of reclaimed land pursuant to the plan are consistent with this chapter and the county's master plan;

b. That through operations and implementation of the reclamation plan, all significant adverse impacts on lands to be reclaimed as a result of the surface mining operations are mitigated to the maximum extent feasible;

c. That the land or resources to be reclaimed will be restored to a condition that is compatible with the surrounding environment;

d. That the reclamation plan and potential use of reclaimed land pursuant to the plan are consistent with any applicable air quality or water quality resource plan or that suitable off-site development will compensate for related disturbances to resource values existing after reclamation is completed;

e. The reclamation plan will restore the mined lands to a usable condition which is adaptable for alternative land uses consistent with the master plan, the surface owner, and any other applicable plan or element.

h. Financial assurances for reclamation plans.

1. In order to ensure that reclamation will proceed in accordance with the approved reclamation plan, the county shall require as a condition of approval one or more forms of security which will be released upon satisfactory performance. The applicant shall post security in the form of a surety bond, irrevocable letter of credit from an accredited financial institution, a certificate of time deposit as part of an approved trust fund, or other method acceptable to the county. Financial assurances shall be made payable to Douglas County.

2. Financial assurances shall be required to ensure compliance with elements of the reclamation plan including but not limited to re-vegetation and landscaping requirements; restoration of wildlife habitat; protection of archaeological sites; restoration of water bodies and water quality; slope stability and erosion and drainage control, disposal of hazardous materials; and other mitigation measures. Financial assurances for such elements of the reclamation plan shall be monitored by the planning division.

3. Financial assurances shall not be released until the reclamation has been completed in accordance with the approved reclamation plan to the satisfaction of the director.

4. The amount of financial assurances shall be based upon the estimated costs of reclamation for each year in the reclamation plan, including any irrigation and maintenance of reclaimed areas as may be required. Cost estimates shall be prepared by a licensed engineer or other qualified professionals retained by the operator; the estimates shall be approved by the county engineer. Financial assurances may be based upon estimates including but not necessarily limited to the volume of earth moved (cubic yards) for each year or phase of reclamation. Financial assurances to ensure compliance with re-vegetation, restoration of wildlife habitat, and any other applicable element of the reclamation plan shall be based upon cost estimates that include but may not be limited to labor, equipment, materials, mobilization of equipment, administration, and reasonable profit by a commercial operator other than the permittee.

5. In projecting the costs of financial assurances, it shall be assumed without prejudice or insinuation that the surface mining operation could be abandoned by an operator and, consequently, the county or state may need to contract with a third-party commercial company for mobilization and reclamation of the site.

6. Where reclamation is accomplished in annual increments, the amount of financial assurances required for any one year shall be adjusted annually and shall be adequate to cover the full estimated costs for reclamation of any land projected to be in a disturbed condition from mining operations by the end of the following year. The estimated costs shall be the amount required to complete the reclamation on all areas that will not be subject to further disturbance, and to provide interim reclamation, as necessary, for any partially excavated areas in accordance with the reclamation plan. Financial assurances for each year shall be released upon successful completion of reclamation (including any maintenance required) of all areas that will not be subject to further disturbance and upon the operator filing additional financial assurances for the succeeding year. Financial assurances for all subsequent years of the operation shall be handled in the same manner.

7. Financial assurances for reclamation that is accomplished in multiple-year phases shall be handled in the same manner as described for annual reclamation.

8. If a change of ownership occurs, the existing financial assurance remains in force until a replacement financial assurance is approved by the lead agency.

i. Inspections.

1. The department shall arrange for inspection of a surface mining operation within six months of receipt of the annual report required in subsection D.3, above, to determine whether the surface mining operation is in compliance with the reclamation plan.

2. In no event shall less than one inspection be conducted in any calendar year. The inspections may be made by a state-registered geologist, state-registered civil engineer, state-licensed landscape architect, state-registered forester, or other qualified specialist who has not been employed by the mining operation in any

capacity during the previous 12 months, as selected by the director. The director shall, within 30 days of completion of the inspection, notify the mining operator that the inspection has been conducted and shall forward a copy of the inspection notice and any supporting documentation to the mining operator. The operator shall be solely responsible for the reasonable cost of such inspection.

j. Time limit for commencement of a special use permit for surface mining operations. The conditions of approval of the special use permit shall include time limits for commencement of operations and continuance thereof, in the absence of which, the permit will lapse.

k. Modifications to reclamation plan. Requests for modifications of approved reclamation plans shall be processed in the same manner as original applications for reclamation plan reviews unless they are determined to be minor modifications. Applications for minor modifications may be submitted in connection with the following, as long as it is not incompatible with existing conditions or plans:

1. To allow the minor re-contouring of final topography, providing slope stability is maintained and substantiated; effecting no more than 10 percent of the site;

2. To allow minor modification or addition of site access;

3. To allow a minor substitution in the reclamation plan, provided it does not substantially alter the intended end use described in the approved reclamation plan;

4. To allow minor technological or administrative changes in methods used to achieve reclamation;

5. To allow measures to be taken which will ensure or maintain public safety (e.g. fences, gates, signs, or hazard removal) provided it does not substantially alter the intended end use described in the approved reclamation plan;

6. To allow minor modifications to a previously approved phasing plan.

l. Violations and penalties. If the director, based upon an annual inspection or otherwise confirmed by an inspection of the mining operation, determines that a surface mining operation is not in compliance with this section, the applicable permit or the reclamation plan, the county shall initiate revocation procedures of the special use permit.

m. Section fees. The county shall establish fees as it deems necessary to cover the reasonable costs incurred in implementing this section, including but not limited to processing of applications, annual reports, inspections, monitoring, enforcement and compliance.

n. Special development and performance standards.

1. Required signage. The outer boundaries of all property used for quarrying operations, involving the extraction and processing of rock, sand, gravel, decomposed granite, clay or similar materials shall be posted with signs carrying the message "QUARRY ZONE" in letters not less than four inches in height, and in letters not less than one inch in height, the message "This property may be used for the extraction and processing of rock, sand, gravel, decomposed granite, clay and similar materials, by Douglas County Code."

a. These signs shall be posted not more than 500 feet apart, with signs placed at each change in direction of the boundary lines of the property and displayed in such manner as to give reasonable notice to passers-by of the

message contained thereon.

2. All mining and quarrying operations, rock crushing plants and aggregate dryers shall be established and operated in accordance with the following standards:

a. All equipment and premises employed in conjunction with any of the uses permitted shall, insofar as is practicable and feasible, be constructed, operated and maintained so as to suppress noise and vibration which are or may be injurious or annoying to persons living in the vicinity.

b. All private roads shall be kept wetted while being used or shall be treated with an approved dust palliative or hard-surfaced and maintained so as to prevent the emanation of dust.

c. All private access roads leading off any public street or highway onto property used for any purpose permitted in this zone shall be paved, with asphalt or concrete surfacing not less than three inches in thickness, for the first 50 feet of the access road.

d. No excavation or production from an open pit quarry shall be permitted which creates a slope steeper than one foot horizontally to one foot vertically.

e. No excavation or production shall be permitted nearer than 50 feet from the project boundary.

f. No production shall be permitted nearer than 50 feet to any lot line of adjoining property unless the written consent of the owner in fee of the property is first secured and recorded in the county recorder's office.

g. Prior to the start of any quarry operations, the outer boundaries of the entire property shall be continuously enclosed by a six-foot-high fence. Where adjacent to a public street or residentially zoned area, required fencing shall be a view obstructing fence, wall or landscaped berm. Elsewhere, the fence may be constructed of chain link, provided however that the reviewing authority may, without notice or hearing, grant a modification to the provisions of this subsection where:

1. The property is located in the bed or flood channel of a wash or water course and fencing would be impractical; or

2. Topographic features; location factors or other conditions create an unnecessary hardship or unreasonable situation making it impractical to require compliance with the fencing requirements contained in this subsection.

h. All uses permitted which are not conducted within an enclosed building shall confine all operations on the property to the hours between 7:00 a.m. and 10:00 p.m., Monday through Saturday, except in cases of public emergency, or such reasonable or necessary equipment or building repairs as are required to be made.

i. Before commencing operation in any quarry the owner or operator shall secure insurance, to the extent of two million dollars ($2,000,000), against liability in tort arising from the production, activities or operations incident thereto conducted or carried on under or by virtue of any law or ordinance,

and such insurance shall be kept in full force and effect during the period of such operations.

H. Park or play field

1. General Standards (Applicable to All Zoning Districts)

a. Night use

1. Lighting must comply with standards set forth in the design criteria and improvement standards manual.

I. Personal storage facility (mini-storage)

1. Non-Residential Uses Specific Standards: Mini-storage facilities shall, at a minimum, be constructed in the following manner:

a. The minimum site area shall be 20,000 square feet.

b. On-site lighting is required and shall be stationary and directed away from adjoining properties and public rights-of-way.

c. The site shall be completely enclosed with either a six-foot-high solid decorative masonry wall or security fencing with a minimum of eight foot dense landscaping, except for points of ingress and egress (including emergency fire access) which shall be properly gated. Any gate shall be maintained in good working order and shall remain closed except during business hours.

d. No business activity shall be conducted other than the rental of storage spaces for inactive storage use.

e. Unless otherwise permitted, all storage shall be located within a fully enclosed structure.

f. No flammable or otherwise hazardous materials shall be stored on-site.

g. Residential quarters for a manager or caretaker may be provided in the development.

h. The development shall provide for two parking spaces for the manager or caretaker, and a minimum of one parking space per 75 units located adjacent or in a close proximity to the manager's quarters for customer parking.

i. Aisle width shall be a minimum of 30 feet between buildings to provide unobstructed and safe circulation.

j. Every parcel with a structure shall have a trash receptacle on the premises. The trash receptacle shall comply with adopted community development department standards and be of sufficient size to accommodate the trash generated. The receptacles shall be screened from public view on at least three sides by a solid wall six feet in height and on the fourth side by a solid gate not less than five feet in height. The gate shall be maintained in working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures.

k. Storage facilities located adjacent to residential districts shall have their hours of operation restricted to 7:00 a.m. to 9:00 p.m., Monday through Saturday, and 9:00 a.m. to 9:00 p.m. on Sundays.

J. Pet Service

1. Setback requirements for pet shop kennels with outdoor holding facilities are a minimum of 50 feet from adjacent lot lines not under the same ownership.

2. Pet services in commercial and industrial zoning districts may include indoor overnight boarding.

3. A pet service is subject to compliance with the provisions of title 6 of the Douglas County Code.

K. Professional office

1. General Standards (Applicable to All Zoning Districts)
   a. No storage or sale of merchandise
   b. Permitted in the Residential Office (RO) Overlay District

7.05 R-T

A. Racing facility
   1. General Standards (Applicable to All Zoning Districts)
      a. Motorized
         1. Agricultural related events including but not limited to steam engine events and antique tractor races are not included within this definition.
         2. Setback requirements:
            a. In an agricultural or forest and range zoning district, no portion of the facility, with the exception of the gate house, may be located within 600 feet of any lot line.
      b. Non-motorized
         1. Outdoor lighting of facility requires specified approval in the special use permit.

B. Recreational vehicles.
   1. General Standards (Applicable to All Zoning Districts): No trailer or recreational vehicle shall be used for living or sleeping purposes in any area within the unincorporated area of the county except as follows:
      a. A recreational vehicle or travel trailer may be occupied as a use pending construction of a permanent single-family residence in any agricultural, forest and range or residential district, provided that the owner of the lot or parcel obtains a temporary use permit and occupies the recreational vehicle or travel trailer only for the period of construction, not to exceed 12 months. The temporary use permit must be issued concurrently with the building permit for the permanent residence. On expiration of the permit, or within 30 days from the date of issuance of the certificate of occupancy for the residence, any recreational vehicle or travel trailer must be removed or located on the site in accordance with 8.05: Parking and Loading Standards;
      b. Existing trailer parks and campgrounds conducted, maintained and licensed under the terms of this chapter;
      c. The temporary use of non-paying guests or relatives of the person residing on the lot or parcel which has a main residence may occupy a travel trailer or recreational vehicle for sleeping purposes for a period not to exceed seven consecutive days. The use must not exceed a total of 14 days for a calendar year. A travel trailer or recreational vehicle used for such a purpose must not discharge any litter, sewage, effluent or other matter except into sanitary facilities designed to dispose of the material.
      d. Storage of travel trailers or recreational vehicles shall be in accordance with 7.01 (B.1.d).

C. Recreational vehicle storage facilities.
   1. Agricultural, Forest and Range, and Residential Land Use Specific Standards
      a. Developments within the multi-family land use districts and with 12 or more dwelling units, or single-family subdivisions in excess of 30 units containing parcels less than 8,000 square feet in size shall provide recreational vehicle storage facilities. The storage facilities shall be reviewed as part of the design review and shall be constructed in the following

manner:

1. Centralized storage areas shall be provided for recreational vehicles, as defined in 1.13: Measurements, Construction, and Code Terminology Definitions and 7.01(B.1.d),at a minimum of one space for each eight dwelling units.

2. Individual storage spaces shall measure not less than 12 feet by 30 feet, and shall have direct access to a driveway with a minimum paved width of 25 feet.

D. Recycling facilities for reusable domestic containers.

1. Non-Residential Uses Specific Standards

a. Any recycling facility must obtain a permit from the county and is subject to review by the county prior to commencing operation. Any facility will be permitted solely at the county's discretion and authority to displace competition and in compliance with the terms of any applicable franchise agreement.

b. Recycling facilities may be subject to permit review in all commercial and industrial land use district according to the following schedule:

Table 11: Recycling Facilities Permit Reviews

TYPE OF FACILITY	DISTRICTS PERMITTED	PERMIT REQUIRED
Reverse Vending Machine	All commercial and industrial	Permitted
Small Collection	All industrial	Minor Design Review
Large Collection	All industrial	Special Use Permit
Light Processing	LI, GI	Special Use Permit
Heavy Processing	GI	Special Use Permit

c. The standards for recycling facilities are as follows:

1. Reverse vending machines located within a commercial structure as long as the use does not require additional parking spaces for recycling customers, and is permitted in all commercial and industrial land use districts subject to compliance with the following standards:

a. Shall be installed as an accessory use to a commercial use which is in full compliance with all applicable provisions of this code, and shall not obstruct pedestrian or vehicular circulation;

2. Small collection facilities located within applicable commercial and industrial land use districts shall be subject to design review, and comply with the following standards:

a. Shall be installed as an accessory use to an existing commercial use which is in full compliance with all applicable provisions of this code;

b. Shall be no larger than 500 square feet and occupy no more than five parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;

c. Shall be set back behind the front building line of the furthest building located

on-site, and shall not obstruct pedestrian or vehicular circulation:

d. Shall accept only glass, metals, plastic containers, papers and reusable items;

e. Shall not use power-driven processing equipment except for reverse vending machines;

f. Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate materials collected and collection schedule;

g. Shall be maintained in a clean and sanitary manner free of litter and any other undesirable materials, including mobile facilities;

h. Collection containers, site fencing, and signs shall be of a color and design that is compatible with and harmonizes with the surrounding uses and neighborhood;

i. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be dearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the recycling enclosure of containers;

j. Signs may be provided as follows:

1. Recycling facilities may have identification signs with a maximum of 15 percent per side of a structure or 16 square feet, whichever is less. In the case of a wheeled facility, the side will be measured from the ground to the top of the container;

2. Signs shall be consistent with the character of their location; and

3. Directional signs, consistent with 8.15(B), bearing no advertising message may be installed with the approval of the director if found necessary to facilitate traffic circulation or if the facility is not visible from the public right-of-way;

k. The facility shall not impair the landscaping required by 8.06: Landscaping Standards for any concurrent use;

l. No additional parking space shall be required for customers of a small collection facility located at the established parking lot of the primary use. One space will be provided for the attendant, if needed;

m. Small collection facilities may be subject to landscaping and screening as determined by the review authority; and

n. Shall maintain adequate refuse containers for the disposal of non hazardous waste.

3. A large collection facility which is larger than 500 square feet, or on a separate parcel not accessory to a "primary" use, which has a permanent structure is permitted in the industrial land use districts, subject to a special use permit and the following standards:

a. The facility does not abut a parcel designated or planned for residential use;

b. The facility shall be screened from the public right-of-way, within an enclosed structure;

c. Structure setbacks and landscape requirements shall be those provided for the land use district in which the facility is located;

d. All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition and screened in accordance with this title.

e. Queuing for a minimum of six vehicles shall be provided outside the parking and drive aisles for the site.

f. Four parking spaces for employees plus one parking space for each commercial vehicle operated by the recycling facility shall be provided on-site;

g. Adequate refuse containers for the disposal of non hazardous waste shall be permanently maintained on-site.

4. Light processing facilities and large processors shall be permitted in the industrial land use districts subject to a special use permit and the following standards:

a. The facility does not abut a parcel designated or planned for residential use;

b. The facility shall be screened from the public right-of-way, within an enclosed structure;

c. Structure setbacks and landscape requirements shall be those provided for the land use district in which the facility is located;

d. All exterior storage of material shall be in sturdy containers which are covered, secured, and maintained in good condition and screened in accordance with this title;

e. Queuing for a minimum of six vehicles shall be provided outside the parking and drive aisles for the site;

f. Four parking spaces for employees plus one parking space for each commercial vehicle operated by the recycling facility shall be provided on-site;

g. Adequate refuse containers for the disposal of non hazardous waste shall be permanently maintained on-site; and

h. No dust, fumes, smoke, vibration or odor above ambient level shall be detectable from adjacent residentially designated parcels.

E. Resort lodge, conference center, or guest ranch

1. General Standards (Applicable to All Zoning Districts)

a. All buildings must be connected to a public water and sewer system. This provision excludes guest ranches with six or fewer guest rooms, which may be on well and individual sewage disposal systems if proof is provided of having obtained state approvals;

b. Guest residency is limited to a transient basis;

c. This use does not include gaming uses;

d. Facilities with individual kitchens must provide development rights for those units, unless located in an existing commercial district outside of a receiving area where no development rights are required.

F. Restaurant

1. General Standards (Applicable to All Zoning Districts)

a. Bars are allowed as an accessory use to a restaurant if the bar and associated service and preparation area does not exceed 30 percent of the gross floor area of the entire unit of operation (unit of operation defined as the bar and restaurant combined), and subject to the following:

1. There must be no separate outside entrance for the bar, except for any required emergency exit which shall be alarmed;

2. The bar shall be separated from the dining area by a wall or other permanently affixed partition. Floor area within this partitioned area shall be considered part of the accessory bar use for the purpose of calculating gross floor area limitations;

3. The business premises may include restricted gaming devices;

4. The hours of operation of the bar shall coincide with the hours of operation for the restaurant;

5. The bar and restaurant shall be operated as a single business unit. No separate exterior signs for the accessory bar use are permitted;

6. Prior to design review approval, the applicant shall apply for and receive a liquor license;

b. The business premises may contain pool tables (two pool tables maximum), video games, or other fee or non-fee amusement devices (gaming devices as defined in NRS 463.0155, are not included as part of this provision). The hours of operation of the amusement devices shall coincide with the hours of operation for the restaurant. The area designated for these uses and their participants shall not exceed 5 percent of the gross floor area of the entire unit of operation (unit of operation defined as the bar and restaurant). The provided for use by minors, the following special conditions apply:

1. Amusement devices shall be separated from the designated dining or bar areas by a wall or permanently affixed partition;

2. Access to these uses shall not be through a bar area.

2. Neighborhood Commercial or Mixed Use Commercial Zoning Districts

a. Outside Live Entertainment will not be permitted as part of the business except where a Special Event Entertainment Endorsement has been obtained from the Douglas County Sheriff. Outside Live Entertainment may not continue past 6:00 p.m. in a Neighborhood Commercial or Mixed Use Commercial Zoning District. Outside Live Entertainment may not continue past 10:00 p.m. in all other non-residential zoning districts.

G. Retail or personal service facility

1. General Standards (Applicable to All Zoning Districts)

a. Drive through service

1. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, they shall have clear visibility, and they must be emphasized by enriched paving and striping.

2. Drive-through aisles shall have a minimum 14 foot width on curves and a minimum 11 foot width on straight sections.

3. Drive-through aisles shall provide sufficient stacking area behind menu board to

accommodate a minimum of five cars.

4. All service areas, rest rooms and ground mounted and roof mounted mechanical equipment shall be screened from view.

5. Landscaping shall screen drive-through or drive-in aisles from the public right of way and shall be used to minimize the visual impact of the menu board sign and directional signs.

6. Drive-through aisles shall be constructed with (PCC) concrete.

7. Drive-through aisles shall be setback from the ultimate curb face a minimum of 20 feet.

8. One menu board per drive-through lane or customer order display (speaker post) may be permitted and shall be a maximum of 30 square feet in size, with a maximum height of seven feet, and shall face away from the street. A maximum of two menu boards shall be permitted for any drive-through use. A menu board is not calculated as part of the total sign area for the parcel.

9. Drive-through uses within an integrated shopping center shall have an architectural style consistent with the theme established in the center. The architecture of any drive-through must provide compatibility with surrounding uses including but not limited to form, materials, colors, and scale. Structure plans shall have variation in depth and angle to create variety and interest in its basic form and silhouette. Articulation of structure surface shall be encouraged through the width of openings and recesses which create texture and shadow patterns. Structure entrances shall be well articulated and project a formal entrance through variation of architectural plane, pavement surface treatment, and landscape plaza.

10. No drive-through aisles shall exit directly onto a public right-of-way.

H. Saw mill

1. Forest and Range Zoning District Standards

a. Allowed through a temporary use permit during forest harvesting operations.

I. Sewage treatment facility

1. General Standards (Applicable to All Zoning Districts)

a. This use is not required to be located on a building lot, or comply with the minimum lot size requirement for the district in which it is located.

b. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

J. Single family residential - traditional design standards.

1. Agricultural, Forest and Range, and Residential Land Use Specific Standards

a. Single Family Residential - Traditional Zoning District Standards. Single family housing within a single family residential - traditional zoning district is subject to design review and shall be constructed in the following manner:

1. Prior to design review approval, any proposed single family residential - traditional design must be reviewed by the applicable Town or GID Board.

2. Garages must be located in the rear or side yard; no "front-loaded" houses are allowed.

3. Extensive use of traditional building materials (such as stone, wood, stucco, tile,

etc.) is required.

4. Front yards must be landscaped.

5. If the design incorporates exterior lighting, traditional fixture designs must be used.

6. The front yard must include a park strip and a minimum 6-foot wide sidewalk.

7. In case the single family residential - traditional design is for an infill project, this requirement may be waived if it would result in a "hodge-podge" look on the street.

8. Front porches a minimum of 60 square feet in area are mandatory features.

9. Raised foundations are mandatory features; finished floor/front porch height must be 24 inches or more above natural grade.

10. If allowed by building code, bay windows may protrude up to three feet into setbacks.

11. No project proposing attached housing or establishment of single family residential - traditional 3,000 or 4,000 zoning districts is allowed in the Towns of Minden and Gardnerville unless the project is a planned development.

K. Solar photovoltaic facility

1. Agricultural, Forest and Range, and Residential Land Use Specific Standards

a. Solar Photovoltaic Facility as a principal use of land must meet the following standards

1. Applications for a Special Use Permit for Solar Photovoltaic Facilities as a principal use of land must include the following supplemental materials in addition to all materials required with an application for a Special Use Permit:

a. A specification sheet for the units to be utilized;

b. A detailed site plan including all ancillary structures, including inverters and battery storage units;

c. Detailed elevations of all structures on the site;

d. Detailed dust control plan;

e. Any new transmission lines or expansion of existing transmission lines must be shown on the plans. These lines will be considered part of the facility, and all noticing must reflect the land where these lines are located;

f. Photo-simulations depicting off-site visual impacts;

g. A detailed screening plan;

h. Water use projections and evidence of ability to obtain water rights;

i. Records regarding power purchase, interconnection agreements, and/or applications;

j. Information on finance and technical ability of the applicant to construct, operate, maintain, and decommission the facility; and Douglas County shall require the applicant to provide additional technical studies and assessments to determine the project's overall impact on the surrounding environment. Such studies may include, but not be limited to, noise impacts, impacts on water resources, biological impacts, visual impacts, and impacts to wildlife habitat.

2. Prior to a public hearing conducted by the Board of Commissioners on an application for a Special Use Permit, the Community Development Director shall

invite all property owners in the Community Plan Area to an informational meeting on the request.

3. The height of the solar photovoltaic unit may not exceed a height of 15 feet when measured from pre-development grade.

4. Solar photovoltaic units must be setback a minimum of 2 miles from any lots adjacent to the subject property that are zoned residential or from any residence.

5. Solar Photovoltaic Facilities are not allowed within the Special Flood Hazard Area (SFHA), or X-Shaded Flood Zone as recognized by the Federal Emergency Management Agency (FEMA).

6. Solar Photovoltaic Facilities cannot locate along ridgelines or hillsides with greater than 15 percent slopes as identified in the master plan.

7. The facility must comply with all Federal Aviation Administration requirements as applicable.

8. The site may not be illuminated at night with the exception of safety lighting required by Uniform Building Code in effect at the time of construction.

9. Any metal surfaces that are shiny must be painted with a non-glossy, earth tone color paint to blend with the desert landscape.

10. Solar photovoltaic units must utilize a film that is non reflective. Only non-glare material is allowed.

11. A fee to cover the cost of inspections associated with property maintenance must be paid at the time of building permit issuance.

12. If the facility ceases to generate electricity for its customers at any time during a 180 day period (except for system malfunctions/normal maintenance and repair), the system must be removed and the property restored to its original condition within 120 days. In accordance with the provision of 9.33: Assurance for Completion and Maintenance of Improvements, a security to ensure compliance with the terms of this requirement shall be posted at the time of building permit along with photographs of the site. The security will be released upon completion of the site restoration.

13. The facility must be designed to produce a minimum of 10 megawatts and cannot exceed a maximum of 20 megawatts. Only contiguous parcels under the same ownership may be utilized.

14. All interior access roads must be either paved or gravel to avoid dust.

15. Screening may be required based on visibility to surrounding areas and if required by staff must consist of an earthen berm planted with native vegetation so as to be compatible with the surrounding areas, and sized to block the visibility of the units from off site. Fencing is required and fencing shall be located on the inside of the berm, if applicable. At the time of building permit, a security must be posted to ensure the vitality of the plants during the life of the use.

16. Solar Photovoltaic Facilities are not allowed in the view corridors identified in Map E of the Douglas County Open Space and Agricultural Lands Preservation Implementation Plan or in View Preservation areas identified on the Vision Plan Diagram of the Valley Vision.

17. Solar Photovoltaic Facilities are not allowed in areas where the depth to water

table is 3.5 feet or less per the US Dept. of Agriculture Natural Resources Conservation Service (NRCS) Custom Soil Resource Report for the Douglas County area.

18. The site shall include a monitoring well. Samples from the monitoring well shall be taken annually, with test results submitted to the Environmental Health Department. The intent of the testing process is to ensure no contaminants from the panels are compromising the quality of the ground water.

L. Solid waste facility

1. General Standards (Applicable to All Zoning Districts)

a. Disposal site

1. Unless otherwise authorized by federal, state or local laws and regulations, solid waste shall be placed out for disposal, composting or recycling in receptacles designed and intended for the purpose of holding such solid waste and shall be disposed of at solid waste disposal sites approved by the State of Nevada or other governmental agency having jurisdiction under Nevada law to designate or operate solid waste disposal sites.

2. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

b. Transfer facility

1. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

M. Special occasion home

1. Agricultural, Forest and Range, and Residential Land Use Specific Standards

a. A Special Occasion Home must meet the following standards:

1. Only owner-occupied single-family detached dwellings may apply for a Special Use Permit to operate a Special Occasion Home;

2. The owner must demonstrate that the primary residence and/or accessory structures on the property have historic character that reflect the cultural and architectural history of Douglas County;

3. The Special Occasion Home must comply with all building and fire codes, including ADA requirements;

4. Special occasions may include, but not be limited to, weddings and receptions; civic, business, corporate and religious or other retreats and seminars; and

5. Private homes used for events organized by non-profit or charitable organizations are exempt from these regulations.

6. For SFR-1 and SFR-2 zoned properties that are at least one-acre in area, a free-standing sign not exceeding 10 square feet in area is allowed at the entrance of the property (on-site) or may be placed within the parcel's legal access easement to a public road. The maximum height of the sign shall not exceed 4 feet, except when placed within a legal access easement in a non-residential zoning district, the maximum height shall not exceed 5 feet. Lighting is limited to indirect only. Setback shall be a minimum of 5 feet from the property line and

placed outside of the traffic safety site area. No more than two, on-premise directory or wall signs are allowed with sign area not to exceed 4 square feet. For all other residential zoning districts, a freestanding sign not exceeding 4 square feet is allowed at the entrance to the property (on-site) or may be placed within the parcel's legal access easement to a public road. The maximum height shall not exceed 2 feet. Lighting is limited to indirect only. No more than one, on-premise directory or wall sign is allowed with sign area not to exceed three square feet. Signs allowed under this section must be designed so that they compliment the architecture of the building and maintain the integrity of the established neighborhood.

2. Non-Residential Use Standards

a. A Special Occasion Home must meet the following standards:

1. Only owner-occupied single-family detached dwellings may apply for a Special Use Permit to operate a Special Occasion Home;

2. The owner must demonstrate that he primary residence and/or accessory structures on the property have historic character that reflect the cultural and architectural history of Douglas County;

3. The Special Occasion Home must comply with all building and fire codes, including ADA requirements;

4. Special occasions may include but not be limited to, weddings and receptions; civic, business, corporate and religious or other retreats and seminars; and

5. Private homes used for events organized by non-profit or charitable organizations are exempt from these regulations.

N. Stationary tank storage (above ground).

1. General Standards (Applicable to All Zoning Districts)

a. Definitions.

1. "Storage vault" means above ground flammable or combustible liquid storage vaults that are concrete enclosures located outside a building containing a tank and a pump assembly.

2. "Storage tanks" means above ground combustible liquid tanks are double wall steel tanks on supports or pads located outside a building. Storage tanks lack fire resistance ratings from exposure fires. Above ground storage tanks are limited to class II and III liquids only.

b. General requirements.

1. Storage vault and tank installations shall be limited to a maximum 1050 gallons individual tank capacity and 3150 aggregate at any one site.

2. Storage vaults and tanks shall be used only for private vehicle fleet, non retail installations, government fleet installations, private company equipment yards, waste oil storage, emergency generator pumps and other similar uses where the fire chief or fire marshal determines there is no increased threat to fire safety.

3. The fire chief or fire marshal may prohibit the use of a storage vault or tank installation when, in his opinion there is a hazard to fire of life safety from a given installation.

4. Storage vault and tanks shall not be manifolded together.

5. A building permit shall be obtained from the community development department and local fire department prior to the installation of tanks. Plans shall be submitted along with the request for a permit. 6. The location of tanks shall comply with the setback requirements of the applicable zoning district. Clearance to property lines, structures, unprotected openings and public ways shall be shown when applying for permits.

6. Grade shall slope from the tank and dispensing areas away from any structure.

7. Storage value and tank installations shall be fenced or secured to prohibit the public from having access to the installation.

8. Storage vaults and tanks shall be considered a group M, Division 2 occupancy under the Uniform Building Code.

9. Existing above ground single wall tanks containing flammable or combustible liquids shall meet all requirements outlined in the Uniform Fire Code, Article 79, Division V. All existing tanks shall be protected with two hour fire resistive construction.

10. All new installations shall be double wall tanks with two hour fire protection added or preferably a storage vault.

c. Tank design.

1. The storage vault and tank assembly shall be engineered in accordance with nationally recognized standards to insure that normal transportation, installation and operation of the tank will not result in damage to the tank or tank envelope which may lead to leakage of the tank contents.

2. Only tanks with UL or other nationally recognized testing laboratories listing shall be used and labeled accordingly. Each tank shall be compatible with the product being used.

3. All storage vault tanks shall be attached to the concrete vault by an approved engineered means.

4. Tank venting shall comply with section 79.509 of the Uniform Fire Code:

a. Minimum vent size shall be 1¼ inside diameter;

b. Vent piping shall terminate a minimum of twelve feet above the ground;

c. Vents shall discharge only in an upward or horizontal direction;

d. Vent lines shall not terminate within five feet of any building openings or within five feet of a property line that may be built upon;

e. Vent pipes shall be arranged so that flammable vapors will not enter any building openings, be trapped under eaves or other obstructions or discharge into hazardous locations. The vent supplied with the storage vault may only be used if engineering data is shown to prove the vent is adequate for either the filing or withdrawal rate, whichever is greater, and that the vent pipe length is adequate and the vent location complies with the above.

6. The storage tanks and the tanks within the storage vault shall be grounded with a ground rod bonded to a metallic pipe coming from the tank with a flexible copper wire of adequate strength for the intended service and electrical resistance.

7. All piping shall be provided with swing joints where the pipe attaches to any

building. Listed flexible connections may be used in lieu of the swing joints when approved by the chief or fire marshal.

8. Tank openings for filling and gauging purposes must be covered by vapor tight caps or lids and must be secured against tampering at all times except during filling or gauging operations. Fill pipes must terminate within six inches of the bottom of the tank.

9. All vault interstitial spaces shall be monitored for leakage in accordance with N.D.E.P

10. Vault enclosures shall be liquid and vapor tight without backfill. The sides and bottom of the enclosure shall be of reinforced concrete and listed for a two hour fire exposure with openings for inspection through the top only. Tank connections shall be so piped or closed that neither vapors or liquid can escape into the enclosed space. A means shall be provided whereby portable equipment may be employed to discharge to the outside any vapors which might accumulate should any leakage occur.

11. Storage vault and tank assemblies shall provide overfill containment protection which will contain a minimum of five gallons of spillage. Such containment shall be around the fill pipes. Provisions for preventing rain water or snow melt from entering the overfill containment area shall be made.

12. Each storage vault or tank shall rest on concrete supports meeting nationally recognized approved engineered standards to support the weight of the tank, vault or outer shall and its contents. When designing the supports, visual inspection of the underside of vault is required.

13. The storage vault and tank system shall rest on an engineered concrete pad. Restraining from flotation shall be provided in areas prone to flooding. Refer to Uniform Building code, Chapter 23 for requirements.

14. Storage vaults and tanks must be clearly marked with their produce name and the words "FLAMMABLE (OR COMBUSTIBLE) KEEP FIRE AWAY." The dispensing and filling area shall be posted as "NO SMOKING" area for at least 25 feet in all directions. Dispensing areas must be posted with "NO SMOKING OR OPEN FLAMES ALLOWED, STOP ENGINES WHILE REFUELING." Letters for signs must be a minimum of two inches in height and ½ inch stroke on a background of contrasting color.

15. Storage vaults, tanks and dispensing units shall be protected from physical damage by the installation of six-inch concrete filled bollards located at least 12 inches from the vault or tank and spaced a maximum of four feet apart on all sides of the vault or tank subject to such damage. A concrete "jersey barrier" may be used in lieu of the bollards.

16. A concrete pad shall be provided under vehicles being refueled where required by local jurisdiction.

17. The area around the storage vault or tank shall be maintained free from weeds and brush at all times for at least ten feet in all directions. No other storage is permitted in the area or under the storage vault or tank.

18. The storage vault or tank and the dispensing units shall be secured to prevent

tampering when not in use.

d. Pumps and dispensing units.

1. All pumps and dispensing units used in conjunction with the installation shall be tested and listed by a nationally recognized testing laboratory for use with the product being stored in the vault or tank assembly.

2. All electrical wiring shall comply with the National Electrical Code.

3. The pump shall take its suction from the top of the vaulted tank or the storage tank.

4. Remote pumping stations are prohibited.

5. Emergency pump shut off switches shall be provided within 75 feet but not closer than 15 feet from all dispensers. The switches shall not be located inside any building. A sign shall be posted "EMERGENCY PUMP SHUTOFF" at the shutoff switch. The sign shall be legible for a distance of 75 feet.

6. A portable fire extinguisher with a minimum 2A-20BC classification shall be located in an accessible location not more than 30 feet from the dispensing unit.

7. For refueling operations conducted between 30 minutes after sunset and 30 minutes before sunrise, adequate lighting is required to be permanently mounted in the area of the refueling operations.

e. Waste oil tanks.

1. Where the product stored in the storage vault or tank assembly is pumped in or poured in, such as waste oil tanks, ball check valves at the fill and at the withdrawal lines shall be provided.

2. Waste oil lines shall not be under pressure inside any building.

3. Storage vault or tank assemblies containing waste oil shall be provided with a reliable level indicator.

f. Container filling.

1. Class I flammable liquids shall not be dispensed into containers unless the nozzle and the container are electrically bonded.

2. Product may be dispensed into approved containers only. Class I liquids shall not be dispensed into glass or plastic containers at any time.

g. Training.

1. Every facility with a storage vault shall provide training to employees to include but not be limited to:

a. Use and care of the vault;

b. Procedures in the event of a spill or leak;

c. Training in the use of portable fire extinguishers;

d. Initial training to all employees;

e. Annual training to all employees.

2. Training records shall be retained for inspection by the fire department.

O. Telecommunications sites.

1. General Standards (Applicable to All Zoning Districts): The following standards apply to all telecommunication sites as defined in this title:

a. The height of wireless communications facilities includes all antenna array structures.

b. Antenna support structures, where utilized, must be monopole type.

c. The wireless communications facility shall be located on the existing structure so as to minimize visual impacts from surrounding properties and rights-of-way.

d. All antennas and support structures must be painted to be architecturally compatible with the building on which it is located or painted to minimize visual impacts where the structures extend above the roof line.

e. Roof-mounted antenna support structures shall be located no closer to the nearest edge of the roof than the height of the structure with all antennas and other equipment attached.

f. Accessory equipment and equipment structures must be screened or designed according to the provisions of this title and the adopted Douglas County design manual.

g. Telecommunications sites are prohibited on residential structures and accessory residential structures.

h. The following additional standards apply within residential zoning districts:

1. Telecommunications antennas may only be located on alternative tower structures

2. Accessory equipment structures are limited in size to 200 square feet.

i. Telecommunication sites, as defined in 1.12: Land Use Definitions, are subject to minor design review.

j. Exemptions. The following facilities are exempt from county review:

1. Antennas not exceeding four feet high and 580 square inches in area as viewed from any one point, or tubular antennas not more than four inches in diameter and 15 feet in height when placed on an existing non-residential structure.

2. Antennas that are fully enclosed inside an existing structure.

3. Usual and incidental repair and maintenance of existing telecommunications sites.

P. Telecommunications facilities.

1. General Standards (Applicable to All Zoning Districts): The following standards apply to all telecommunications facilities as defined in this title:

a. Maximum heights. The height of telecommunications facilities includes all antenna array structures. The following are the maximum facility heights permitted within the applicable zoning districts:

1. NC, MUC, OC, GC, TC, PR and AP: 60 feet.

2. PF, LI, and SI: 80 feet.

3. GI and A-19: 100 feet.

4. FR-19 and FR-40: 120 feet.

5. Residential zoning districts: Prohibited.

b. Setbacks.

1. Telecommunications facilities and accessory structures that do not exceed the maximum required height of the applicable zoning district must meet the required building setbacks for the zoning district in which the facility is located.

2. Facilities exceeding the height requirement of the zoning district in which the facility is located shall have the following minimum setbacks:

a. A minimum of 20% of the structure height or the minimum required setback of the applicable zoning district, whichever is greater, from all property lines.

b. A minimum of five-times the structure height from any residentially zoned

property, master plan designated receiving area, and any existing residence on surrounding properties located within the A-19 or FR-19 zoning districts.

c. A minimum of 2,500 feet from major highway and road corridor rights of-way, including US 395, SR 88, SR 208, SR 207, US 50, Foothill Road and Jacks Valley Road, excluding facilities to be located within the town boundaries of Minden or Gardnerville.

d. A minimum separation of one mile between all telecommunications facilities, measured from the nearest point of each structure, including facilities with a valid approval that have not yet been constructed.

3. Telecommunications facilities shall not be located within the front-yard area when there is an existing building on the parcel.

c. Design criteria.

1. Support structures for wireless communications antennas shall be monopole type. The use of lattice tower structures or guyed-wire towers is prohibited.

2. Monopole support structures may not exceed four feet in diameter unless technical evidence is provided showing that a larger diameter is necessary to attain the proposed tower height and that the proposed tower height is necessary.

3. Wireless communications facility support structures and antennas must be painted a non-glossy color so as to minimize visual impacts from surrounding properties. Specific color is subject to county review based on a visual analysis of the particular site.

4. Accessory structures must be designed and screened according the provisions of the adopted Douglas County design manual.

5. Support structures for wireless communications antennas shall be designed to allow at least one additional wireless service provider to co-locate antennas on the structure.

6. Towers shall not be artificially lighted unless required by the FAA or other applicable authority. Security lighting must be in conformance with this title and the adopted design manual.

d. Access.

1. Unmanned telecommunications facilities must have a minimum 12 foot access easement to the facility.

2. When access is from a paved public street or alley, a paved driveway approach shall be constructed a minimum ten feet in length and 12 feet in width at the point of access.

e. Signage.

1. A permanent, weather-proof identification sign, approximately 16 inches by 32 inches in size, must be placed on the gate of the fence around the facility or, if there is no fence, on the facility itself.

2. The sign must identify the facility operator(s), provide the operator's address, and specify a 24-hour telephone number at which the operator can be reached so as to facilitate emergency services.

f. Landscaping.

1. Landscaping is to be provided in accordance with 8.06: Landscaping Standards for the purposes of screening the facility from surrounding properties or rights-of-way.
2. Landscaping must include re-vegetation of any cut or fill slopes. Where native vegetation exists, re-vegetation should include native plant species that can exist without irrigation.
3. Where possible, existing plants and trees should be used to the full extent possible for screening the facility.

g. Noise and traffic.

1. Backup generators shall only be operated during power outages and for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 7 a.m. and 7 p.m.
2. Traffic shall be limited to no more than one round-trip per day on an average annual basis once construction is complete, except for emergency maintenance purposes.

h. Submittal requirements. In addition to the submittal materials required by the special use permit application, the following must be submitted with an application for a telecommunications facility:

1. A vicinity map showing the proposed telecommunications facility's distances from existing residential areas, existing residences, major roads and highways, and other telecommunications facilities pursuant to paragraph B, above.
2. A visual simulation showing the proposed structure as it would be seen from surrounding properties that may be visually impacted by the structure, including but not limited to surrounding residential properties and rights-of-way. The visual simulation may include a photo montage, field mock-up or other techniques.
3. A written statement to Douglas County indicating the technical reasons why there is no alternative site for co-location of the facility or written proof of refusal of the owner of the tower(s) in the vicinity to provide space at a fair rate of compensation.
4. A written statement to Douglas County indicating that the proposed tower structure is designed to accommodate at least one additional service provider in the future, and that the facility owner will make a good-faith effort to work with other service providers to co-locate antennas on the proposed structure in the future.
5. A copy of the property lease agreement including provisions for removal of the facility within six months of its abandonment, and provisions for county access to the facility for removal where the provider fails to remove the facility within six months of its abandonment.

i. Conditions of approval. The following conditions must be met prior to the service provider obtaining building permit for the telecommunications facility:

1. The applicant shall provide proof of notification of an offer of co-location opportunities on the new facility to other service providers.
2. The applicant shall sign and record with the Douglas County recorder a legally

binding agreement limiting any co-location costs assessed to other service providers to a pro rata share of the ground lease, site acquisition cost, design, capital costs for construction of the tower including associated permitting costs, and reasonable maintenance, repair and replacement costs.

j. Reduction in required facility separation. A reduction in the required separation between telecommunication facilities may be granted as part of the special use permit approval where technical evidence has been provided to substantiate the following findings:

1. The granting of the variance will not substantially impair the intent and purpose of this title or the goals, policies and objectives in the adopted master plan;

2. The variance is not requested exclusively on the basis of economic hardship to the applicant;

3. The variance is necessary and essential to providing the applicant's wireless service, based on the technical constraints of locating the facility in accordance with the required separation;

4. Evidence has been submitted to the satisfaction of the county showing that co-location on existing tower structures is not available or is not technically feasible. Evidence may include a written statement from the service provider with the existing facility that co-location is not feasible.

k. Variances. Notwithstanding paragraph J above, all variance requests relating to telecommunications facilities are to be considered under the variance provisions of 9.38: Variances. In addition to the required findings pursuant to 9.38: Variances, the following findings must be made:

1. The granting of the variance will not substantially impair the intent and purpose of this title or the goals, policies and objectives in the adopted master plan;

2. The variance is not requested exclusively on the basis of economic hardship to the applicant;

3. The variance is necessary and essential to providing the applicant's wireless service, based on the technical constraints of locating the facility in accordance with the required separation;

4. For highway or road corridor setbacks, the proposed facility is not visible from the subject right-of-way or the facility includes features that minimize the visual impacts from the subject rights-of-way.

l. Minor modifications. Modifications may be approved by the director under the provisions of a minor design review where the modifications meet the following criteria:

1. The height of the facility does not increase by more than 10 feet above the height of the original facility as approved by a special use permit and the facility meets the height provisions and required setbacks.

2. The existing facility complies with all other applicable standards in this section.

m. Abandoned towers.

1. Any telecommunications facility that is not operated for a continuous period of six months or falls into disrepair shall be considered abandoned.

2. The owner of any abandoned telecommunications facility shall remove the facility within six months of its abandonment.

3. If an abandoned facility is not removed within six months, the county may remove

the facility at the property owner's expense.

4. Where two or more users share a single facility, the facility shall not be deemed abandoned until all users cease operation of the facility.

n. Inventory and tracking. The department shall compile and maintain a list of telecommunications facilities based on information provided by wireless service providers. The list shall include existing facility locations, structure heights, number of service providers using the facility, and availability of space for additional users based on prior approvals.

o. Existing, nonconforming facilities. Telecommunications facilities approved prior to the adoption of this ordinance that do not meet the required setbacks or height limitations shall be considered legal conforming structures provided that the height of the structure is not increased.

Q. Temporary batch plant

1. General Standards (Applicable to All Zoning Districts)

a. The director may limit the hours of operation where the use is to be located within 600 feet of residentially zoned property.

R. Temporary dwelling unit

1. General Standards (Applicable to All Zoning Districts)

a. This use may be approved only in conjunction with the issuance of a building permit for a residence.

S. Treated Effluent Irrigation

1. General Standards (Applicable to All Zoning Districts)

a. This use shall provide proof of having obtained and of having maintained, as may be requested by the county, all applicable local, state and federal permits.

b. This use shall comply with the required effluent management plan as approved by the Nevada Division of Environmental Protection or other applicable agency. A copy of the proposed effluent management plan shall be provided to the county with the submittal of an application, and a copy of the approved effluent management plan shall be provided to the county prior to commencement of treated effluent irrigation operations.

7.06 U-Z

A. Utility service facility

1. General Standards (Applicable to All Zoning Districts)

a. There may be no buildings associated with this use.

b. This use is limited to the following sizes:

1. Gas lines less than 12 inches; and

2. Electric lines of less than 65.00 Kv.

B. Vehicle sales

1. Non-Residential Uses Specific Standards

a. Vehicle sales dealerships, new or used, in the county must conform with the intent of this code and shall enhance and promote the image of the county. All dealerships must be constructed in the following manner:

1. The minimum site area shall be 15,000 square feet;

2. All parts and accessories shall be stored within a fully enclosed structure;
3. Service and associated car storage areas shall be completely screened from public view;
4. All loading and unloading of vehicles shall occur on-site and not in adjoining streets or alleys;
5. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets and alleys;
6. An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces;
7. No vehicle service or repair work shall occur except within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way.

2. Single Family Residential - Traditional Zoning District Standards: Vehicle sales dealerships, new or used, in the county must conform with the intent of this code and shall enhance and promote the image of the county. All dealerships must be constructed in the following manner:
   a. The minimum site area shall be 15,000 square feet;
   b. All parts and accessories shall be stored within a fully enclosed structure;
   c. Service and associated car storage areas shall be completely screened from public view;
   d. All loading and unloading of vehicles shall occur on-site and not in adjoining streets or alleys;
   e. All vehicles associated with the business shall be parked or stored on-site and not in adjoining streets and alleys;
   f. An adequate on-site queuing area for service customers shall be provided. Required parking spaces may not be counted as queuing spaces;
   g. No vehicle service or repair work shall occur except within a fully enclosed structure. Service bays with individual access from the exterior of the structure shall not directly face or front on a public right-of-way

C. Vehicle service center
   1. Non-Residential Uses Specific Standards
      a. Vehicle service centers shall comply with the following standards:
         1. A maximum of two service stations shall be permitted at each intersection.
         2. The minimum parcel size shall be 15,000 square feet, with a minimum street frontage of 100 feet on each street.
         3. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:
            a. The dispensing of petroleum products, water and air from pump islands;
            b. The provision of emergency service of a minor nature;
            c. The sale of items from vending machines which must be placed next to the main structure in a designated area not to exceed 32 square feet, and which must be screened from public view from the right-of-way;
            d. Liquid propane gas dispensers and tanks.
         4. Pump islands shall be located a minimum of 20 feet from a street property line. However, a canopy or roof structure over a pump island may encroach up to ten feet within this distance. Additionally, the cashier location shall provide direct

visual access to the pump islands and the vehicles parked adjacent to the islands.

5. There shall be no more than two points of ingress and egress to any one street.

6. There shall be a minimum distance of 30 feet between curb cuts along a street frontage.

7. No driveway may be located closer than 35 feet to the curb return.

8. The width of a driveway may not exceed 36 feet at the sidewalk.

9. On-site parking shall be provided at one space for each pump island, plus one space for each service bay.

10. Unenclosed storage of motor vehicles is prohibited.

11. No vehicles may be parked on sidewalks, parkways, driveways or alleys.

12. No vehicle may be parked on the premises for the purpose of sale.

13. No used or discarded automotive parts or equipment, or disabled, junked or wrecked vehicles may be located in any open area outside the main structure for a period not to exceed 72 hours.

14. All light sources, including canopy, perimeter, and flood, shall be energy efficient, stationary and shielded or recessed within the roof canopy so that the service station shall be indirectly visible and light is deflected away from adjacent properties and public rights-of-way. Lighting shall not be of such a high intensity as to cause a traffic hazard or adversely affect adjoining properties.

15. Where the service station adjoins property in a residential land use district, a six-foot-high decorative masonry wall shall be constructed at the time the station requires a permit for the on-site improvement or modification. Materials, textures, colors and design of the wall shall be compatible with on-site development and adjoining properties. When the wall reaches the established front-yard setback line of a residentially designated lot abutting or directly across an alley from the service station, it shall decrease to a height of 30 inches.

16. Restroom entrances visible from adjacent properties or public rights-of-way shall be concealed from view by planters or decorative screening.

17. All parking, loading, circulation aisles, and pump island bay areas shall be constructed with (PCC) concrete.

18. A sign with the service station logo is permitted on up to three sides of the pump island canopy, provided that the area of each sign is no more than two square feet.

D. Veterinary clinic

1. General Standards (Applicable to All Zoning Districts)

a. With outdoor holding facilities

1. This use must have a minimum parcel size of ten acres.

2. Outdoor holding facilities must be a minimum of 100 feet from adjacent parcels not under the same ownership.

E. Water reservoir

1. General Standards (Applicable to All Zoning Districts)

a. This use does not include stock watering ponds which are allowed as a use by right in the A and FR districts or agricultural water storage approved by the state engineer.

b. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

F. Water tank/treatment facility or sewer lift station

1. General Standards (Applicable to All Zoning Districts)

a. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

G. Wind energy

1. General Standards (Applicable to All Zoning Districts)

a. Wind energy conversion system, commercial test site

1. Electrical equipment, wind sensors, communication devices, towers, guy wires and anchors, and other associated controls to measure, monitor and report wind speed, wind direction and other wind related data.

2. A temporary use permit is required for commercial wind energy conversion system test sites.

3. Test sites may be permitted in FR-19 and FR-40 zoning districts.

4. Test towers height must not exceed 200 feet in height.

5. The minimum setback is 750 feet from any master plan designated receiving area and any existing residence and 500 feet from any public road right-of-way.

6. No rotor blade is permitted under a wind energy conversion system, commercial use test site temporary use permit.

7. Test site equipment, or any of its parts, may not be located in or on a drainage, utility or other established easement.

b. Compliance with FAA regulations regarding structure height and lighting.

c. Temporary use permits for test site shall expire in 24 months after construction, the test site equipment must be removed and the property restored to its previous condition prior to the expiration of the temporary use permit.

d. Compliance with Douglas County adopted International Building Code.

e. The noise levels generated by a WECS must comply with chapter five, noise section, of the 2006 Master Plan.

f. Climbing apparatus- Any climbing apparatus must be located at least 12 above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

2. Conversion system, micro

a. Wind energy conversion systems must be accessory to the existing or proposed use.

b. Maximum total system height and required applications.

1. Agricultural, Forest and Range, and Residential zoning districts.

a. Wind energy conversion systems must not exceed 50 feet.

b. Total system heights of 35 feet or less are permitted by right.

c. Total system heights greater than 35 feet require minor design review.

d. Wind energy conversion systems which are setback 200 feet or greater are exempt from obtaining a minor design review or special use permit regardless of height.

2. Non-Residential zoning districts.

a. Wind energy conversion systems must not exceed 50 feet.

3. Required setback standards.

a. Agricultural, Forest and Range, and Residential zoning districts.

1. Wind energy conversion systems must be setback two times the total system height along the northern half of the setback circle and 1.5 times the total system height along the southern setback circle *(See Figure 6)*.

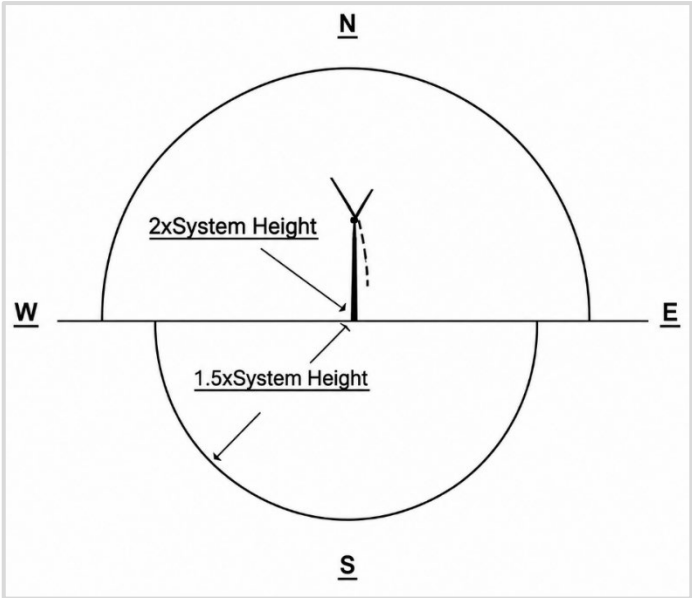

Figure 6: Wind Energy Conversion Setbacks

b. Non-Residential zoning districts.

1. Wind energy conversion systems must meet zoning district setback standards.

a. When adjacent to a residential zoning district, wind energy conversion systems must be setback from all property lines which abut a residential zoning district in compliance with 7.06(G.2.3.a.1).

3. Maximum blade diameter dimension for all zoning districts.

a. Wind energy conversion systems with blades rotating around a vertical axis must not exceed 10 feet in diameter.

4. Minimum parcel size and maximum number of wind energy conversion systems per parcel.

a. Agricultural, Forest and Range, and Residential zoning districts.

1. Parcels are limited to four wind energy conversion systems, regardless of type; each micro wind energy conversion system requires two gross acres.

b. Non-Residential zoning districts.

1. Parcels are limited to eight wind energy conversion systems, regardless of type; each micro wind energy conversion system requires one half gross acres.

5. All wind energy conversion systems must comply with the noise requirements in this section. Noise regulations in this section and in County Code may be exceeded during short-term events such as utility outages and severe weather events
   a. Wind systems must comply with County Code, 8.01(C.1.n).
   b. A manufacturer's sound report must be submitted with each building permit.
   c. No wind energy conversion system or combination of wind machines must be operated so that impulsive sound below 20 Hertz adversely affects the habitability or use of any off-site dwelling unit, hospital, school, library, or nursing home.
6. All wind energy conversion systems must comply with Douglas County adopted fire and building codes.
7. All rotating blades must be a minimum of 10 feet from the finish grade.
8. Evidence must be submitted with a building permit application that the wind energy conversion system has been constructed in accordance with an accepted industry standard and certified safe.
9. Wind energy conversion systems must be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limitations of the system.
   a. Evidence of an external, manual shut-off switch is required prior to Certificate of Occupancy.
10. The tower, or any of its parts, must not be located in or on a drainage, utility or other established easement.
11. Utility notification: A wind energy conversion system may not be installed until evidence has been given that the utility company has been informed of the customer's intent and written permission granted to install an interconnected customer-owned generator. Off-grid systems must be exempt from this requirement.
12. Wind energy conversion systems must be a monochromatic, neutral, and non-reflective color that conforms to the architecture of other structures located on the same parcel and maintains uniformity throughout the site when there is more than one system on the same parcel. Advertisements are prohibited on all wind energy conversion systems.
13. Wind energy conversion systems must not be artificially lighted unless required, in writing, by the Federal Aviation Administration (FAA) or other applicable authority that regulates air safety. Where the FAA requires lighting, the lighting must be the lowest intensity allowable under FAA regulations.
14. Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first feet.
15. If a wind system is not used for one year to generate electricity or the permit has expired, the system and its components must be removed and the property restored to its previous condition within 120 days.

3. Conversion system, micro other
   a. A parcel is limited to a maximum of two wind energy conversion systems.

4. Conversion system, small

a. Wind energy conversion systems must be accessory to the existing or proposed use.

b. Maximum total system height and required applications.

1. Agricultural, Forest and Range, and Residential zoning districts.

a. Wind energy conversion systems must not exceed 90 feet.

b. Total system heights of 35 feet or less are permitted by right.

c. Total system heights greater than 35 feet and less than 50 feet require minor design review.

d. Total system heights exceeding 50 feet require special use permit.

e. Wind energy conversion systems which are setback 300 feed or greater are exempt from obtaining a minor design review or special use permit regardless of height.

2. Non-residential zoning districts.

a. Wind energy conversion systems must not exceed 90 feet.

b. Total system heights below 50 feet require minor design review.

c. Total system heights exceeding 50 feet require special use permit.

c. Required setback standards.

1. Agricultural, Forest and Range, and Residential zoning districts.

a. Wind energy conversion systems must be setback two times the total system height.

2. Non-Residential zoning districts.

a. Wind energy conversion systems must meet zoning district setback standards.

b. When adjacent to a residential zoning district, wind energy conversion systems must be setback from all property lines which abut a residential zoning district in compliance with 7.06(G.2.3.a.1).

d. Maximum blade diameter dimension for all zoning districts.

1. Wind energy conversion systems with blades rotating around either a horizontal or vertical axis must not exceed 25 feet in diameter.

e. Minimum parcel size and maximum number of wind energy conversion systems per parcel.

1. Agricultural, Forest and Range, and Residential zoning districts.

a. Parcels are limited to four wind energy conversion systems, regardless of type; each small wind energy conversion system requires five gross acres.

2. Non-Residential zoning districts.

a. Parcels are limited to eight wind energy conversion systems, regardless of type; each small wind energy conversion system requires one gross acre.

f. All wind energy conversion systems must comply with the noise requirements in this section. Noise regulations in this section and in County Code may be exceeded during short-term events such as utility outages and server weather events.

1. Wind systems must comply with County Code, Section 8.01(C)(n) Noise.

2. A manufacturer's sound report must be submitted with each building permit.

3. No wind energy conversion system or combination of wind machines must be operated so that impulsive sound below 20 Hertz adversely affects the habitability of use of any off-site dwelling unit, hospital, school, library, or nursing

home.

g. All wind energy conversion systems must comply with Douglas County adopted fire and building codes.

h. All rotating blades must be a minimum of 10 feet from the finish grade.

i. Evidence must be submitted with a building permit application that the wind energy conversion system has been constructed in accordance with an accepted industry standard and certified safe.

j. Wind energy conversion systems must be equipped with both manual and automatic controls to limit the rotational speed of the blade within the design limitations of the system.

k. The tower, or any of its parts, must not be located in or on a drainage, utility or other established easement.

l. Utility notification: A wind energy conversion system may not be installed until evidence has been given that the utility company has been informed of the customer's intent and written permission granted to install an interconnected customer-owned generator. Off-grid systems must be exempt from this requirement.

m. Wind energy conversion systems must be a monochromatic, neutral, and non-reflective color that conforms to the architecture of other structures located on the same parcel and maintains uniformity throughout the site when there is more than one system on the same parcel.

n. Wind energy conversion systems must not be artificially lighted unless required, in writing, by the Federal Aviation Administration (FAA) or other applicable authority that regulates air safety. Where the FAA requires lighting, the lighting must be the lowest intensity allowable under FAA regulations. O. Any climbing apparatus must be located at least 12 above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

o. If a wind system is not used for one year to generate electricity or the permit has expired, the system and its components must be removed and the property restored to its previous condition within 120 days.

5. Conversion system, commercial

a. A commercial wind energy conversion system with a total system height more than 400 feet and that is intended to produce electricity to sell for consumption.

b. A special use permit is required for all commercial wind energy conversion systems.

c. Commercial wind energy conversion systems may be permitted in the FR-19 and FR-40 zoning districts.

d. Total system height must not exceed 400 feet.

e. The minimum setback for a property line which separates two distinct owners is equal to the total system height.

f. The minimum setback from any master plan designated receiving area and any existing residence is 2,500 feet and 1,000 feet from any public right-of-way.

g. The blade diameter must not exceed 200 feet.

h. The tower, or any of its parts, may not be located in or on a drainage, utility or other established easement.

i. The system must be in compliance with FAA regulations regarding structure height and lighting.

j. If a wind system is not used for one year to generate electricity or the permit has expired, the system must be removed and the property restored to its previous condition within 120 days.

k. Wind turbines must be approved by a wind certification program which is recognized by the American Wind Energy Association.

l. The system must be in compliance with Douglas County-adopted building codes.

m. Utility notification: A wind energy system may not be installed until evidence has been given that the utility company has been informed of the customer's intent and written permission granted to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.

n. The noise levels generated by a WECS must comply with chapter five, noise section, of the 2006 Master Plan.

o. Climbing apparatus-- Any climbing apparatus must be located at least 12 feet above the ground, and the tower must be designed to prevent climbing within the first 12 feet.

p. The colors of materials used in the construction of the tower must be muted and visually compatible with the surroundings.

q. The applicant must have a Nevada Fish and Wildlife biologist professional conduct a species list study of the proposed site and extending one mile beyond the property lines of the subject parcels.

7.07 Non-Residential Design Criteria

A. Site Layout

1. Building Arrangement and Location

a. Commercial and institutional buildings shall be oriented with the primary entry and facade toward the street or the primary drive aisle.

b. In multi-building commercial and private recreational developments, the buildings shall be clustered creating pedestrian shopping plazas, corridors and open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises or other similar open structures. *(See Figure X)*

c. Loading areas or docks shall be located to the rear or the side of the building, away from public rights-of-way, and cannot interfere with the on-site circulation. The loading areas/docks shall be designed so their visibility is minimal by using features such as wing walls and landscaping. The location and orientation of the building must consider accessibility to the loading areas. *(See Figure X)*

e. Automotive repair/service buildings or other uses which provide mechanical services should be arranged so that the bay entries/exits are not fronting a primary street. Fast

food restaurants should be oriented so that the drive-thru window facade does not front the primary street.

f. The existing natural features on a site such as trees, sloughs, slopes and rock outcroppings are to be retained and incorporated (to the extent possible) into the site layout to create more interesting and unique designs that are integrated with the natural existing environment.

g. The building location and orientation must consider sun and wind exposures, minimizing noise levels and impacts to safety and privacy. Pedestrian plazas, open space areas, and walkways should be located on the south or the west sides of the building(s) so that maximum sun exposure is provided during winter months. Deciduous trees can be used to effectively provide shade in the summer months. Buildings should be located so that screening from wind is provided. Typical wind direction in the Carson Valley and Lake Tahoe is primarily from the west, northwest and southwest.

h. Building setbacks shall be consistent with the provisions of the Douglas County Consolidated Development Code. Consideration should be given to any future expansion by providing adequate area to meet development code requirements and compliance with the guidelines set forth by this manual.

i. Detached storage buildings and storage areas shall be located in the rear of the site. The storage areas and materials shall be properly screened by the use offences (chainlink fences must be slatted), landscaping, decorative walls or other similar opaque screening fixtures.

j. Buildings must be arranged or designed so that they do not create a "blind comer" and/or impair visibility. Specific consideration and design alternatives must be evaluated for comer Jots and instances where there are existing and adjoining driveways.

2. Circulation and Parking

a. The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrians and vehicles.

b. All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with the development code and Part II of this manual.

c. Parking lots serving commercial and institutional projects which accommodate more than 25 spaces shall be divided into a series of connected smaller lots. Providing landscaping which offsets portions of the parking lot or locating parking areas on more than one side of a building are effective means by which visual impacts of large parking lots can be mitigated. *(See Figure X)*

d. Parking aisles shall be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design. *(See Figure X)*

e. Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.

f. In large developments/shopping centers located along streets with high volume of vehicular traffic, frontage/local roads and shared access are recommended and may be required.

g. In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.

h. The turning radii for drive aisles and loading areas shall meet the AASHTO standards for turning movements.

i. Parking spaces abutting structures must be separated by a 6 foot wide sidewalk or landscape planter.

j. Parking stalls shall be located so that vehicles do not back-up into primary ingress driveways. The first parking stall parallel to a driveway shall be separated by a landscape planter a minimum of 20-feet in width, one car length. *(See Figure 13)*

k. Loading/unloading areas shall be clearly identified by installing no parking signs and/or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/unloading areas must be consistent with the requirements of the Development Code.

l. Parking areas abutting properties residentially used or designated shall be separated by a landscape planter a minimum of I0-feet in width and a 6-foot high masonry wall.

m. All parking and drive aisles shall be designed to provide sufficient emergency vehicle access and maneuverability.

n. All parking shall comply with the most current Americans with Disabilities Act (ADA) standards and regulations.

o. Establishments that typically require or generate frequent passenger loading and unloading shall provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.

3. Parking Structures

a. The exterior surface materials of the parking structure must be compatible and complementary to the main structure.

b. The exterior facade must be articulated by the use of complimentary colors, stepping of floors, arrangement of facade elements and/or alternating building material is highly desirable.

c. Solid screening elements shall be provided on each floor of the parking structure to sufficiently screen parked vehicles. Ground floor screening elements shall include landscape planters.

d. A minimum 5-foot wide landscape planter area shall be provided between the structure and a road, sidewalk or internal drive aisle. The planter shall include live plant material including but not limited to shrubs, trees and vines.

e. The location of entrance and exit driveways shall be located/designed so that the impacts to vehicular and pedestrian traffic are minimized to the extent possible. Exit driveway(s) shall be designed so that "blind comers" are avoided.

f. All lighting fixtures shall be completely recessed and low-intensity.

g. Sidewalks must be provided along the full length of the building featuring customer entrances and along any facade facing public parking areas.

4. Vehicle Access

a. Access points shall be kept to a minimum. However, the number and location of driveway curbs must be adequate to allow efficient traffic flow. Joint access between adjacent sites shall be utilized whenever possible to reduce traffic hazards and necessary curb cuts.

b. Driveways are to be designed and located to meet the AASHTO standards for turning movements.

c. The spacing between driveways and intersection comer clearance shall be consistent with the standards provided in Part II of this manual.

d. Commercial developments within the Towns of Minden and Gardnerville, and throughout the Carson Valley shall use interlocking pavers, stones or other similar treatments to denote driveway approaches to a minimum depth of 10 feet. *(See Figure X)*

5. Pedestrian Access

a. All sidewalks shall be constructed of portland cement concrete or other similar concrete material.

b. Separate vehicular and pedestrian systems shall be provided. Pedestrian linkages between uses within development, surrounding developments and trails/bikeways shall be provided and emphasized, including distinct pedestrian access from parking areas to the building. Walkways should include enhanced paving, (i.e. pavers, stamped concrete) trellis structures or enhanced landscaping treatments. A continuous and direct sidewalk shall be provided from the street to the on-site sidewalk. *(See Figure X)*

c. Sidewalks must be provided along the full length of the building featuring customer entrances and along any facade facing public parking areas.

d. On-site sidewalks must be a minimum of 4-feet in width. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet in width. If exterior stairways are used with the stairway landing on the sidewalk, the sidewalk shall be a minimum of 6-feet in width.

e. All pedestrian areas shall comply with the most current Americans with Disabilities Act (ADA) standards and regulations. Particular attention shall be given to ramps, accessible paths of travel, level landings and hand rails.

f. Hotel, resort and institutional uses which have frequent loading and unloading of passengers are to provide a porte-cochere or other similar feature at the passenger loading/unloading area.

6. Bicycle Access

a. When required by the development code, bicycle racks shall be installed close to building entrance(s). Within multi-building projects, the racks shall be placed so that they are convenient to all buildings/entrances.

b. Bicycle racks shall be aesthetically treated. Such treatments can include inverted "U" shaped bollards, metal piping ribbons, planters, etc. All racks shall be permanently affixed and not obtrusive to pedestrian and vehicular circulation. *(See Figure X)*

c. Bicycle linkages to any adjacent bikeways and/or routes shall be provided.

7. Open Space Areas: Some uses such as schools, day care centers and residential care facilities integrate private open space areas into the project design. For the purpose of this section, open space areas typically serve as playgrounds, picnic areas, greenways and pedestrian walkways.

a. High intensity open spaces such as playgrounds, picnic areas, etc. that generally generate noise levels above the normal levels associated with the surrounding neighborhood, should be located so that they are not directly adjacent to noise sensitive uses such as adjoining residences.

b. Low intensity open spaces such as greenways, pedestrian paths, etc. should be located around the perimeter of the site. This can serve as a buffer to the adjacent properties, particularly residential, as well as assist the project in meeting the required on-site landscaping.

c. Whenever possible, open space areas should be located on the south and/or the west sides of the building and site. This allows the areas to receive maximum sunlight which accelerates melting of snow and ice. Deciduous trees are to be used to provide shade in summer months

d. The location of the open space areas should give consideration to the wind exposure. If necessary appropriate screening features such as walls, landscaping, trellises, etc. should be incorporated into the project design.

8. Snow Storage

a. Each development, particularly in the Lake Tahoe portion of the County shall provide an area for snow storage. The snow storage area(s) should be unobstructed by buildings so that the snow can receive direct sunlight to accelerate the snow melt.

b. Parking spaces, driveways, drive aisles or sidewalks cannot be used for snow storage.

C. Landscaping

1. General

a. Plants used in project landscaping shall be appropriate for the climate and consistent with the recommended plant list in Appendix B.

b. The landscape design shall be consistent with Title 20 requirements. Each site shall incorporate at least the minimum percentage of landscaping required by Title 20. Alternative means of meeting this requirement including planter boxes, trellises, landscaping walls and hardscape may be considered.

c. Existing trees and natural features are to be preserved and incorporated into the landscaping plan to the extent feasible. Natural areas are not to be disturbed during grading and construction activity.

d. Landscaping is to be used to define specific areas within a development site such as entrances to sites, buildings, defining edges of various land uses, providing transition between neighboring properties and provide screening for loading areas and mechanical equipment.

e. Plants should be in scale with adjacent structures and to be of appropriate size to accomplish intended purposes.

f. Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.

g. Deciduous trees must be used for street trees, parking lot areas and within planter areas that are designated to provide shade. Evergreen trees are primarily intended to be used for screening and winter color.

2. Site Perimeter Landscaping

a. Unless adjacent sites are integrated (shared parking, access, drive aisles, etc.) or no building setback is provided, perimeter landscaping is required along all property lines of the project site. The landscape planter along the interior property lines shall be a minimum of 6-feet in width or 8-feet when a 2-foot parking space overhang is provided.

Where projects are adjacent to residential uses, the landscape planter is to be increased to a minimum width of 10 feet.

b. Parking areas abutting a public street and/or sidewalk shall provide a linear landscape planter a minimum of 10-feet in width. In addition to the general requirements, the planter shall include a combination of berming, solid masonry wall (a minimum of 36 inches in height), dense hedge and include street trees, planted on average every 40 lineal feet of street frontage. (See Figure 15 and Figure 16)

c. In addition to the general landscape requirements, the perimeter landscaping along the interior property lines shall be separated from adjacent properties by the use of a concrete curb or a redwood header board (minimum 2 inches thick) or other similar materials which can effectively separate ground cover materials.

d. Perimeter landscaping along interior property lines shall include deciduous and/or evergreen trees, shrubs, perennials or annuals.

3. Retention/Detention Basin Landscaping

a. If the project proposes to utilize on-site retention/detention basin, the basin shall be landscaped. The landscaping shall include non-buoyant landscape materials such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in

Figure 8: Street Trees

accordance with Title 20.

b. The landscape design shall provide adequate access for maintenance of the basin.

c. Basins facing public rights-of-way shall be fenced utilizing decorative wrought iron or comparable low/no maintenance material.

D. Building Design

1. General

a. Buildings and additions to existing buildings are to be designed to compliment rather than dominate their surroundings. They must be compatible with the surrounding buildings and should incorporate similar architectural elements or facades.

b. Predominant exterior building materials must be of superior quality. Exterior walls shall include one or more of the following materials: stucco, brick, wood, native stones or tinted/textured masonry units. Smooth-faced concrete block or fabricated metal panels

Figure 7: Screened Parking

are prohibited as the predominant building material.

c. Building height shall be consistent with the Development Code within the respective zoning district and be in scale with the adjoining uses (particularly residential).

d. The use of standardized "corporate" architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.

e. Hotel, resort or institutional uses which propose a passenger loading and unloading area, a porte- cochere, or other similar feature should be provided and may be required. The design of an attached or detached porte-cochere must contain the same architectural features and building materials as the primary building.

2. Commercial and Institutional Building Elevations

a. Commercial and institutional buildings are to be designed on a "human scale" by using architectural enhancements. Such features should include windows, awnings, arcades, provide plazas and courtyards, and/or roof overhangs. *(See Figure X)*

b. Commercial and institutional buildings of "box like" appearance are not acceptable. The exterior walls shall be varied in depth and/or direction. Wall planes are not to run in one continuous direction for more than 30 feet without an offset. Facades greater than 100 feet in length must incorporate recesses (a minimum of 3 feet deep) and projections (minimum 3 feet out) a minimum of 20% the length of the facade. The projections or recesses must be a minimum width of 5 feet. *(See Figure X)*

c. Varying portions of a building facade, particularly blank walls without windows or varying building materials, shall be articulated by the use of color, arrangement of facade elements, and/or change in material. These elements/materials shall include but are not limited to false windows, awnings, parapet eaves, trellises, arcades, siding, stone, or brick. *(See Figure X)*

d. Awnings, parapet eaves or other similar decorative features shall provide a minimum vertical clearance of 8-feet.

Figure 9: Architectural Enhancements

e. Aluminum window frames are to be painted/anodized to match the overall color scheme of the building.

f. Commercial or institutional metal buildings are not acceptable

3. Industrial Building Elevations

a. Industrial buildings shall be articulated by the use of varying colors, materials and textures. Features such as windows, decorative/false windows, recessed windows, building projections or recesses, and entryway treatments are to be incorporated in the building elevation(s) which face a parking lot or a street.

b. Industrial metal buildings are permitted provided that any facade, visible from a street, is improved to include at least one of the following, but not limited to: wood or vinyl siding, stucco, brick or stone treatment. Windows shall have a minimum 4 inch trim or decorative window shutters.

4. Roofs

a. The roof line of any commercial and private recreational building shall not run in a continuous plane for more than 50 feet without offsetting or jogging the roof plane. Roofs must have at least one of the following features around the entire building: 1) stepping parapet roofs concealing flat roofs, 2) overhanging eaves, and/or 3) sloped roof. (see Figure 2.18)

b. Height of the building should be varied so that distinctive rooflines are created.

c. Buildings utilizing any roof-top equipment (including satellite dishes) shall provide parapet walls and/or drop wells to screen the equipment from all sides of the building. The texture and color of the features shall be consistent with the texture and color of the building and shall not be of "picket fence" type screening.

d. Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to complement or match the color of the exterior roof building material.

5. Multi-Building Tenant Developments

a. Architectural consistency of all buildings shall be maintained. Buildings shall have consistent color schemes and wall textures, roofs, roof slopes, awning, arcades and other similar architectural features.

b. Smaller retail stores that are part of a multi-tenant commercial building shall have display windows and separate entrances. The principal building must have a clearly defined, visible customer entrance features such as but not limited to canopies, arcades, arches, wing walls and planters.

E. Signs

1. General

a. Every project should be designed with a master sign plan. Provisions for sign placement, sign scale in relationship to the building and sign readability are to be considered in the design.

b. In multi-building/tenant complexes all signs shall have a consistent theme through the use of compatible colors, materials, shapes, sizes and types of signs. A master sign plan standardizing the signs shall be provided as part of the development proposal. *(See Figure X)*

c. Signs are to be designed and located to be compatible with the size, shape, color, texture and lighting of the surrounding signs except when signs are non-conforming. Signs are not to compete visually with other signs.

d. Wall signs must be integrated into the building and site design and not appear to be added as an afterthought.

e. Designs should be simple and easy to read with the number of lettering styles and amount of copy kept to a minimum, preferably giving only the name of the business.

f. Monument signs shall be designed so that they compliment the architecture of the building/complex. The design of the monument should not be the main focus of the site, but rather blend-in with the site and should contain only the name of the center/business, or major anchor. Monument signs which display multiple tenants within a center are discouraged.

g. Monument signs shall be located so that they do not create blind comers, interfere with circulation, parking or traffic safety.

h. Monument signs shall include the street number for the site. Street numbers shall be clearly visible from the street frontage during day and night.

i. Monument signs should be at eye level of passing motorists.

F. Lighting

1. General

a. Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is to be avoided.

b. Fixture style and location must be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style is to be consistent throughout the project.

c. Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures must be cut-off luminaries that have less than 90-degree cut-off so that the light is not emitted horizontally or upward.

d. Projects located near residential or agricultural/open space areas shall use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.

e. Wall pack, flood and other light fixtures which illuminate upwards or horizontally are prohibited.

f. A site photometric plan denoting candle illumination on a specific grid, both within the project and off-site, may be required where the project is located adjacent to residential

uses and site lighting design indicates a potential for nuisance light impacts to the abutting property.

g. The overall height of parking lot light fixtures shall be not more than 15-feet in or within 100- feet of residential/agricultural district and not more than 25-feet within non-residential districts. Pedestrian walkway lights shall be of appropriate scale and are encouraged to be low intensity bollard type fixtures with a maximum height of 10-feet. *(See Figure X)*

h. Off-site street lighting may be required over driveways to provide safe entrances and exits.

G. Screening

1. General

a. Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground must not be visible from the street or the main drive aisle. To the extent possible, use of subterranean vaults is recommended. In any event, such structures shall be screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, wall material/color, shape and size.

b. All roof-top equipment shall be screened from view as identified within the architectural guidelines of this manual.

c. Storage areas accessory to the permitted use(s) and visible from the public right-of-way, shall be screened from view by the use of a concrete block wall or similar opaque structure. Storage areas not visible from the public right-of-way may be screened by the use of chainlink fence with metal or plastic slating.

d. Trash enclosures shall be constructed of masonry block consistent in color and texture as the primary building. Steel gates are to be hung from individual steel posts imbedded in concrete. Trash enclosures visible from a street shall be screened with landscaping including, but not limited to evergreen trees or columnar shrubs. *(See Figure X)*

e. Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).

2. Walls and Fences

a. Chainlink fencing with metal, wood or plastic slats is not permitted within the front yards.

b. Walls must be designed to blend in and be compatible with the building color and material. Landscaping, including vines, should be planted to soften the wan elevations and limit graffiti to the extent feasible.

c. Long wall surfaces must offset and be designed to prevent monotony. Wall and fence design must be consistent with Title 20. Walls and fences not used for screening of

storage areas shall provide pedestrian openings if adjacent to sidewalks. (see Figure 2.29)

7.08 Residential Design Criteria

A. Subdivision and Parcel Map Design

1. General

a. Projects should be designed to promote an attractive and functional living environment for all parcels within the subdivision/parcel map.

b. Through lots which create double frontages should be avoided.

c. Grading concepts shall be utilized that respect the natural terrain and minimize grade differential interference with adjacent properties.

d. When significant slopes are present between abutting properties, rear and side property lines shall be located at the top of the slope in order to avoid maintenance problems.

e. Remnant strips of undevelopable land within the subdivision shall be avoided. Undevelopable parcels may contribute to future maintenance problems resulting in unsightly areas and blight.

f. Subdivision design shall consider a comprehensive approach to minimize impacts with potentially incompatible land uses and to preserve environmentally sensitive areas from urban development. The use of streets and landscape parkways/buffers should be considered as a method to soften abrupt changes in land uses.

g. The local street layout should permit economical development of land and efficient lot layout, both on the subject property and on adjacent properties.

h. Design of a project should be evaluated against existing land use/street patterns, proposed/approved projects and overall consistency with the Master Plan.

i. To enhance buffering, the area of the lots abutting parks, schools, and/or commercial sites, should be increased by at least I0% over the average lot size within the subdivision.

j. Postal service cluster boxes shall be incorporated into the project design. The area around the cluster boxes should be paved and have direct access from the sidewalk and street. The postal boxes shall be incorporated within a structure with a roof to the extent feasible. Recessed lighting within the structure shall be provided.

2. Lot Design

a. The design and placement of a lot shall consider its functionality once it is developed. Unusually shaped lots which create unusable areas (low angle acute comers, excessive slopes) are to be avoided.

b. All lots shall be designed and dimensioned to meet the minimum required setbacks of the respective zoning district.

c. Projects containing 10 or more residential lots of one-half acre or less should have varied lot widths of at least 10% along the parcel frontage. Lot widths shall be consistent with the provisions of Title 20.

d. Projects creating parcels of less than one-half acre in area, should not include flag lots and lots which side on the rear of other lots.

3. Streets

a. Local street patterns shall provide access between adjacent neighborhoods. Through traffic is to be directed to collector and arterial streets. *(See Figure X)*

b. The street system should be designed to avoid creating local streets which will ultimately function as collectors.

c. The local street system should be logical and understandable for the user. The use of "dog leg", "hammer head" cul-de-sacs and one-way streets shall be avoided. *(See Figure X)*

d. Local street design should provide efficient connection to the collector and arterial street system while discouraging excessive speeds within the neighborhoods.

e. The street pattern shall take into account avoidance of creating through-lots between streets. In cases where parcels front two streets, collector road access to these parcels should be avoided. Access alleys, should be considered and may be required. Lot design should eliminate the need for utilization of perimeter walls along roadways which create "walled communities".

f. Individual subdivisions should integrate with adjacent developments with respect to street design including access points, pedestrian connections and landscape buffers.

g. Phasing of street and sidewalk improvements within a subdivision shall consider adjacent properties and/or subdivisions.

h. Streets and intersection design shall promote efficient and safe circulation and emergency access.

i. All subdivisions shall provide adequate emergency access, and meet all emergency services' requirements.

j. Private streets shall be constructed to County road standards, where permitted.

k. Street system design shall function safely and effectively without the subsequent need for excessive traffic devices to control traffic.

l. Streets shall be designed to provide sufficient access and circulation needs of alternative modes of transportation including public transit, school buses, pedestrians, bicycles

and recreational trails. Streets are to provide adequate maneuverability for public transit, school buses and avoid conflict with pedestrians and bicycles.

4. Street Scape

a. In subdivisions creating 50 or more residential lots of one-half or less, enhanced entrance(s) must be provided at the streets serving as entrances to the subdivision. This can be accomplished by the use of a center median, enhanced landscaping, fountains and/or ponds, and interlocking pavers stamped concrete or cobbles within the roadway. *(See Figure X)*

b. Collector roads within subdivisions should have a raised median, constructed to County standards. The median shall contain landscaping and pedestrian crosswalks.

c. If a raised median is proposed, the landscaping shall include a mix of deciduous an evergreen trees planted on average of 40 feet on center. Combinations of sod, wild grasses/flowers, shrubs, perennials, annuals, river rock and/or walk-on bark shall be used as ground covers. *(See Figures X)*

d. In subdivisions where fencing and/or masonry walls are used to screen lots from roads, a contiguous landscape planter, .a minimum of 5 feet in width shall be provided. The planter shall include a mix of deciduous and evergreen trees planted on average of 40 feet on center, and may include a combination of sod, shrubs, river rock and or walk-on bark. Wall design shall be consistent with the development code.

e. All landscaping shall be properly irrigated by utilizing water saving techniques set forth in Title 20.

f. All landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plant material.

g. Maintenance of the streetscape shall be the responsibility of a homeowners association, unless another responsible party is identified, able and willing to assume responsibility at the time of tentative map approval.

5. Bicycle and Pedestrian Accessibility

a. Pedestrian, bicycle and equestrian (where keeping of livestock is permitted by Douglas County Code) paths shall be provided connecting common areas such as parks and schools with residential areas. *(See Figure X)*

b. Subdivisions within designated urban areas shall provide sidewalks on each side of a street and be designed in accordance with Part II of this manual.

c. All sidewalks shall be ramped to access all crosswalks and be consistent with the most current Americans with Disabilities Act regulations and standards.

d. Where required, all crosswalks shall be placed across the full width of the pavement and be a minimum 6 feet in width. Sidewalks shall be placed to provide the shortest direct link between curbs.

e. Bicycle, equestrian and pedestrian routes/paths shall be provided throughout the subdivision and provide linkages to schools, open space areas, equestrian trails and commercial districts. If cul- de-sacs are utilized, bicycle and pedestrian easements shall be provided connecting streets, parks, open spaces, schools, commercial uses, etc. (see Figure X)

6. Open Space

a. When required by Title 20, subdivisions (plan developments) shall provide open space area(s). The open space(s) are to be centrally located so that they are conveniently accessible to sidewalks or trails from all areas of the subdivision.

b. When an open space is required to be improved to a park like setting, a mixture of deciduous and evergreen trees shall be provided. Deciduous trees shall be planted in areas where high concentration of patrons is anticipated (i.e. picnic tables, benches, etc.) Sod, river rock, walk-on bark, annuals, perennials and shrubs must be used to create parking like landscape design. Plants shall be drought tolerant and consistent with the recommended plant list in Appendix B.

c. Pedestrian amenities such as benches, picnic tables, trash receptacles, gazebos, ponds, fountains, etc. shall be incorporated into the design.

7. Retention/Detention Basin Landscaping

a. Detention/retention basins proposed with subdivisions which create parcels of one-half acre or less shall be landscaped. The landscaping shall include non-buoyant landscape materials such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in accordance with Title 20.

b. The landscape design shall provide adequate access for maintenance of the basin.

c. Basins which are landscaped with turf, the basins may be used as a open space area for the subdivision.

d. Basins facing public rights-of-way shall be fenced by using wrought iron or other comparable low/no maintenance decorative material.

B. Single-Family Residential

1. Accessory Building Design

a. Accessory buildings, except agricultural buildings, are to be consistent in design, color and material with the primary building. The architecture must exhibit similar roof design and exterior materials and colors.

b. All metal roofs shall be treated with a non-glossy paint compatible with the color of the structure.

c. The design and materials of accessory dwelling units or guest houses shall be consistent with the primary residence. *(See Figure X)*

d. The size of accessory dwellings and guest houses shall be consistent with Title 20

2. Site Design

a. On properties ofless than one-half acre, the building orientation should be varied by alternating the placement of homes and garages. A maximum of two consecutive homes may have similar garage/drive orientation. *(See Figure X)*

b. The placement and orientation of homes is to consider solar and wind exposures. Buildings should be arranged so that maximum sunlight is received in the winter months. Deciduous trees can be effectively used to provide shade in summer months.

c. All buildings are to be sited to preserve significant views of the Carson Valley, Lake Tahoe, and the Sierra Nevada and the Pine Nut Mountains.

d. Natural land forms and topography should be conserved. Buildings should be placed so that significant grading of the site is not required. All projects shall comply with the hillside development standards provided in Title 20.

e. Accessory buildings (excluding primary garages) such as secondary garages, barns, guest homes, sheds, etc. must be located in the rear or side-yard and designed so that they are not obtrusive to the adjacent properties.

f. The minimum driveway length shall be 20 feet so that vehicles parked within the driveway

Figure 10: Alternating Building Orientation

do not obstruct the sidewalk.

C. Multi-Family Residential

1. Building Arrangement and Location

a. Within multi-building complexes, buildings shall be clustered creating open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises, pedestrian walkways, or other similar designs.

b. When the buildings are located along the street frontage, open space areas are to be provided between the buildings. The building setback and orientation is to be alternated to eliminate monotonous street frontage. *(See Figure X)*

c. The existing natural features on a site such as trees, sloughs, slopes and rock outcroppings are to be retained and incorporated into the site layout to create more interesting and unique designs, to the extent possible.

d. The building location and orientation should give consideration to the sun and wind exposures, minimizing noise levels and impacts to safety and privacy. Pedestrian open

space areas and walkways should be located on the south or the west sides of the building(s) so that maximum sun exposure is provided during winter months. Deciduous trees can be planted to provide shade in the summer months. Wind direction should be considered in the site design.

e. Storage buildings and areas shall be located in the rear of the site. The storage areas and materials shall be properly screened by the use of fences, decorative walls or other similar opaque screening fixtures consistent with Title 20.

f. Buildings must be arranged so that they do not create a "blind comer" and/or impair traffic safety sight area. Specific consideration must be given to comer lots and instances where there are existing and adjoining driveways.

2. Circulation and Parking

a. The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrian and vehicular traffic.

b. All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with Title 20 and Part II of this manual.

c. Separate vehicular and pedestrian systems shall be provided connecting the site with the street and sidewalk system.

d. Parking shall be distributed throughout the complex so that it is directly accessible from all dwellings. Parking areas along the street frontage shall be broken-up with open spaces to provide "windows" into the interior of the complex and break-up the monotony of long parking aisles. *(See Figure X)*

e. Connection or joint use of driveways, parking areas, etc. with single-family, commercial, industrial or institutional uses is discouraged. Whenever the project is connected with adjacent multi-family residential site, the circulation must allow for similar direction of travel and parking to reduce conflict at points of connection.

f. In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.

g. The turning radii for drive aisles shall meet the AASHTO standards for turning movements.

h. Parking spaces directly abutting structures are not permitted. In cases where parking spaces face residential buildings, a dense hedge, berming or a decorative wall/fence shall be provided to screen vehicular lights.

i. Interior sidewalks must be a minimum of 4-feet in width. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet in width. If exterior stairways are used with the stairway landing on the sidewalk, the sidewalk shall be a minimum of 6-feet in width.

j. In cases where parking areas or drive aisles abut single-family uses or zoning designations, a 6- foot high solid masonry wall shall be provided.

k. Interior drive aisles shall be designed to provide appropriate circulation and maneuverability for emergency vehicles.

l. All parking spaces shall be consistent with the most current Americans with Disabilities Act (ADA) regulations and standards.

3. Vehicle Access

a. Access points shall be kept to a minimum; however, the number and location of driveway curbs shall be adequate to allow efficient traffic flow. Joint access between adjacent multi-family sites is to be utilized whenever possible to reduce traffic hazards and necessary curb cuts. Joint access with commercial, industrial or institutional uses is discouraged.

b. Driveways are to be designed and located so that the vehicles have sufficient visibility and maneuverability. All driveways must meet the AASHTO standards for turning movements.

c. The spacing between driveways and intersection corner clearance shall be consistent with the standards provided in Part II of this manual.

d. Pavers, stamped concrete or other similar treatment are to be used to denote driveway approaches.

e. Buildings having direct driveway access from the street shall have a minimum driveway length of 20 feet so that vehicles parked within the driveway do not obstruct the sidewalk.

4. Pedestrian Access

a. Pedestrian linkages between uses within the development such as swimming pools, recreation rooms and/or laundry rooms shall be provided. Design features such as walkways with enhanced paving, trellis structures, or special landscaping/hardscaping treatments are to be provided.

b. A direct pedestrian access from the street to the project is required. Special consideration must be given to projects abutting neighborhood commercial uses such as grocery/convenience stores, restaurants, parks, schools, etc.

c. A continuous on-site pedestrian walkway must be provided from the perimeter public sidewalk.

d. All pedestrian areas shall be consistent with the most current Americans with Disabilities Act (ADA) regulations and standards.

5. Landscaping – General

a. Plants used in project landscaping shall be consistent with the recommended plant list contained in Appendix B in Part I of this manual.

b. Existing trees and natural features should be preserved and incorporated into the landscaping plan to the extent possible. Natural areas are not be disturbed during grading and construction activity.

c. Concrete mow strips, header boards or other similar materials shall be used to separate different ground covers.

d. Landscaping is to be used to define specific areas within a complex such as the entrance, transition between neighboring properties, and defining of open space and common areas.

e. Plants are to be in scale with adjacent structures and be of appropriate size to accomplish intended purposes.

f. Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.

g. Deciduous trees should be used in planter areas that are designated to provide shade such as open space areas. Evergreen trees are intended for screening and provide color in winter months.

6. Landscaping – Parking Lot

a. Parking areas abutting a public street and/or sidewalk shall provide a linear landscape planter a minimum width of 10-feet.

b. The landscape planter between the parking lot and the street should include a solid masonry wall, berm or hedge to screen vehicular lights or combination of elements.

7. Landscaping – Site Perimeter

a. Perimeter planters must use a combination of turf and plants such as shrubs, perennials and annuals.

b. Unless adjacent sites are integrated (shared parking, access, drive aisles, etc.) perimeter landscaping along all property lines is required. The landscaping planter area shall be minimum a of 6-feet in width. The landscape planters shall be separated from the adjacent properties by the use of a concrete curb or a redwood header board (minimum one inch thick).

8. Landscaping – Interior Open Space

a. Deciduous trees shall be used in areas where concentration of residents is anticipated (i.e. picnic tables, seating benches, etc.) in order to provide shading. Gazebos and other similar structures are highly recommended and may allow for reduction of trees within the areas.

b. Turf shall cover a minimum of 50% of the required open space area(s). Other ground covers (i.e. river rock, walk-on bark, shrubs) should be used to provide interesting landscape designs. Plants with thorny barks should be avoided.

9. Landscaping – Detention/Retention Basins

a. If the project proposes to utilize on-site retention/detention basins, the basins shall be landscaped. The landscaping shall include non-buoyant landscape materials such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in accordance with Title 20.

b. The landscape design shall provide adequate access for maintenance of the basin.

c. Basins which are landscaped with turf, the ponds may be used as a open space area for the development.

d. Basins facing public rights-of-way shall be fenced by using wrought iron.

10. Building Design – General

a. New buildings must be compatible with the surrounding buildings in size and utilize similar architectural styles. Special consideration must be given to projects next to properties used or designated as single-family residential. Building design shall incorporate similar architectural features (such as roof design, building materials, etc.) as the surrounding single-family buildings.

b. Within multi-building projects, architectural consistency of all buildings shall be maintained. Buildings shall have consistent color schemes, building materials, wall textures and roof material.

c. The use of roof-top equipment should be avoided. Projects utilizing any roof-top equipment (including satellite dishes) shall provide parapet walls and/or other architectural features to screen the equipment from all sides of the building. The texture and color of parapet walls shall be consistent with the texture and color of the building. Pop-through or wall mounted air conditioners are not permitted.

d. Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to match the color of the building. Non-anodized and unpainted aluminum window frames are not permitted. All windows shall have a trim, a minimum of 4 inches in width or decorative window shutters.

e. The design of accessory buildings (i.e. recreational, storage, etc.) shall be consistent with the design of the primary building(s) by using similar types of exterior wall textures, building and roof material, and color.

f. The roofline at the top of any structure should not run in a continuous plane for more than 50- feet without offsetting or jogging the roof plane. Roofs must have at least one

of the following features around the entire building: I) parapets concealing flat roofs, 2) overhanging eaves, 3) sloped roof, and/or 4) two or more roof slope planes.

g. The height of the building is to be varied so that distinctive rooflines are created.

h. The planes of exterior walls shall be varied in depth and/or direction. Building walls greater than 30-feet in length must incorporate recesses, a minimum depth of 5-feet, and projections, a minimum of 5-feet. Balconies and porches may be utilized to meet this requirement. *(See Figure X)*

i. Parts of a building facade shall be articulated by the use of color, fenestration, arrangement of facade elements, and/or change in material. Architectural detailing such as trellises, arcades, siding, stone, or brick at the ground level shall be incorporated to eliminate monotonous facades.

j. Each building must have clearly placed and illuminated address and building identification.

11. Building Design – Balconies and Patios

a. Private balconies or patios shall be screened with solid or near-solid fencing, railings or walls. The materials shall be of comparable quality and aesthetics to those used on the rest of the project. The color shall compliment the building.

b. The stairs shall be architecturally treated by providing durable and aesthetic railings, and be compatible with the architectural design of the building.

c. Roof eaves over stairways shall contain rain gutters in order to collect and convey run-off from the roof.

12. Building Design – Stairs

a. The location of stairs should consider sun exposure in order to provide quicker thaw of snow and ice.

b. The stairs shall be architecturally treated by providing durable and aesthetic railings, and be compatible with the architectural design of the building.

c. Roof eaves over stairways shall contain rain gutters in order to collect and convey run-off from the roof.

13. Garages and Carports

a. All carports shall have roofs. The roof design and materials must be consistent with the roof design and material of the primary building(s). Sheet metal covered carports without architectural treatment are not permitted.

b. The design of detached garages shall be consistent with the primary building(s) by using similar exterior wall textures, roof pitches, roof material and colors.

c. Parking stall spaces within the carports/garages shall be consistent with the development code. Parking spaces next to posts or walls cannot be compact size and must be increased in width by 2 feet.

14. Identification Signs

a. An identification sign shall have a consistent theme with the complex by using compatible colors and materials.

b. Any freestanding signs shall be located so that they do not interfere with circulation, parking and line of sight.

c. Enhanced landscaping can be used effectively to create entry-ways to the site. The use of creative designs acting as identifiable nodes is highly encouraged.

d. The sign shall have indirect low-intensity lighting and cannot be internally illuminated or be neon

e. Monument signs shall clearly display the street number sign. The number shall be illuminated.

15. Directory Signs

a. A directory sign can contain a list of all tenants and/or apartment numbers, and schematic of the complex. These signs shall be located in close proximity to each parking lot entrance for the use by emergency crews and visitors.

b. Complexes with more than 50 units are to provide a map of the complex at each entrance directory sign.

c. The materials and colors of directory signs shall compliment the project.

16. Lighting

a. Lighting should be used for security and safety of on-site parking and pedestrian walkways.

b. Lighting type and fixtures shall be consistent throughout the project.

c. Garages, carports and pedestrian walkways shall be properly illuminated by providing low- intensity recessed lighting. Light bulbs shall be completely recessed within the fixture or within the ceiling of a structure.

d. Parking and building light fixtures shall be strategically located so that excessive light is not produced. All fixtures must be cut-off luminaries with less than 90-degree candle luminance cut- off so that there is no excessive light spill-over and glare onto neighboring properties. All fixtures shall be of low intensity. *(See Figure X)*

e. Shoe box, flood lights, or other similar light fixtures which illuminate horizontally are prohibited unless otherwise sufficiently screened to mitigate excessive light. Spot lights which illuminate upwards are prohibited.

17. Screening

a. Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground must be appropriately screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, building color and materials, shape and size.

b. All roof-top equipment shall be screened from view as identified within the architectural guidelines of this manual.

c. Storage areas shall be screened from view by using concrete block walls or similar materials.

d. Trash enclosures shall be constructed of masonry block consistent in color and texture as the primary building(s). Steel gates are to be hung from individual steel posts imbedded in concrete. (see Appendix A) Trash enclosures shall be screened with landscaping including, but not limited to evergreen trees and/or columnar shrubs. *(See Figure X)*

e. Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).

18. Walls and Fences

a. The perimeter of the multi-family projects adjacent to properties designated zoned or occupied by single-family residential uses shall be screened by using wrought-iron or redwood fence, masonry wall, or a combination thereof. Special consideration must be given to pedestrian accessibility particularly when projects are adjacent to neighborhood services such as parks, grocery stores, or schools. The use of chainlink fence (with or without slating) in not permitted.

b. Walls must be designed to blend in and be compatible with the site's architecture, color and building materials. Landscaping must be used to soften the wall elevations whenever possible.

c. Long wall surfaces must offset and be designed to prevent monotony. Alternating colors, concrete styles, fixtures, pilasters, etc. are to be incorporated in the design. *(See Figure X)*

d. Screening of patios, swimming pools, etc. shall be executed by using materials which are compatible to the primary building(s) and the overall theme of the complex. Wrought iron fences embedded in concrete, brick or stone posts are highly recommended Except for tennis courts, chain-link fences are not permitted.

19. Postal Mail Boxes

a. Postal mail boxes shall be provided near site entrances/exits and are particularly encouraged to be located at the office or clubhouse facility. Sidewalks shall be provided from the residences to the mail boxes.

b. Area around the postal mail boxes shall be paved. The boxes shall be installed within a structure with a roof. The design, material and color of the structure shall be compatible with the primary building(s).

c. Within large projects (typically 50 units or more) which have multiple entries/exits, the mail boxes should be separated and placed at a convenient location which is accessible from the residences which they serve.

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Article 8 Development Improvement Standards

8.01 Property Standards

A. Purpose.

These standards produce an environment of stable, desirable character which is harmonious with the existing and future development and consistent with the master plan.

B. Applicability.

Except as otherwise provided, any new construction, existing structure, or vacant lots shall be subject to the standards set forth in this chapter.

C. General standards. These standards apply to more than one land use district, so they are combined in this chapter. These standards are to be considered in conjunction with those standards and design guidelines located in the specific land use district chapters and in the County's design criteria and improvement standards manual. A permit must not be approved unless it conforms to all of the standards in this chapter including:

1. Access.
2. Antennas, vertical and satellite dish.
3. Design considerations.
4. Dust and dirt.
5. Exterior building walls.
6. Fences, walls and hedges.
7. Fire protection.

8. Fumes, vapor and gases.
9. Hazardous materials.
10. Height of structures.
11. Hillside grading.
12. Hours of construction.
13. Lighting.
14. Noise.
15. Projections into setbacks.
16. Radioactivity.
17. Refuse storage and disposal.
18. Screening.
19. Signs, off-street parking, off-street loading and landscaping.
20. Solar energy.
21. Storage.
22. Toxic substances.
23. Undergrounding utilities (buildings and structures).
24. Vibration.
25. Yards and lot area.
26. Single-family dwelling design standards.

1. "Access". Every structure or use shall have frontage upon a public street or permanent means of access to a public street by way of a public or private easement, or recorded reciprocal access agreement.

2. "Antennas, vertical and satellite dish". All antennas, including portable units and satellite dishes that do not meet the definition of a telecommunications site or telecommunications facility pursuant to 7.05(O), 1.12: Land Use Definitions, and 7.05(P), are subject to the following standards:

a. Antennas shall not be located within the front yard or street side-yard areas.

b. The operation of the antennas shall not cause interference with any electrical equipment in the surrounding neighborhoods, including but not limited to television, radios, telephones, and computers, unless exempted by Federal regulation.

c. Ground-mounted satellite dish installations for residential purposes must be 105 inches or less in diameter, 12 feet or less in height, and located in the rear yard. Ground-mounted satellite dish installations that are six feet or less in height may be located in the side yard area if screened by a solid six-foot fence.

d. Roof mounted satellite dishes must be screened according to the provisions of this title and the design manual.

e. A building-mounted satellite dish may be located anywhere on the structure provided that the dish is 24 inches or less in diameter.

f. Single-pole or tower roof, building or ground-mounted television or amateur radio antennas, including the boom or any active element of the antenna array, are limited to 35 feet in height.

3. "Design considerations". The following standards apply to uses which are subject to design review and are in addition to the specific design guidelines contained in the individual land use districts:

a. The proposed development shall be of a quality and character which is consistent with the community design goals and policies including but not limited to scale, height, bulk, materials, cohesiveness, colors, roof pitch, roof eaves and the preservation of privacy.

b. The design shall improve community appearance by avoiding excessive variety and monotonous repetition.

c. Proposed signage and landscaping shall be an integral architectural feature which does not overwhelm or dominate the structure or property.

d. Lighting shall be stationary and deflected away from all adjacent properties and public streets and rights-of-way.

e. Mechanical equipment, storage, trash areas, and utilities shall be architecturally screened from public view.

f. With the intent of protecting sensitive land uses, the proposed design shall promote a harmonious and compatible transition in terms of scale and character between areas of different land uses.

g. Parking structures shall be architecturally compatible with the primary and surrounding structures.

h. Piecemeal mansard roofs (used on a portion of the structure perimeter only) are prohibited. Mansard roofs, if utilized on commercial structures, shall wrap around the entire structure perimeter.

4. "Dust and dirt". Grading activity greater than five acres shall comply with the appropriate NRS provisions regarding air quality permits and grading. Grading activities conducted on property less than five acres in size shall be conducted so as not to create any measurable amount of dust or dirt emission beyond any boundary line of the parcel. To ensure a dust free environment, appropriate grading procedures shall include, but are not limited to, the following:

a. Scheduling all grading activities to ensure that repeated grading will not be required, and that implementation of the desired land use (e.g. planting, paving or construction) will occur as soon as possible after grading;

b. Disturbing as little native vegetation as possible;

c. Watering graded areas as often as necessary to prevent blowing dust or dirt, hydro-seeding with temporary irrigation, adding a dust palliative, or building wind fences;

d. Re-vegetating graded areas as soon as possible;

e. Constructing appropriate walls or fences to contain the dust and dirt within the parcel subject to the approval of the director.

5. "Exterior building and structure walls". The following standards shall apply to those uses subject to design review:

a. Since walls will always be a main architectural and visual feature in any major development, restraint must be exercised in the number of permissible finish materials. The harmony of materials and particularly color treatment is essential to achieve unity in the project.

b. The following designs are deemed unacceptable in any development (with the exception of agricultural buildings located in the A-19 or FR districts, or buildings within the Airport zoning district) and therefore shall be prohibited:

c. Non-anodized and unpainted aluminum finished window frames;

d. Metal grills and facades. However, grills and facades of unique design and in keeping with

the general decor of the development and neighborhood may be permitted subject to prior approval by the director;

e. Aluminum or other metal panels are not permitted on the street elevation, unless it can be demonstrated that they are consistent with a structure's overall design character;

f. Exterior roof access ladders must be screened from view.

6. "Fences, walls and hedges". The following standards shall apply to the limitations outlined in the following tables:

Table 12: Fences, Walls and Hedges

Districts	Maximum Permitted Height*
RESIDENTIAL, AGRICULTURAL AND FR DISTRICTS	
Front yard area or side of street yard setback area	3 feet (Solid structures, hedges or landscaping which creates a visually solid structure) 4 feet (Open work structures or plants (must permit the passage of a minimum of 90% of light))
Other yard area	6 feet 7 Feet (fences)
Enclosures outside of required yard area (i.e. tennis courts, etc.	14 feet
New subdivisions abutting a non-residential district	6 feet (Solid, decorative masonry wall)
ALL OTHER DISTRICTS	
Front yard or side of street yard	2 feet 6 inches (Solid structures, hedges or landscaping which creates a visually solid structure) 6 feet (Open work structures or plants (must permit the passage of a minimum of 90% of light))
Abutting residential district	8 feet (solid, decorative masonry wall)
Other yard area	8 feet
Outdoor storage areas visible from public rights-of-way (located behind required yards)	10 feet (Commercial) 12 feet (Industrial)
All Districts Traffic Safety Site Area	2 feet 6 inches
RESIDENTIAL, AGRICULTURAL AND FR DISTRICTS	
Public Rights-of-way, water-conveyance features, retention and detention basins	8 feet
Retaining Walls	
Uphill slope	8 feet
Down slope	3 feet
Adjacent to driveways	6 feet
Facing streets	5 feet (Constructed with natural, indigenous materials)

a. The limitations shall not apply in the following instances:

b. Where a greater height is required by any other provision of this code;

c. Where a greater height or type of fence, wall or hedge is required by a condition of approval; or

d. Within the SFR-2, RA-5, RA-10, A-19 or FR zoning districts, solid fences or hedges are permitted within the front yard areas at a height not to exceed six feet.

e. Traffic safety site area. On a corner lot, no fence, wall, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction over 30 inches in height above the nearest street curb elevation shall be erected, placed, planted, or allowed to grow within a traffic safety sight area. The foregoing provision shall not apply to public utility poles, trees trimmed (to the trunk) to a line at least six feet above the level of the intersection, saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave at all seasons a clear and unobstructed crosstie, supporting members of appurtenances to permanent structures existing on the date this development code becomes effective, and official warning signs or signals.

f. Prohibited fence materials.

1. The use of barbed wire, electrified fence or razor wire fence in conjunction with any fence, wall, roof, hedge, or by itself within any land use district, is prohibited unless required by any law or regulation of the county, the state of Nevada, the federal government, or agency thereof. Properties in agricultural use or PF districts and for animal keeping uses as defined in this title are exempt from this provision.

2. The above limitations shall not apply where the prohibited fence material is required as a condition of approval.

3. Chain link fencing shall not be acceptable material for trash enclosures.

4. Fences within all residential districts shall be constructed of materials specifically designed and manufactured for fencing purposes, including, but not limited to wooden pales and chain link fencing, with or without plastic or wood slats. Materials not specifically designed as fencing material, including, but not limited to, corrugated cardboard, corrugated metal, plywood, wooden pallets, garage doors, tarps, window screens or coverings, concrete rubble and other junked material, are prohibited unless otherwise specifically allowed.

5. A nonconforming fence constructed of materials other than those allowed under subsection (a) of this section may be continued for a period of not more than six months after March 20, 2014.

g. Wall design standards.

1. Perimeter walls shall have articulated planes by providing at a minimum for every 100 feet of continuous wall an 18 inch deep by eight-foot-long landscaped recession.

2. Walls shall be construed with pilasters provided at every change in direction, every five feet difference in elevation and at a minimum of every 25 feet of continuous wall.

3. These provisions do not apply to individual single-family residences.

h. Solid Fencing.

1. The use of solid fencing is required to screen items as required in this and other chapters of this code.
2. Solid fencing includes fencing that impairs through vision, is sight obscuring or opaque, and may conflict with vehicle sight distance. Chain link fencing with privacy slats will be considered solid fencing.

7. "Fire Protection". All structures shall meet the requirements of the appropriate fire district in which the project is located.

8. "Fumes, vapor, gases, and other forms of air pollution". No emission levels which can cause damage to human health, animals, vegetation or other forms of property shall be discharged into the atmosphere. No other forms of emission shall be measurable at any point beyond the boundary line of the parcel.

9. "Hazardous materials". Hazardous materials shall be transported and maintained in accordance with the Nevada Revised Statutes and applicable uniform code. Projects or businesses which store hazardous materials shall prepare a spill management plan and containment systems to the satisfaction of the fire district with appropriate jurisdiction.

10. "Height of structures". All structures shall meet the following standards relating to height:

a. The structure's height shall not exceed the standard for the land use district in which it is located. The structure height shall be determined by the vertical distance from any part of the structure to the natural grade below, excluding chimneys and vents.

b. The above height restrictions do not apply to parapet walls extending four feet or less above the limiting height of the building on which they rest, or to bulkheads, elevator towers, water tanks or similar structures, provided that the aggregate floor area of the structure is not greater than one-half of the total roof area.

c. Church spires, bell towers, cupolas, domes, chimneys, and the like may exceed the maximum height established by the zoning district by 20 percent, except where they may be deemed a hazard.

d. Free-standing flagpoles and radio and television antennas may not exceed the structure height restrictions of the land use district in which they are located, except as otherwise provided in this development code.

e. Where the maximum permitted height of a new structure exceeds 35 feet, the following provisions shall apply:

1. Enhanced buffering to surrounding properties and the appropriateness of under-structure parking shall be evaluated;
2. The need and appropriateness of the additional height shall be demonstrated;
3. Compatibility and harmony with surrounding development, and land use designations shall be demonstrated.
4. Above 35 feet, additional structural setbacks (step back) may be required.

11. "Hillside grading".

a. Applicability. Grading activities in hillside areas with slopes of 15% or greater and having a minimum vertical rise of at least 30 feet FIX FIGURE NUMBER Appendix Hillside see figure 20.690.030.K.1.a, Appendix C) must be conducted in accordance with regulations set forth in this section, and as depicted in Appendix C. “Hillside Grading Graphics

b. Exemptions. The standards contained in this section shall not apply to those specific

developments or applications involving one or ore of the following circumstances. Non-applicability of the standards will not be construed to prevent the director, the planning commission or the board, upon proper findings, from imposing conditions which may also be contained within this section on approval of any tentative map, parcel map, special use permit, planned development, design review or special plan made after the date of adoption of this ordinance or the approval of any re-application:

1. Any ministerial approval including, but not limited to, building permits and grading permits, additions to existing residences and construction of accessory buildings on any tentatively approved or recorded parcels of record created prior to the adoption of this section;

2. Any development application proposed within an existing structure which does not involve expansion of the structure or additional grading of the site;

3. Any parcel involving a sanitary landfill operation, landfill related gas recovery and collection systems and ancillary electrical power generating and transfer station facilities as well as equipment storage, administrative facilitates and ancillary improvements related to the landfill;

4. Fire breaks and fire roads required by governmental agencies;

5. Public recreation trails for pedestrian, equestrian and mountain biking uses;

6. Any parcel located in a hillside area having only isolated land forms with slopes of 15 percent or greater which have a horizontal run less than 100 feet and a vertical rise less than 30 feet (see figure 20.690.030.K.2.f, Appendix C) located in Appendix Hillside

7. The construction of public improvements initiated by a public or quasi-public agency including, but not limited to, drainage channels, retention basins, water tanks and pumping stations, provided that such facilities are sited, landscaped and beamed so as to minimize visual impacts;

8. Boundary line adjustments;

9. Divisions of land into large parcels.

c. Required approvals for projects. No tentative subdivision map, tentative parcel map, special use permit, building permit, design review, grading permit, construction permit or other discretionary approval shall be granted for a project unless the person or entity authorized to grant approval affirmatively finds, in addition to the required findings for the underlying discretionary approval, that the project complies with the provisions of this section.

d. Processing procedures and submittal requirements for projects.

1. For every non-exempt building or construction permit application which requires a grading permit under the Uniform Building Code as adopted by Douglas County and for every non-exempt tentative subdivision map, tentative parcel map, design review, special use permit or other discretionary approval of a project which proposes to disturb areas as defined in 8.01(C.16.a) (Applicability), the applicant must submit the items and information listed in paragraphs b and c of this section to the community development department. This list is not exclusive and additional information or studies may be required for review of the project pursuant to the requirements of the underlying zoning district, process or

procedure for review being applied for, and laws pursuant to the Nevada Revised Statutes, the Uniform Building Code as adopted by the County or this code.

2. An applicant must submit the following to the community development department unless specifically waived by the director:

a. Slope Analysis (see figure 20.690.030.K.4.b.i, Appendix C). located in Appendix Hillside

1. The slope analysis must specifically identify and calculate the slope percentages for each topographic feature. Horizontal runs used to calculate slopes must be limited to each individual feature.

2. Total land area within each category must be indicated on a table to be provided on the map face.

b. Grading plan.

1. A grading plan, prepared by a Nevada registered professional engineer, must include the height and width of all manufactured slopes, proposed drainage patterns, methods of storm water detention or retention, and identification of areas to remain in a natural state must be clearly shown. Off-site contours for adjacent, unimproved areas within 100 feet of the project's boundaries must be provided. When adjacent property is improved, pad elevations, access streets, street grades, wall sections, and any approved or existing improvements immediately adjacent to the subject property, must also be shown.

2. One copy of the grading plan showing cut and fill areas, including preliminary building pad locations, driveway location and access points.

c. Cross sections, preliminary cut and fill.

1. No less than two cross sections which completely traverse those portions of the property proposed to be graded at appropriately spaced intervals in locations where topographic variation is the greatest. The exhibits must be prepared by a registered Nevada professional engineer. The cross sections must clearly depict the vertical variation between natural and finished grade.

d. Erosion control and re-vegetation plan.

1. An erosion control and re-vegetation plans must be submitted and prepared by a Nevada licensed landscape architect, registered forester or civil engineer and must include at least the following:

2. A survey of existing trees, large shrubs and ground covers.

3. A plan of the proposed re-vegetation of the site detailing existing vegetation to be preserved, new vegetation to be planted and any modifications to existing vegetation.

4. A plan for the preservation of existing vegetation during

construction activity.

5. A maintenance program including initial and continuing maintenance for re-vegetated areas as necessary.

e. Fire protection report. If a project is located in a high fire hazard area, a fire protection report is to be prepared showing the location of fire lanes, fuel breaks, and proposed clear areas. This report must be approved by the fire district in which the project is located.

3. For projects located in hillside areas with slopes of 25% or greater that are not exempt, the following technical reports must be prepared in accordance with the design criteria and improvement standards for the county and submitted by a Nevada registered professional engineer (licensed in the appropriate discipline), and filed with the community development department unless specifically waived by the director:

a. Hydrology, drainage and flood report for all sites;

b. Soils engineering report of the proposed sites attesting to the stability of all sites, and the appropriateness of the construction method proposed and appropriate setbacks;

c. Engineering geology report attesting to the stability of the sites and addressing the potential of material either above the site or below the site causing a hazard to the site in question or other properties in the vicinity;

d. Engineering for all roads providing access to the proposed sites.

4. Grading control.

a. The department may issue a permit when the plans conform to the provisions of this section. The department must consider the purpose, intent and the criteria established in this section, together with applicable standards and must approve the design if all applicable provisions are met.

b. The applicant or developer must be responsible for the maintenance of all slope planting and irrigation systems until the properties are occupied or until a homeowner's association accepts the responsibility to maintain the landscaping in common areas, or other maintenance district formation is established. These areas must be maintained in perpetuity by the property owner, homeowners association or maintenance district.

c. Any person who grades in those areas subject to the provisions of this title without prior county approval of plans for such work, subject to this section, shall be in violation of this ordinance. Abatement of the violation may include the property owner undertaking the restoration (under county supervision and monitoring), or that failing, county-contracted restoration of the disrupted area. The property owner may be charged the cost of the restoration together with the direct costs of supervision and monitoring of the restoration. If the property owner fails to reimburse the county the costs incurred, a lien against the property for payment may be instituted and collected.

d. The provisions of this section are in addition to other county code titles and regulations applicable to grading activities within the county including the

Uniform Building Code as adopted by the County.

e. The department may apply conditions when the proposed development does not comply with applicable standards. Conditions may be attached to the approval of grading plans so as to achieve the following objectives:

1. The health and safety of the public;

2. The preservation of stream courses and encouraging re-vegetation with drought-tolerant native species;

3. The avoidance of excessive building padding or terracing and cut and fill slopes to reduce the scarring effects of grading (see figure 20.690.030.K.5.e.iii & iv, Appendix C); located in Appendix Hillside

4. The use of contour grading techniques to ensure optimum treatment of natural hillside and drainage features and soften the impact of grading on hillsides, including rolled, sloping, or split pads, rounded cut and fill slopes (see figure 20.690.030.K.5.e.iii & iv, Appendix C); located in Appendix Hillside

5. Erosion prevention during construction and long term avoidance through proposed design and maintenance measures.

6. Compliance with the provisions of this section.

7. The plans and drawings may be disapproved but the county must specify the standards that are not met.

5. Grading standards. No development in a hillside area shall be approved unless the development, or the development as modified with conditions, complies with the following standards:

a. For the construction of utilities, all areas of cut must be restored to natural grade and re-vegetated to conform to the character of the surrounding natural terrain. In order to reduce grading disturbance during utility installation, all utilities must be incorporated in common trenches and access roads, where practical.

b. Mass grading of hilltops, ridges, and ravines is prohibited.

c. All manufactured or man-modified slopes must be stabilized, made to conform to the surrounding natural terrain, and must be re-vegetated to conform to the natural character of the surrounding area.

d. The maximum height for manufactured slopes is 30 feet (see figure 20.690.030.K.6.d, Appendix C). located in Appendix Hillside

e. Manufactured fill slopes adjacent to primary and secondary arterial must be no steeper than 4:1 within landscaped areas and public right-of-ways and must not exceed ten feet in height unless the slope is lower in elevation than the roadway (see figure 20.690.030.K.6.e, Appendix C). located in Appendix Hillside

f. Grading on the perimeter of the site must not be designed with perimeter downslope to property lines unless a homeowners association, slope maintenance district, or similar entity is established for maintenance of the downslope. Exemptions to this requirement may be made for downslope to

property lines with a ratio of 5:1 or less. For interior slopes between lots, manufactured building pads must be designed with up-slopes to property lines.

g. Plot plans must indicate a minimum 20 foot setback from the rear dwelling wall to the toe or top of a manufactured slope or retaining wall and a minimum 10-foot setback from the side dwelling wall. The only exception to this standard would be in the case of a terraced rear yard where multiple levels of functional yard space are provided (see figure 20.690.030.K.6.g, Appendix C). located in Appendix Hillside

h. All manufactured slopes must be rounded at the top and at the toe of slope. The radius of the rounded slope shall be calculated by dividing the overall height of the slope by three (H/3) (see figure 20.690.030. K.6.h, Appendix C). located in Appendix Hillside

i. Manufactured slopes in excess of 200 feet in length and greater than eight feet in height must be designed with horizontal curvature that simulates the horizontal surface variations of natural contours.

j. Cross lot drainage may be utilized to reduce grading if an overall design and method of maintenance is established to the satisfaction of the director. Terrace drains must be subject to maintenance by private homeowners associations or individual property owners (see figure 20.690.030.K.6.j, Appendix C). located in Appendix Hillside

k. Any continuous manufactured slope within a parcel map, serial parcel map or subdivision with a slope ratio of 3:1 or steeper, a vertical height of 20 feet or greater, and which abuts five or more lots (see figure 20.690.030.K.6.k, Appendix C), located in Appendix Hillside shall require the creation of a property owners association or other maintenance entity with provision for the collection of fees or assessments designated specifically to pay costs associated with the maintenance of these slopes, as well as to create easements or homeowners association lots for maintenance of all slopes falling under this category. The slope maintenance entity, rather than individual property owners, will be responsible for maintenance of the slopes. The tentative parcel or subdivision map must be designed to provide access to the slopes by easements which do not access the slopes through individual lots. No fences shall be permitted between lots within the slope easement areas. Slope easement areas may be included as lot area for purposes of calculating lot size. Permanent structures must not be permitted within common slope easement areas.

12. "Hours of construction". The hours of operation for all building construction activities not within a dedicated road right-of-way are as follows: 7:00 a.m. to 7:00 p.m. Monday through Friday; 8:00 a.m. to 7:00 p.m. Saturday and Sunday.

13. "Lighting". Exterior lighting shall be shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel, and shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. All lighting fixtures shall be appropriate in scale, intensity, and height

to the use it is serving. Security lighting shall be provided at all entrances and exits.

14. "Noise". The following provisions shall apply:

a. No exterior noise level shall exceed 65 CNE exterior and 45 CNE interior in residential areas.

b. All residential developments shall incorporate the following standards to mitigate noise levels:

1. Increase the distance between the noise source and receiver;

2. Locate land uses not sensitive to noise, which include but are not limited to parking lots, garages, maintenance facilities, and utility areas, between the noise source and the receiver;

c. The minimum acceptable surface weight for a noise barrier is four pounds per square foot (equivalent to 3/4 inch plywood). The barrier shall be of continuous materials which are resistant to sound including:

1. Masonry block;

2. Pre-cast concrete;

3. Earth berm or a combination of earth berm with block concrete.

d. Noise barriers shall interrupt the line-of-sight between noise source and receiver.

15. "Projections, construction and equipment permitted into setbacks". The following list represents the only projections, construction, or equipment that shall be permitted within the required setbacks. Building code requirements may further restrict the distance required to be maintained from the property lines and other structures:

a. Front setback: Roof overhangs, oriel and bay windows, fireplace chimneys, awnings, canopies and porches may encroach into the front yard a maximum of 5 feet. Access stairs are permitted to encroach into the front yard setback a maximum of 5 feet on parcels with an average slope of 16 percent or greater;

b. Rear setback: Roof overhangs, pools, patio covers, tennis courts, gazebos, and awnings and canopies, provided there is no projection within five feet of the property line. Accessory structures may be located pursuant to 7.01(C).

c. Side setback: Roof overhangs, oriel and bay windows, porches, fireplace chimneys, awnings and canopies may encroach into the side yard a maximum of two feet - six inches provided that a minimum four feet of clearance is provided for access.

16. "Radioactivity or electrical disturbance". No activity shall be permitted which emits radioactivity or electrical disturbance.

17. "Refuse storage and disposal". The following standards apply to multi-family projects and single family homes:

a. Every parcel with a multi-family project with four or more units, including manufactured home parks, or a commercial or industrial structure shall have a trash receptacle on the premises. The trash receptacle shall be of sufficient size to accommodate the trash generated. The receptacle shall be screened from public view on at least three sides by a solid wall six feet in height and on the fourth side by a solid gate not less than five feet in height, in compliance with the design criteria and improvement standards manual. The gate shall be maintained in good working order and shall remain closed except when in use. The wall and gate shall be architecturally compatible with the surrounding structures. Trash receptacles for single family homes should be stored within the

enclosed garage or behind a fence. Trash receptacles for single family homes must be removed from the street within 24 hours of trash pickup.

b. For single family homes using bear-proof trash enclosures, which are structurally attached to the ground, permanent or designed not to be easily moved, the placement of the enclosures must be in an accessible location for garbage pickup using the following standards:

1. Bear-proof trash enclosures must be located on the parcel between the residence and within 20 feet of a county maintained road, or other road but not closer the 10 feet from the edge of pavement or curb;

2. Where possible, a minimum separation of 50 feet between the residence and the bear-proof trash enclosure be maintained. Where the minimum separation cannot be met due to parcel size or site constraints, the bear-proof trash enclosure must be located to maximize its separation.

3. The bear-proof trash enclosure must be located outside of the road right-of-way, snow storage area, and traffic safety sight areas;

4. The bear-proof trash enclosure must be painted a color compatible with the surrounding structures; and

5. The maximum size of the bear-proof trash enclosure must not exceed 60" in height, by 60" in width.

18. "Screening". Any equipment, whether on the roof, side of structure, or ground, shall be screened. The method of screening shall be architecturally compatible in terms of materials, color, shape, and size. The screening design shall blend with the building design and include landscaping when on the ground.

19. "Signs, off-street parking, off-street loading and landscaping". All development shall comply with the provisions of 8.15: Sign and Advertising Control, 8.05: Parking and Loading Standards, 8.06: Landscaping Standards.

20. "Solar energy". Passive heating and cooling opportunities should be encouraged in all developments in the following manner:

a. Future structures should be oriented to maximize solar access opportunities.

b. Streets, lot sizes, and lot configurations should be designed to maximize the number of structures oriented so as to maximize passive solar opportunities.

c. The proposed lot size and configuration should permit structures to receive cooling benefits from both prevailing breezes and existing and proposed shading.

d. Any pool or spa facilities owned and maintained by a homeowners association should be equipped with a solar cover and solar water heating system.

e. No structure (building, wall or fence) should be constructed or vegetation placed so as to obstruct solar access on an adjoining parcel.

f. Roof-mounted solar collectors should be placed in the most obscure location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors shall be screened from public view, except for systems located in Industrial zoning districts.

g. Roof-mounted collectors should be installed at the same angle or as close as possible to the pitch of the roof.

h. Appurtenant equipment, particularly plumbing and related fixtures, should be installed

in the attic.

i. Exterior surfaces of the collectors and related equipment should have a matte finish and shall be color-coordinated to harmonize with roof materials or other dominant colors of the structure.

21. "Storage".

a. There shall be no visible storage of motor vehicles, manufactured houses, trailers including horse and utility trailers, airplanes, boats, or their composite parts, trash receptacles, tents, or building or manufacturing materials in any portion of a lot, except as allowed under the provisions of this code. No storage shall occur on any vacant parcel.

b. No vehicles or other materials may be stored or displayed for sale on any vacant lot or at any vacant business location.

c. No goods, wares, or merchandise may be displayed for sale on any vacant lot or at any vacant business location without a traveling merchant permit pursuant to Title 5.24.

d. Building materials for use on the same premises may be stored on the parcel during the time that a valid building permit is in effect for construction.

e. There shall be no visible storage of a metal storage, sea cargo, cargo or similar container without a minor design review as required by 9.37: Design Review.

22. "Toxic substances and wastes". No use may operate that utilizes toxic substances or produces toxic waste without the approval of a special use permit pursuant to the provisions of 9.36: Special Use Permits. Prior to consideration of a special use permit, the operator must prepare a toxic substance and waste management plan which will provide for the safe use and disposal of these substances.

23."Undergrounding of utilities". Utilities shall be placed underground pursuant to 8.08: Installing Utilities Underground.

24."Vibration". No vibration associated with any use shall be permitted which is discernible beyond the boundary line of the property.

25."Yards and lot area". Yard areas are defined in Article 1 of this title. The following requirements apply to property within any agricultural, forest and range, or residential zoning district:

a. No required yard or open space around an existing building or any building erected may be considered a yard or open space for any building on an adjoining lot or parcel except as may be approved under a planned development.

b. Where the average slope of the front half of the lot is more than one foot rise or fall in four feet, the front yard may be reduced to not less than one-half of the original requirement.

c. Structures designed and used for storage purpose not more than six feet in height or 25 square feet in floor area may be extended into any required side yard a distance not exceeding two feet or into any required rear yard a distance not exceeding four feet.

d. Notwithstanding anything in this title to the contrary, all yard setback requirements may be varied by the procedure in 9.38: Variances.

1. The following requirements apply to property within any commercial or industrial zoning district:

a. Side and rear yards. When a non-residential lot or parcel is contiguous to the boundary line of a residence of agricultural lot or parcel, any side or rear yard which is adjacent to the residence or agricultural lot or parcel must have a

minimum width of ten feet.

2. Area regulations:

a. No lot or parcel may be reduced in area to be less in any dimension than is required by requirements applicable to the land use district in which the lot is located.

b. No portion of any lot or parcel of land which is part of the required area for an existing building may be used as a part of the required area of any other lot or parcel or proposed building. When a portion of any lot or parcel is sold or transferred, and the area of that portion or portion remaining no longer conforms to required areas as defined in land use districts in which the lot or parcel is located, the portion sold or transferred and the portion remaining are considered as one parcel only in determining permissible number and location of buildings allowed to be placed on both parcels.

c. Corner lots created after the adoption of this code which are less than one-half acre net in size shall have a minimum lot area ten percent greater than that required in the zoning district in which it is located.

3. Exceptions to minimum lot area and width. Notwithstanding the minimum requirements for lot area, width, and setback requirements, the board may approve a random mixture of lot widths, lot sizes and setbacks when considering a tentative map for a subdivision creating at least ten lots, each of which are less than one net acre in size in a residential zoning district, provided that the following conditions are met:

a. Excluding corner lots, at least 25 percent of the remaining lots exceed the minimum lot width by at least five feet;

b. Excluding corner lots, no more than 40 percent of the remaining lots may be less than the minimum width;

c. No lot shall have a length less than the minimum length or a width less than 15 feet below the minimum width;

d. No corner lot may be less than the minimum width or area;

e. No more than two consecutive lots below minimum width may be adjacent to one another.

4. For divisions of land after the date of adoption of this title, a "restricted use area" shall be retained in its existing state and be restricted from all development except for hiking trails, provided such trails neither create nor increase a public hazard, and excluding minimal grading required to construct public utility services or roadways to adjacent properties where no technically feasible alternative route or construction method exists. Any restricted use area must be shown as such on the recorded final map. In all zoning districts, a restricted use area shall extend a minimum of 50 feet from the following features:

a. Landslides. Setback measured from mapped boundary of landslide. The current active status of a landslide shall be determined by a geologic hazard study.

b. Cave or mine entrances. Setback measured from edge of entrance.

c. Sinkhole. Setback measured from the edge of those sinkholes that exhibit

three feet or greater depth of closed depression.

d. Perennial springs. Setback measured from perimeter of spring.

e. Perennial streams and major drainage ways including, but not limited to, all streams and drainage ways delineated by the U.S. Geological Survey on the 7.5 minute quadrangle topographic map series. Drainage ways that have been modified by man or by natural processes so that they are different from those delineated on the 7.5 minute (7.5') quadrangle maps shall be set back from as defined herein. In addition, some man-made drainage ways as designated by the county engineer shall be set back from as defined herein.

f. The 50-foot setbacks shall extend landward from the banks or normal high-water points of the drainage ways.

g. Abandoned quarries or borrow pits. Setbacks shall extend from the top and bottom of quarry face.

h. Historical and archeological sites. Setbacks shall extend from the boundaries of significant historical or archeological sites as determined by the State Historical Preservation Office.

i. Wetlands. Setbacks shall extend from the boundary of the determined wetland.

26. "Single-family dwelling design standards".

a. The following standards shall apply to the construction of all single-family dwellings, excluding manufactured homes and tiny houses placed within the MH overlay zoning district, tiny houses used as accessory dwellings, and accessory dwellings for employees' quarters that fall under the provisions of 7.01(A):

1. The dwelling must meet the requirements of the most current version of the International Building Code as adopted by the County, or, if it is a manufactured home, it must meet the requirements of the HUD Code and must not have been altered in violation of such codes.

2. The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be recorded with the County Recorder and the title must be filed with the Manufactured Housing Division, State of Nevada.

3. The dwelling must be approved for and permanently connected to all required utilities.

4. Each dwelling shall have a code compliant, site built, concrete, masonry, steel, or treated wood foundation capable of transferring design dead loads and other design loads unique to local home sites due to wind, seismic, and water conditions that are imposed by or upon the structure into the underlying soil or bedrock without failure.

5. All foundations shall be designed in accordance with Douglas County adopted building codes or an approved engineered design. All tie-down devices must meet the manufacturer's installation requirements and Douglas County adopted building codes or an approved engineered design. The space beneath the structure must be enclosed at the perimeter of the dwelling and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. The foundation material shall be

comparable to the predominant materials used in foundations of surrounding dwellings. All manufactured homes shall have running gear, tongues, axles, and wheels removed at the time of installation.

6. Manufactured homes must be certified under the National Mobile Home Construction and Safety Standards Act of 1974 and must be manufactured within the 5 years immediately preceding the date on which it is affixed to the residential lot.

7. The dwelling shall have a roof surface of metal, asphalt, composition, or concrete, fiberglass cement, clay, or slate tiles. Unfinished galvanized steel, copper, or aluminum roofing shall not be permitted, unless designed to weather and gain a patina with age. The dwelling shall have a roof with a minimum of 4:12 pitch for at least 75 percent of the total roof area and there shall be a roof overhang at the eaves and gable ends of not less than 18 inches for standard residential construction and 16 inches for manufactured home construction, excluding rain gutters, measured from the horizontally from the exterior wall to the tip of the eave. The roof overhang requirement shall not apply to areas above porches, alcoves, and other appendages.

8. Dwellings shall have exterior siding materials consisting of wood, hardwood, brick, concrete, stucco, glass, tile, vinyl lap, or stone.

9. The width of the dwelling shall be at least 20 feet at the narrowest point of its first story for a length of at least 20 feet exclusive of any garage or porch area. The width shall be considered the lesser of the two primary dimensions. Manufactured homes must consist of more than one section and contain a minimum of 1,000 square feet of livable area.

10. Off-street parking shall be provided in accordance with 8.05 (E). In addition, single-family dwellings shall be provided with a garage or carport with a minimum interior width of 12 feet and constructed concurrently with the primary dwelling. The garage or carport shall be architecturally compatible with the dwelling in terms of color, size, roof overhangs and materials and exterior materials.

11. Porches, decks, or verandas that require a building permit are permitted on the front of the home only when covered with a roof.

12. All single-family dwellings shall utilize at least three of the following architectural features: dormers; more than two gables; recessed entries; covered porch/entry; bay window or alcove; building off-set; roof overhang at the eaves of at least 24 inches; roof pitch of a least 6:12; a deck with railing or planters and benches; or other compensating features that would make the dwelling architecturally compatible and harmonious with the surrounding neighborhood, as approved by the director.

13. The provisions of this section do not abrogate a recorded restrictive covenant prohibiting manufactured homes nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to place a manufactured home on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that

the placement complies with all covenants, conditions, and restrictions placed on the lot and that the lot is not located within a historic district.

14. The director may consider variance requests from one or more of the developmental or architectural standards contained in development standards 6 through 11, above. All variance requests related to these standards shall be considered a minor variance and are to be considered under the variance provisions of 9.38: Variances. In lieu of the findings required under section 9.38(E) the following findings must be made for approval:

a. The architectural style proposed provides compensating features and the proposed dwelling will be compatible and harmonious with existing structures in the vicinity;

b. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

c. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

b. The following standards shall apply to the construction of all tiny houses;

1. The tiny house must meet the requirements of the most current, adopted version of the International Residential Code.

2. The tiny house must be taxed as real property. If the tiny house is also a manufactured home, an affidavit must be recorded with the County Recorder, and the title must be filed with the Manufactured Housing Division, State of Nevada.

3. The tiny house must be approved for and permanently connected to all required utilities.

4. Each tiny house shall have a code compliant, sit built, concrete, masonry, steel, or treated wood foundation capable of transferring design dead loads and other design loads unique to local home sites due to wind, seismic, and water conditions that are imposed by or upon the tiny house into the underlying soil or bedrock without failure. All foundations shall be designed in accordance with Douglas County adopted building codes or an approved engineered design. In manufactured home parks or subdivisions constructed prior to January 1, 2025, all tie-down devices must meet the manufacturer's installation requirements and Douglas County adopted building codes or an approved engineered design. The space beneath the tiny house must be enclosed at the perimeter of the tiny house and constructed of materials that are weather resistant and aesthetically consistent with concrete or masonry type foundation materials. The foundation material shall be comparable to the predominant materials used in foundations of surrounding dwellings. All tiny houses shall have running gear, tongues, axles, and wheels removed at the time of installation.

5. A tiny house that is also a manufactured home must be certified under the National Mobile Home Construction and Safety Standards Act of 1974 and must be manufactured within the 5 years immediately preceding the date on which it is affixed to the residential lot.

6. The tiny house shall have a roof surface of metal, asphalt, composition, or concrete fiberglass cement, clay or slate tiles. Unfinished galvanized steel, copper, or aluminum roofing shall not be permitted, unless designed to weather and gain a patina with age. The dwelling shall have a roof with a minimum of 2:12 pitch, located street side, for at least 25 percent of the total roof area. There shall be a roof overhang at the eaves and gable ends of not less than 12 inches, excluding rain gutters, measured horizontally from the exterior wall to the tip of the eave. The roof overhang requirement shall not apply to areas above porches, alcoves, and other appendages.

7. Tiny houses shall have exterior siding materials consisting of wood, hardwood, brick, concrete, stucco, glass, tile, vinyl lap, or stone, or metal that mimics the look and appearance of above referenced materials.

8. Off-street parking shall be provided as follows: each tiny house shall be provided with a garage or carport not to exceed 50% of the total square footage of the tiny house, constructed concurrently with the tiny house. The garage or carport shall be architecturally compatible with the dwelling in terms of color, size, roof overhangs and materials and exterior materials.

9. Porches, decks, or verandas that require a building permit are permitted on the front of the tiny house only when covered with a roof.

10. All tiny houses shall utilize architectural features that make the tiny house architecturally compatible and harmonious with the surrounding neighborhood, as approved by the director.

11. The provisions of this section do not abrogate a recorded restrictive covenant prohibiting tiny houses nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to place a tiny house on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions, and restrictions place on the lot and that the lot is no located within a historic district.

12. The director may consider variance requests from one or more of the developmental or architectural standards contained in development standards f through j, above. All variance requests related to these standards shall be considered a minor variance and are to be considered under the variance provisions of 9.38: Variances. In lieu of the findings required under section 9.38 (E.1), the following findings must be made for approval:

- **a.** The architectural style proposed provides compensating features and the proposed dwelling will be compatible and harmonious with existing structures in the vicinity;
- **b.** The variance is not requested exclusively on the basis of economic hardship to the applicant; and
- **c.** The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety, and general welfare.

8.02 Property Maintenance

A. Purpose, scope, intent:

1. The Commission finds and declares that important public policy reasons exist to prevent property conditions within the County tending to reduce the value of private property, that promote blight and deterioration, that are attractive nuisances creating a hazard to the health and safety of minors, and that are injurious to the health, safety and general welfare of the public.

2. This chapter is intended to protect the public health, safety, and general welfare by regulating existing structures, residential and nonresidential, and premises by establishing minimum requirements and standards for structures and premises for the protection from the elements, life safety, other hazards, and for safe and sanitary maintenance; fixing the responsibility of owners and occupants; and for administration, enforcement and penalties.

3. This chapter shall be construed to secure and ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures, and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health, safety and maintenance as required herein.

B. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this chapter shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this chapter which shall continue in full force and effect, and to this end the provisions of this chapter are hereby declared to be severable.

C. Application of Other Codes. Nothing in this chapter shall be construed to relieve a person from complying with any federal, state or local law, including any other provisions of the Douglas County Code, or the requirement to obtain all necessary permits and approvals.

D. Saving Clause. This chapter shall not affect violations of any other ordinance, code or regulation existing prior to the effective date hereof, and any such violation shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

E. Disposal of Solid Waste Generally. Unless otherwise authorized by federal, state or local laws and regulations, solid waste shall be placed out for disposal, composting or recycling in receptacles designed and intended for the purpose of holding such solid waste and shall be disposed of at solid waste disposal sites approved by the State of Nevada or other governmental agency having jurisdiction under Nevada law to designate or operate solid waste disposal sites.

F. Solid Waste Receptacles. Except for drop boxes and recycle baskets provided to the generator by a waste hauler, receptacles shall be equipped with lids sufficient to keep out precipitation and to prevent disturbance by animals and entrance of pests; shall be kept closed, except when being filled, emptied, or cleaned; and shall be kept in a clean, sealed and sanitary condition by the generator of the solid waste. An open utility trailer or truck bed is prohibited for use in the storage of solid waste.

G. Accumulation of Solid Waste Prohibited.

1. All solid waste shall be placed in approved receptacles and then removed from a premises weekly, or at other reasonable intervals, so as to prevent spillage from receptacles, escape of odors, or conditions that would attract pests.

2. Notwithstanding subsection (A.) of this section, compost piles are permitted on residential property, provided each compost pile is enclosed on all sides by a wood container, concrete block container, container made of another opaque material, or wire mesh container, designed for composting and having dimensions that are not greater than four feet in height, by four feet in

length, by four feet in width and do not cause a public nuisance. Compost piles related to otherwise allowable agricultural operations are permitted, and the maintenance of such compost piles are subject to reasonable agricultural practices.

H. Unlawful Dumping of Garbage, Rubbish and Waste Matter.

1. It is unlawful for any person to dump, spill, throw, place or bury in any parcel of land, lots, street, highway, gutter, or any alley or in any water or stream or in any canal or ditch within Douglas County, any solid waste, garbage, rubbish, waste matter, junk, or abandoned vehicle or any other deleterious or offensive substances.

2. When any unlawful deposit of material, as set forth in subsection (A.) includes any evidence which identifies any person, such identification will establish a presumption in any civil action or prosecution under this chapter that such person, firm, or corporation is civilly or criminally responsible for such deposit and liable for the cost of removal and disposition of the unlawful material.

I. Placing Offensive Substances in Waters, on Highways or Other Property.

1. Except as provided in subsection (C.) of this section, no person, including a person in the possession or control of any land, shall discard any dead animal carcass or part thereof, any excrement, or any putrid, nauseous, noisome, decaying, deleterious or offensive substance, into, or in any other manner befoul, pollute or impair the quality of any spring, river, brook, creek, branch, well, irrigation drainage ditch, irrigation ditch, cistern or pond.

2. Except as provided in subsection (C.) of this section, no person shall place or cause to be placed any dead animal carcass or part thereof, any excrement, or any putrid, nauseous, noisome, decaying, deleterious or offensive substance on any public way, public property, or private property.

3. Nothing in this section shall apply to the appropriate storage or spreading of manure or like substance for agricultural, silvicultural or horticultural purposes, except that no sewage sludge, septic tank or cesspool pumpings shall be used for such purposes, unless first treated and applied in a manner approved by the State of Nevada.

J. Offensive Littering. No person shall create an objectionable stench or degrade the beauty or appearance of property or detract from the natural cleanliness or safety of property by intentionally:

1. Discarding or depositing any rubbish, trash, garbage, debris or other solid waste upon the land of another without permission of the owner, or upon any public way or in or upon any public transportation facility; or

2. Draining, or causing or permitting to be drained, sewage or the drainage from a cesspool, septic tank, recreational or camping vehicle waste holding tank or other contaminated source, upon the land of another without permission of the owner, or upon any public way.

K. Keeping Junk Prohibited. No person shall deposit or keep junk within a public right of way, or out-of-doors on any parcel or lot of the county unless it is shielded from view from all other lots and the right of way by a 6 foot solid, sight obscuring fence or wall, or in a building or structure that is wholly enclosed.

L. General Exterior Building and Structure Maintenance. The exterior of a building or structure shall be maintained in good repair, so as not to be in a state of deterioration so as not to pose a threat to the public health, safety or welfare.

M. Exterior Surfaces. All wood and metal surfaces, including, but not limited to, window frames, doors, door frames, cornices, porches, siding and trim on buildings and structures shall be maintained in good

condition, so as not to be in a state of deterioration.

N. Exterior Walls.

1. All exterior walls of buildings or structures shall be free from holes, breaks, loose or rotting materials and shall be maintained in good condition so as not to be in a state of deterioration.

2. The use of tarps or similar material for emergency repair, or in place of a customary building component such as siding or a door shall not exceed three months in any two year period.

O. Roofs. The roof and flashing of a structure shall be sound, tight and not have defects that admit rain or snow into the building or structure. The use of tarps or similar material for emergency repair shall not exceed three months in any two-year period.

P. Glazing. All glazing materials shall be maintained free from cracks and holes. Glazing with holes, cracks, or that is partially or wholly missing shall be replaced.

Q. Accessory Structures. All accessory sheds, fences, walls and other similar structures shall be erected in a skilled manner and maintained in a structurally sound condition and in good repair, so as not to be in a state of deterioration.

R. Derelict Structures Prohibited. Derelict structures on any premises are hereby declared to be a public nuisance.

S. Noxious Vegetation Prohibited.

1. No owner shall cause or permit noxious or rank vegetation upon premises or in the right-of-way of a street abutting any premises.

2. In addition to, or in lieu of, any enforcement action authorized by law, the Director may cause a violation of this section to be corrected in the same manner as a public nuisance as pursuant to 8.02: Property Maintenance.

T. Garage Sales Limitation

1. For the purposes of this section, the term "garage sale" shall mean the public sale of new or used goods within Douglas County by any individual or group of individuals from any private property, including but not limited to garages, porches, carports, or yards, when said individual or group of individuals is not in the business of selling such goods or when the property from which such sale is to be conducted is not within a zone permitting commercial business or otherwise permitted under the provisions of this code. The offering for sale of one item by public display with a sign indicating the item is for sale and the price thereof attached to or upon such item, and sale of more than one individual item not offered by public display and where no signs are posted concerning a sale or place of sale are transactions exempt from the provisions of this section. Garage sales by organizations, societies, associations, leagues, or corporations that are organized and operated exclusively for religious, educational, philanthropic, benevolent, fraternal, or charitable purposes and are not operated for the pecuniary profit of its members or shareholders shall be exempt from this definition.

2. It shall be unlawful to conduct within Douglas County more than four garage sales in any calendar year, each of said sales to extend no longer than three days.

U. Public Nuisance Prohibited

1. A public nuisance is any thing, condition, or act which is or may become a detriment or menace to the public health, welfare and safety.

2. No person shall cause, permit, or maintain a public nuisance on public or private property.

V. Specific Public Nuisances. The following are specifically declared to be public nuisances, but this list shall not be deemed to be exclusive:

1. The accumulation, exposure, or deposit of any garbage, rubbish, bulk solid waste or solid waste on any public way or any private street, alley, or lot, or into a stream, well, spring, brook, ditch, pond, river, or other inland waters within the county, or the placing of such substances in such position that high water or natural seepage will carry the same into such waters;

2. Any physical condition of a premise considered an attractive nuisance, including, but not limited to abandoned wells, shafts, basements, unguarded machinery;

3. An abandoned, unattended, or discarded icebox, refrigerator, or other container accessible to children which has an airtight door, or lock which may not be released for opening from the inside;

4. Dangerous pilings and unprotected excavations;

5. Any premises that has plumbing that permit the spillage of effluent outside of an approved sanitary sewer system, or the escape of sewer odors and gases;

6. The maintenance of premises which are in such a state or condition as to cause an offensive odor;

7. The accumulation of feces or manure in piles or heaps, unless enclosed in containers capable of excluding flies and maintained in such a manner or condition that offensive odor is not emitted there from; or is stored consistent with reasonable agricultural practices and/or in such a way so that it is used in legitimate agricultural purposes, and protected in such a way as to not interfere with the water table or neighboring waterways;

8. The burning of any rubbish, garbage, rubber, cloth, or any other thing, the burning of which, or the smoke emitted from such burning, creates an offensive odor;

9. The accumulation of stagnant water in which mosquitoes may breed;

10. Violation of 8.02(J) by keeping more than five cubic yards of junk on any residentially zoned property or by keeping four or more neglected or wrecked motor vehicles on any residentially zoned property regardless of screening;

11. Violation of 8.02 (R), "Derelict Structures";

12. Any building or structure that is in a condition that poses an imminent hazard to public health, safety or welfare;

13. A violation of 8.14.020 Abandoned vehicles prohibited;

14. An unpermitted driveway connection from private property to the public right-of-way for the passage of motorized vehicles that poses a public safety hazard or impedes access, traffic or drainage; and

15. A violation of any provision of 5.05: Vacation Home Rentals (Tahoe Basin), "Vacation Home Rentals."

W. Notice to Person Responsible. Whenever the Director or the Code Enforcement Officer has reasonable grounds to believe that a violation of 8.02 (U) has occurred, a notice and order shall be served to the owner(s) in accordance with 8.02 (X) and 8.02 (Y).

X. Form of Notice. Such notice prescribed in 8.02 (W) shall:

1. Be in writing;

2. Include a description of the premises sufficient for identification;

3. Include a statement of the reason or reasons why the notice is being issued;

4. Include a correction order allowing a reasonable time and date for the repairs and improvements required to bring the premises into compliance with the provisions of this chapter. If the public nuisance is not an immediate danger to the public health, safety or welfare, and/or was caused by the criminal activity of a person other than the owner, the owner shall be afforded a minimum of 30

days to abate the public nuisance.

5. Include a notice that the county may abate the nuisance pursuant to this chapter and that the person responsible shall be responsible for the costs of such abatement, which may constitute a special assessment on the property

6. Include a notice that civil and/or criminal penalties may apply for each day that the owner did not abate the public nuisance after the date specified in the notice by which the owner was required to abate the public nuisance, and that unpaid civil penalties may constitute a special assessment on the property.

Y. Method of Service.

1. Public Nuisance notices under this chapter shall be deemed to be properly served if a copy thereof is sent by certified mail to the owner(s) at their last known address. Notices may also be:

a. Personally delivered to the owner(s); and/or

b. Posted at the premises and also sent first class mail to the owner(s) at their last known address if they cannot be located.

2. Failure of the owner(s) to receive and/or claim such notice shall not render the notice void, provided that the notice was served in accordance with this section at the owner's last known address listed in the County records, and in such case the notice shall be sufficient.

Z. Abatement by County--Costs to be Filed.

1. If the owner(s) or other party responsible fails or neglects to remove the nuisance as defined in this chapter, within the time specified in the notice, and has not filed a timely appeal pursuant to 8.02 (BB) and/or (CC) of this Chapter, the County may cause such nuisance to be abated. At the request of the Director, the abatement may be done by county crews or by private contractors when county crews are not available. A report of the proceedings and an accurate record of the expense incurred while physically correcting the violation, which shall include therein a twenty percent charge for administrative overhead, shall be filed by the Director with the county clerk.

2. The county clerk shall thereupon set the account and report for hearing by the county commissioners at the next available meeting thereof which will be held at least seven calendar days after the date of filing by the Director, and shall post a copy of said report and account and notice of time and place of hearing thereon in a conspicuous place in the Douglas County courthouse.

3. The county commissioners will consider the report and account at the time set for hearing, together with any objections or protests by any person or persons interested therein who presents a written or oral protest or objection to said report and account. At the conclusion of the hearing, the county commissioners will either approve or disapprove the report and account as submitted, or as modified or corrected by the county commissioners. The amount so approved will constitute a special assessment upon the respective lots or premises affected, and the county commissioners will adopt a resolution assessing said amounts upon the respective parcels of land as they are shown upon the last available assessment role, and determining that the violations or conditions on or of the property did constitute a public nuisance. It will be the duty of the head of the department of Community Development or his authorized representative to see that said special assessment is recorded against the lots, property, and/or premises.

4. The county clerk may accept payment of any amount due at any time prior to the county commissioners' hearing, as called for in subsection B of this section.

AA. Collection of Assessments. After confirmation of the assessment including any administrative

overhead, a copy of the special assessment will be certified to the auditor who is expressly authorized to assume and discharge the duty of collecting the special assessment by adding the amounts of same to the next regular bills for taxes levied against the lots and parcels of land for county purposes, and thereafter the amount will be collected at the same time and in the same manner as ordinary county taxes are collected and will be subject to the same penalties and the same procedure as under foreclosure and sale in case of delinquency, as provided for ordinary county taxes.

BB. Appeal to Director.

1. Any person affected by a notice or order of the Code Enforcement Officer shall have the right to appeal to the Director of Community Development subject to the provisions of this subsection.

2. A notice of appeal must be filed with the director within 25 calendar days of the date the code enforcement officer's notice and order was mailed and/or served on the property owner or other responsible party.

3. The notice of appeal must:

a. Be in writing,

b. Include a copy of the notice and order and a statement that the person wishes to appeal,

c. Contain the person's full name and mailing address, legibly printed or typed, and any notice or communication thereafter sent to him at such address shall be conclusively presumed to have been received unless the person has given the director written notice of any change.

d. Contain a statement setting forth the reasons the person contends that condition of the property does not constitute a nuisance and/or violation of Douglas County Code, and/or that the imposition of civil penalties is not appropriate.

4. The director shall hold a hearing on the appeal.

a. The scope of the hearing shall be limited to any or all of the following as may be stated by the person requesting review in the notice of appeal:

1. There has been a failure of the county to follow the procedures prescribed in this Title and/or chapter, and that the failure has prejudiced the person in respect of some substantial right;
2. No violation and/or nuisance exists on the premises subject of the notice or order;
3. The time for or method of compliance required in the notice is impossible to comply with or, because of circumstances peculiar to the person or property, would work an unreasonable hardship.
4. The imposition of civil penalties is inappropriate under the circumstances.

b. The person requesting the appeal shall be accorded the opportunity to provide evidence or a statement in opposition to the notice or order; and the person requesting review shall be accorded the opportunity to cross-examine any witness presenting testimony.

c. The Code Enforcement officer shall be accorded the opportunity to present any evidence, argument or statement in support of the notice or order; and the county shall be accorded the opportunity to cross-examine any witness presenting such testimony.

5. The director shall adopt findings and conclusions supporting a decision which either:

a. Affirms the notice or order as given;

b. Modifies the notice or order; or

c. Rescinds the notice or order.

6. The filing of a notice of appeal shall stay all proceedings for correction of the violation and/or abatement of the nuisance until the final disposition of the appeal.

7. Upon a final disposition ordering correction of the violation and/or abatement of a nuisance, and unless another period for compliance is provided in the decision, the person responsible for correction and/or abatement shall have a period equal to that specified in the original notice, commencing from the date of the final disposition, in which to correct the violation and/or abate the nuisance prior to action by the county.

8. The director shall provide a written final disposition within 30 days of receipt of the appeal.

CC. Appeal of Director's Determination. Within 15 calendar days of the date the Director's written final disposition of appeal is mailed and/or served, the person who appealed the original order that was determined by the Director may appeal to the board of commissioners. The appeal shall be in writing, shall be filed with the Director, and shall be accompanied by a $200.00 administrative fee for preparation of the appeal record and staff report to the board of commissioners. Not less than five days nor more than 30 days after the appeal has been filed, the commissioners, at a regular meeting of that body, upon giving written notice to appellant of the time the appeal shall be heard, shall proceed to hear, and pass upon the appeal, and the decision of the county commissioners thereon shall be final and conclusive. Any person or persons failing to protest as in this section required will be deemed to have waived any and all objections and appeal rights.

DD. Penalty for violations.

1. In addition to any other civil remedies set forth in this chapter, the owner, occupant or agent of any lot or premises within the county who permits or allows the existence of a public nuisance as defined in this chapter, upon any lot or premises owned, occupied or controlled by them, or who violates any provisions of this chapter is guilty of a misdemeanor with penalties set out in DCC 1.08.010(A). Each day of any such violation constitutes a separate offense.

2. Each day that the owner of a residential property fails to correct and abate any violation of this chapter, after the date given in a notice, may be subject to a civil penalty of up to $250 per day, with a maximum total civil penalty of $25,000.

3. Each day that the owner of a golf course, open space or any non-residential property owner fails to correct and abate any violation of this chapter, after the date given in a notice, may be subject to a civil penalty of up to $750 per day.

4. In addition to any other reasonable means for collecting civil penalty monies owed to the county, the civil penalties are a special assessment against the property upon which the violation exists and can be collected pursuant to 8.02 (AA) if the following conditions have been met:

a. At least 12 months have elapsed after the date specified in the notice by which the owner must abate the violation or the date specified in the order of the Director or Board by which the owner must abate the violation, whichever is later;

b. The owner has been billed, served or otherwise notified that the civil penalties are due; and

c. The amount of the uncollected civil penalties is more than $5,000.

EE. Enforcement Fees.

1. In addition, and not in lieu of, any cost, fee, fine or penalty provided for in this code, the Code Enforcement Officer may order a penalty in the form of a monthly enforcement fee for each property found in violation of this code that meets the following criteria:

a. The property has been the subject of a notice or order; a response period of thirty days has

passed since the effective date of the notice and order; and the property remains out of compliance with the notice and order or any subsequent notices; or

b. The property has not been brought into compliance with this code within thirty days after being notified by the Code Enforcement Officer of a violation of this code.

2. The amount of the monthly enforcement fee is $50.00

3. A person may appeal the Code Enforcement Officer's order to impose a monthly enforcement fee in the manner provided for in 8.02 (BB) to (CC).

4. Any payment of the monthly enforcement fee that is more than thirty days past due may be considered delinquent and subject to a penalty of $100 for every delinquent monthly payment.

5. All fees imposed under this section are to be paid prior to the issuance of any permits required for the construction, demolition, alteration or repair of any structure on the property.

FF. Action by District Attorney. Notwithstanding the abatement procedures set forth in the preceding sections, the Board hereby authorizes the District Attorney to file all necessary civil actions, in the name of the County, in any court of competent jurisdiction to enforce any ordinance, rule or regulation of the Board pursuant to NRS 244.360

8.03 Public Facilities and Improvements Standards

A. Applicability. These public facilities standards are applicable to every form of permit or approval authorizing the development of land within the unincorporated portions of Douglas County, including, but not limited to, requests for master plan amendments, requests for zoning amendments, special use permits, design review plans, planned developments, tentative and final subdivision maps and parcel maps.

B. General policy statement. No development application shall be approved unless the development is served by adequate water facilities, wastewater facilities, drainage facilities and transportation facilities, or provision has been made for these services, in the manner required by these regulations. Facilities shall be adequate to serve the development proposed, whether or not the facilities are to be located within the property being developed or off-site. Phased development must be designed to meet these standards independently as well as part of the overall design.

C. Conformance to plans. Proposed public improvements shall conform to and be properly related to the county's master plan and master plans for water, wastewater and drainage facilities, and the transportation element.

D. Water facilities.

1. Potable water source. New development shall be served by a water source that meets or exceeds all currently applicable federal and state standards for public drinking water supplies.

2. Dedication of water rights, fee in lieu of dedication, or relinquishment. No new development may be authorized unless water rights of acceptable character and in good standing with the State Engineer's Office are dedicated, a fee in lieu of dedication has been paid, or have been relinquished in accordance with this chapter. Any lot or parcel from which the net consumptive use or duty of water rights has been transferred may not be further divided and is restricted in use to one single-family dwelling, unless clear and convincing proof is presented that the action will not represent a present or future over-appropriation or an additional demand on the waters of the county and will not impair the quality, quantity or availability of water for existing water rights.

a. Dedication requirements. In determining the adequacy of the water rights necessary, the quantity of water rights required for dedication must be sufficient to meet the water

demand of the project. Unless superseded by the county, the utility or state engineer, the quantity of water rights required for dedication must comply with the community water supply use requirement in Table A.

Type of Use	Use requirement (acre feet)
Single-Family Residential (per dwelling)	
Domestic Well	2.00
Community Water Supply	1.12
Multi-Family Residential, excluding landscaping (per unit)	0.30
Commercial and Industrial, excluding landscaping (per fixture unit, as defined in the currently adopted Uniform Plumbing Code)	0.028
Flood Irrigation (per acre irrigated)	4.00, or per duty established in the Alpine Decree, whichever is greater
Landscape Irrigation	To be determined and approved by the county engineer

b. Fee in lieu of dedication of water rights. At the discretion of the applicable agency or water purveyor, dedication of water rights or water facilities required by this chapter may be satisfied by payment of a cash amount equal to the capital cost of facilities or the current market value of water rights of acceptable character to serve the development. The quantity of water must comply with the community water supply use requirement for parcels connecting to a public water system, or the domestic well use for parcels approved for use of domestic wells, as provided in Table A.

1. The cash value must be determined by the applicable agency or water purveyor providing water service to the proposed division based on recent water right sales or construction and engineering costs.
2. Monies collected in lieu of water rights or facilities must be used for the purpose of water rights acquisition or system improvement or expansion. System improvement includes planning, constructing, maintaining and operating waterworks for the benefit of the Douglas County Water District.

c. Relinquishment to state engineer. New development that will not be served, or may be served in the future by a public water supplier and is approved for use of domestic wells will be required to satisfy the requirement of this chapter by relinquishing water rights to the State Engineer. The quantity of water must comply with the domestic well use requirement in Table A.

d. Exceptions. Facilities to which this chapter applies are facilities that will be constructed to serve the proposed subdivision or parcel map, except the following:

1. Facilities to serve a single-family residence in an existing subdivision or parcel map.
2. Facilities previously constructed and serving existing users.
3. Individual domestic wells and septic systems.
4. Domestic well exemption. On lots or parcels recorded before the effective date of this ordinance, the dedication of water rights is not necessary to obtain a building permit for one dwelling unit on the lot or parcel provided that no other dwelling units exist on the same lot or parcel. If the parcel is

further divided with reliance upon domestic wells for the proposed water supply, the provisions of this chapter applies to the additional parcels created.

3. Exemption to public water supply. For areas identified within the master plan as not anticipating connection to or construction of a water system, the development shall be served by adequate wells or a private water supply system designed and constructed in accordance with state health, state engineer, or other state approval agency. In areas where a public water supply is anticipated, but not within 2,000 feet, development approval shall be conditioned on approval of plans for future installation of a water distribution system connecting the development to the public water supply.

4. Design requirements. Public water systems must be designed in accordance to the County Design Criteria and Improvement Standards.

5. Dedication of facilities and rights-of-way. Water acquisition, supply, treatment, transmission, storage and distribution facilities and any appurtenances (such as wells, pipelines, pumps, storage tanks and ponds) located on-site or off-site, which are necessary to ensure an adequate water supply to the development, shall be dedicated to the county or utility serving the area, together with rights-of-way and easements associated connection and capacity with such facilities, their operation and maintenance.

6. Water facilities charges. Water facility charges including connection and capacity fees as set by the board must be paid and any water impact fees will be paid, when adopted, in accordance with 8.09: Impact Fees.

E. Wastewater facilities.

1. Public wastewater facilities required. New development shall be connected to an approved public wastewater system. Development located within a service area of Douglas County must comply with the provisions contained in Appendix D of this title.

a. Treatment plants serving the project must have sufficient available capacity to accommodate the expected ultimate peak flows from the project and have sufficient capacity for expansion to accommodate tributary areas.

b. Pump stations and force mains serving the project must have sufficient available capacity to accommodate the expected ultimate peak flows from the project and have sufficient capacity for expansion to accommodate tributary areas.

c. Interceptors serving the project must have sufficient available capacity to accommodate the expected ultimate peak gravity flows from the project and tributary areas, with adjustment for pump flows where applicable.

d. Lateral systems serving the project must have sufficient available capacity to accommodate the expected ultimate peak flows from the project and tributary areas.

2. Exemption to public wastewater system. For areas identified within the master plan as not anticipating connection to or construction of a public wastewater system, the development shall be served by an individual sewage disposal system (ISDS) or private on-site treatment facility designed and constructed in accordance with the Uniform Plumbing Code, Nevada Department of Environmental Protection or other state approval agencies. In areas where a public wastewater system is anticipated, but not located within 2,000 feet, development may utilize ISDS on an interim basis, upon approval by the department. As a condition, the development must make

provisions for the ultimate connection of the project to a public wastewater system. This may include, but not be limited to, requirement for installation of sewer laterals, dry sewer lines within the project or requirement of connection when located within 330 feet of an existing sewer line.

3. Pollution prohibited. Wastewater facilities shall result in the treatment of all sewage, including any industrial waste, so that all liquid, solid or gaseous residue after treatment will not contaminate any surface or groundwaters to a degree which creates a hazard to the public health through poisoning or the spread of disease, nor pollute any surface or underground water to a degree which adversely affects such waters for domestic, industrial, agricultural, navigational, recreational or other beneficial use, nor shall any wastewater system create a nuisance to any community by odors or unsightliness resulting from unreasonable practices in the disposal of wastewater.

4. Extension of wastewater mains. Wastewater mains and appurtenances, including major collection and disposal facilities, shall be extended in order to connect the development with the approved wastewater collection and disposal system. Mains to be extended shall be of a size sufficient to serve the development and all other properties to be served by the main, as determined from an analysis of the county's or the utilities wastewater master plan and capital improvements plan.

5. Design of wastewater facilities. Wastewater facilities shall be located, designed and constructed in accordance with the following standards:

a. Master plan standards; and

b. Douglas County design criteria and improvement standards.

6. Dedication of wastewater facilities and rights-of-way. Wastewater collection, treatment, storage, and disposal facilities, located on-site or off-site, which are necessary to ensure an adequate wastewater disposal system for the development, shall be dedicated to the county or the utility, together with rights-of-way and easements associated with such facilities, their operation and maintenance.

7. Wastewater facilities charges. Wastewater facility charges including connection and capacity fees as set by the board must be paid. Any wastewater impact fees, when adopted, shall be paid in accordance with 8.09: Impact Fees.

8. Automotive fluids. Disposal of any automotive fluids or other waste streams containing automotive related fluids into individual sewage disposal systems (septic systems) is prohibited.

F. Drainage facilities.

1. Adequate storm drainage. Any development shall be served by an adequate storm drainage system. Storm drainage shall be considered adequate when, pursuant to an approved drainage plan, on-site drainage facilities are capable of conveying through and from the property the design flow of storm water originating within the development, as determined in accordance with design criteria and improvement standards manual, as well as flows originating from upstream properties in a pre- and post development stages, post development being based on ultimate master build out; and the off-site downstream drainage system is capable of conveying to an approved outfall the design flow of storm water runoff originating in the development and from other developed and undeveloped land upstream, without resulting in erosion, sedimentation or flooding of the receiving channel and downstream properties and without creating any adverse impact to downstream property.

2. Prohibition on alteration of a water course. Storm drainage shall not result in the alteration or relocation of a water course which will reduce the flood-carrying capacity of the water course, nor

shall drainage facilities result in the damming, filling, relocating or other interference with the natural flow of surface water along any surface water drainage channel or natural water course, except as may be approved as part of the drainage study.

3. Drainage facilities. Design and construction of storm drainage facilities shall be in accordance with county design criteria and improvement standards. Detention facilities, restrictions on impervious surfaces and other techniques may be required by the county in order to satisfy adequacy requirements, in accordance with an approved drainage plan. Where special site conditions or circumstances require, the county may allow the use of retention or infiltration facilities.

4. Dedication of drainage facilities and rights-of-way. Storm water drainage facilities which are necessary to ensure an adequate storm water collection and disposal system to serve the development, together with necessary rights-of-way and easements for operation and maintenance of such facilities, shall be offered for dedication to the county or the improvement district.

a. If such drainage facilities are not maintained by a homeowner's association or a similar private, non-governmental entity, nor located within an existing unincorporated town or general improvement district, then concurrent with any offer of dedication, the property owner(s) shall either:

1. In accordance with NRS 318.055(1)(b), petition the Board of County Commissioners to establish a general improvement district for the purposes set forth in NRS 318.135, 318.125 and/or 318.120; or
2. Submit a petition to an existing general improvement district to expand the boundaries of that general improvement district to include the subject drainage facilities per NRS 318.258(1).

5. Drainage facility charges. Drainage impact fees shall be paid when adopted in accordance with 8.09: Impact Fees.

6. Automotive fluids. Disposal or collection of any fluids or other waste streams containing automotive related fluids into drainage systems that utilize infiltration facilities such as, but not limited to, injection wells, dry wells, retention or detention basins is prohibited.

G. Irrigation facilities.

1. If proposed development includes or directly impacts existing irrigation facilities, an irrigation plan must be prepared by a registered engineer to analyze and provide mitigation for the impacts of the proposed development. The irrigation plan, together with the drainage plan for the development, must be publicly noticed per 9.16 (C) and presented to the water conveyance advisory committee for their review and written comment to the community development department and to any affected towns or districts.

a. The plan must include the location, size, and capacity of all drainage and irrigation facilities within the proposed area of development. In addition the plan must address upstream areas and facilities tributary to the site and downstream from the site which will be affected or impacted by the proposed development to the point of discharge.

b. In all development, the impact on downstream facilities and lands must be analyzed and addressed in the plan. New development is responsible for either improving downstream drainage facilities to meet the increased peak flows as a result of the

proposed project or to provide facilities which will result in no increase in peak runoff from that which existed before the development. If downstream peak flows are increased by the project, the plan must provide mitigation to the point of discharge as approved by the county and any affected towns and districts.

c. The plans must incorporate water quality and erosion controls in conformance with the Handbook of Best Management Practices for all drainage water leaving the site. The use of irrigation ditches or sloughs for the discharge of urban runoff is highly discouraged and in no case will be permitted without the written notice to, and reasonable efforts to obtain consent of, the affected downstream ditch users. In no case may urban drainage leaving a development be of a quality that will adversely affect downstream water uses.

d. As a part of the plan, a ditch may be redesigned or upgraded for low maintenance through the use of riprap, channel lining, culvert or pipe. Landscaping of ditch easements in an urban setting is permitted as part of an approved plan of the water conveyance advisory committee, but must not inhibit the integrity of the ditch bank or the intended maintenance and access function of the ditch easement.

2. No development may interfere with the historic custom and use of waters adjacent to and upstream and downstream from the development. Any changes in conveyance facilities or the course of conveyance facilities, including the abandonment of part or all of a conveyance facility, must be done in a reasonable manner with due regard to the rights of the owners of the easement or right-of-way and shall be subject to approval of the water conveyance committee, the county, any affected towns or districts or irrigation companies.

3. Standards. Except as set forth herein, all improvements for drainage and irrigation facilities shall be in conformance with this title and the design criteria and improvement standards manual.

4. Rights-of-way for water conveyance. All development subject to this title must designate irrigation and drainage rights-of-way or easements as required to implement the approved irrigation and drainage plan for the development. Right-of-way widths must be appropriate for the operation and maintenance of the facilities as shown on the approved plan. Required right-of-way widths will vary depending on the size, type, location and accessibility of the improvements as shown on the plan. In no case shall the rights-of-way be less than 20 feet in width. For open irrigation ditches, a right-of-way width equal to the top width of the ditch plus 32 feet must be provided to allow adequate access for maintenance and servicing of the ditch. A minimum 20 foot right-of-way must be provided, including cases where the irrigation or drainage is placed in an underground conveyance. These criteria for rights-of-way and piping for irrigation must be met unless otherwise provided by the design criteria and improvement standards manual and approved by the water conveyance advisory committee.

5. Where the development contains lots of one net acre or less the right-of-way for an open irrigation or drainage ditch may not be included in the net or gross lot area.

6. Maintenance. When water conveyances are placed in an underground culvert or pipe, the plans must address and provide for maintenance of the facilities.

a. If the underground facilities lie under a street or alley dedicated for public use, the town, general improvement district, or other governmental entity in whose jurisdiction the street or alley is located is responsible for maintenance of trash racks, sand and oil separators and the pipe or culvert.

b. If the underground facilities cross private property, then the private property owner is responsible for maintenance of trash racks, sand and oil separators and routine maintenance of the pipe. When such property is subdivided, the subdivider shall provide security or other adequate assurances for continuing maintenance.

c. When underground facilities cross a combination of public and private property, responsibility for maintenance will be shared by the private and public entities upon whose property the facilities are located. In the absence of a written agreement to the contrary, shares of the costs of maintenance will be in direct relationship with the length of the pipe within such private or public property.

d. If the person or entity responsible for maintenance fails or refuses to conduct such maintenance, then the downstream user may enter upon such property and perform the maintenance. The person or entity responsible for maintenance will be liable to the downstream user for the reasonable costs of the maintenance, plus interest, attorneys' fees and court costs.

e. The county, on recommendation of the water conveyance advisory committee, may require the developer or property owner, as a condition of development approval, to estimate the annual cost of routine maintenance, and post security to pay for the maintenance, in advance, for a period not to exceed twenty years. In the event security is required and posted, the developer or property owner, as the case may be, or its successor in interest, shall be entitled to a proportionate release of the security on an annual basis after the maintenance is performed. If the developer, property owner or successor fails or refuses to conduct the maintenance, then the downstream user may perform the maintenance, in which case the downstream user shall have recourse to the security for reimbursement of the reasonable costs of the maintenance. Recourse to the security shall not be an exclusive remedy, and does not prevent the downstream user from bringing an action for the balance due, plus reasonable costs, attorneys' fees, and interest.

H. Irrigation facilities standards.

1. Standards. All ditch rights-of-way must be provided access for maintenance in accordance with these standards and restrictions:

a. Cross fencing of ditches on parcels of 20 net acres and greater may be permitted upon recommendation of the water conveyance advisory committee.

b. Lots or parcels of less than 20 net acres must not be designed to require cross fencing of the ditch.

c. On parcels of less than 20 net acres, livestock access to the ditch right-of-way may be permitted as long as the integrity of the ditch bank is maintained.

d. Where ditch rights-of-way are cross fenced there must be a 16-foot-wide metal gate providing continuous access for ditch maintenance.

e. Where a project creates parcels or lots of one acre or less, underground piping for irrigation and storm drainage must be required, unless otherwise approved by the water conveyance advisory committee.

f. Where a road or driveway intercepts a ditch and its construction would restrict or prohibit access along the ditch, ramps or other facilities as approved on the drainage and irrigation plan must be provided for both the upstream and downstream faces to

facilitate access by ditch maintenance vehicles.

g. The culvert installed in a ditch or ditch crossing on a road, street, alley or driveway installed as a consequence of a subdivision or parcel map must be capable of passing 150 percent of the hydraulic capacity of the ditch up to the capacity of a 48-inch culvert. Beyond the capacity of a 48-inch culvert, the culvert must be capable of passing 100 percent of the hydraulic capacity of the ditch. The installation must not change velocity in any manner which increases erosion. Erosion controls may be required to the satisfaction of the water conveyance advisory committee.

h. Piping of ditches exclusive of road, street, alley, or driveway crossings must be capable of passing at least 150 percent of the hydraulic capacity of the ditch, up to the capacity of a 48-inch pipe. Beyond the capacity of a 48-inch pipe, the pipe must be capable of passing 100 percent of the hydraulic capacity of the ditch. Piped ditches must have manholes and other points of access to provide for routine maintenance and cleaning in accordance with the design manual. The installation must not change velocity in any manner which increases erosion. Erosion controls may be required to the satisfaction of the water conveyance advisory committee. The committee may recommend, and the final decision maker may allow, variations in the capacity of the pipe to not less than 100% of the hydraulic capacity of the ditch when supported by sound engineering principles and practical consideration.

i. When a culvert greater than 24 feet in length is installed as a consequence of subdivision or a parcel map there must be a trash rack installed on the upstream side. The trash rack must be constructed in compliance with the Standard Details for Public Works Construction.

j. A development which is entitled to water from a ditch must provide a headgate and measuring device diversion structure in the ditch, approved by the federal water master or the state engineer.

k. A development which is entitled to water from a ditch must form a homeowner's association which will be obligated to their proportionate share of the ditch's maintenance.

l. For any development with lots ten acres in size or smaller which are entitled to irrigation water, the developer must provide an irrigation management plan which designates administrative responsibility. The drainage or irrigation plan must show how water will be supplied to and tailwater collected for each lot within the development.

m. Where a ditch is piped, where water rights are transferred from a ditch or where drainage goes into a ditch, there must be a continuing responsibility to pay a proportionate share of the costs of ditch maintenance, which can be calculated in terms of the actual costs of ditch maintenance or as though the water rights were still delivered through the ditch by the owner of the water rights. This is required until a change is approved either by all parties holding water rights in the ditch or by the water conveyance advisory committee.

n. Use of the ditch right-of-way for the storage or disposal of wood, debris, garbage or other waste or any other use of the right-of-way area which impedes the access along or maintenance of the ditch is prohibited.

I. Roadway facilities.

1. Adequate roadways. New development, with the exception of parcels created by division of land into large parcels as defined by NRS and single-family residential building permits on parcels created prior to the adoption of this title, or as provided in subsection P, shall be served by paved roadways adequate to accommodate the vehicular traffic to be generated by the development. Proposed streets shall provide a safe, convenient and functional system for traffic circulation, and shall be properly related to the county's transportation plan, road classification system, adopted master plan and any amendments thereto, and shall be appropriate for the particular traffic characteristics of each development.

2. Access roads. All developments must be connected to the county's improved thoroughfare and road system by one or more access roads of such dimensions and location approved to the standards specified in the design criteria and improvement standards manual. Requirements for dedication of right-of-way and improvement of access roads may be increased depending on the density or intensity of the proposed development. Access roads within a project shall be designed, constructed and offered for dedication in accordance with the design criteria and improvement standards manual.

3. Road network. New development shall be supported by a regional transportation network having adequate capacity, and safe and efficient traffic circulation. A traffic impact study shall be submitted demonstrating adequacy of the road network as required by the design criteria and improvement standards to accommodate traffic generated by the development, other developed property and undeveloped property approved for development. The traffic impact study shall address the issues specified in the design criteria and improvement standards manual. Improvements to roads designated by the master plan as regional in nature shall be made in accordance with the design criteria and improvement standards manual.

4. Perimeter streets. Rights-of-way for streets abutting the development shall be dedicated to the county according to the standards contained in the master plan and shall be improved to standards set forth in the design criteria and improvement standards manual. In no event shall the perimeter road have a dedicated right-of-way less than 40 feet or an improved width of less than 24 feet.

5. Continuation of roads and dead-end roads. The following shall apply to dead-end roads and roads which will be continued:

a. The arrangement of roads shall provide for the continuation of major roads between adjacent properties when necessary for the convenient movement of traffic, effective fire protection, or for efficient provision of utilities.

1. If the adjacent property is undeveloped and the road must be temporarily dead-ended, right-of-way shall be extended to the property line, and the construction and maintenance of a turnaround is required for temporary use, with a notation that land outside the normal road right-of-way shall revert to abutting property owners whenever the road is continued.
2. Where a road does not extend to the boundary of the development, and its continuation is not required for access to adjoining property, its terminus shall be no closer than 50 feet to the boundary.
3. Emergency access shall comply with the provisions of the road standards.
4. The developer shall be responsible for posting a sign at the terminus of temporarily dead-ended right-of-way indicating that the right-of-way is intended to be extended in the future.

6. Reserve strips.

a. Reserve strips in the form of one foot outlots may be required to control or restrict access to perimeter or stub roads.

b. Such strips shall be utilized only where their ownership and control is accepted by the public agency having jurisdiction.

c. The outlots shall be deeded to the public agency at the time of recordation of the final map.

7. Road names.

a. Assigned road names shall be shown on the final map and must be consistent with the approved improvement plans.

b. Road naming shall conform to the road naming guidelines as adopted by the county.

8. Private roads.

a. The use of private roads, which meet the specifications contained in the design criteria and improvement standards manual for a public street, is permitted upon review by the planning commission and approval by the board.

b. A corporation or perpetual association or other suitable means must be established for maintenance of the private road.

9. Sidewalks. Within master plan designated urban service areas, sidewalks are required with the creation of parcels of one-half net acre or less in size and for all commercial development, and shall be constructed in accordance with the design criteria and improvement standards.

10. Dedication requirements.

a. Rights-of-way required for existing or future streets, including perimeter streets, and off-site access roads, shall be offered for dedication to the county or other appropriate entity according to the requirements of the master plan, capital improvements plan, or other valid plans approved by the county. Standard rights-of-way widths for county streets are as specifically set forth in the design criteria and improvement standards manual. Dedication of additional rights-of-way beyond those widths specified in the design criteria and improvement standards manual may be required at approaches to intersections, where turn lanes or other improvements are needed as required by the county engineer.

b. Whenever rights-of-way for existing or future streets are not maintained as private roads by a homeowner's association or a similar non-governmental entity, nor located within an existing unincorporated town or general improvement district, then concurrent with any offer of dedication, the property owner(s) shall either:

1. In accordance with NRS 318.055(1)(b), petition the Board of County Commissioners to establish a general improvement district for the purposes set forth in NRS 318.120. 318.125 and/or 318.130; or
2. Submit a petition to an existing general improvement district to expand the boundaries of that general improvement district to include the subject rights-of-way per NRS 318.258(1).

11. Design and improvement standards. In order to provide for streets of suitable location, width and design to accommodate prospective traffic and to afford satisfactory access for law enforcement, firefighting and other public facilities and services, streets serving the development shall be designed and improved in accordance with the standards set forth in the design criteria and improvement standards manual. All streets shall be improved and paved to the width specified

in and shall be designed and paved in accordance with the specifications in the design criteria and improvement standards manual.

12. Road facilities charges. Road impact fees shall be paid when adopted in accordance with 8.09: Impact Fees.

13. Access to public lands.

a. Legal access to public lands may not be eliminated by development over the path or way thereof.

b. If a trail or road plan for access to public lands is adopted by a federal agency in ownership or control thereof, and made part of the master plan, then development in the path of or adjacent to such trailheads or roads may be required to dedicate rights-of-way or other easements sufficient to secure public access to such trails or roads, provided that such dedication shall not be disproportionate to the impact of the development. The board may relieve the applicant of other dedication requirements in exchange for such access, rights-of-way, or easements, if it can do so without compromising the public interest.

14. Cul-de-sac streets. All cul-de-sac streets must conform to the following requirements:

a. A residential cul-de-sac street must not serve uses, based on the ultimate permitted zoning density, which will generate more than 200 average daily trips as specified under the most recent edition of the institute of transportation engineer's trip generation manual or 20 single-family residences.

b. A residential cul-de-sac street must not have a center line length measured from the center pin of the cul-de-sac to the center line's intersection with the adjoining road right-of-way line, a length in excess of 600 feet in a high fire hazard area as determined by the county fire marshal or 1,000 feet in all other areas. A cul-de-sac street serving commercial or industrial properties must not exceed a center line length of four hundred feet.

c. A residential cul-de-sac street must have a fifty foot improved surface for the radius bulb measured from the center pin to the face of curb or edge of pavement. Commercial or industrial cul-de-sacs must have a fifty-five foot improved surface for the radius bulb.

d. A residential cul-de-sac street in excess of six hundred feet must have a fifty foot improved radius bulb at the midpoint of the cul-de-sac street.

e. All cul-de-sac streets must have the right-of-way necessary for the operation of the roadway including, but not limited to, roadside drainage, sidewalks and public utilities.

f. All rights-of-way and physical improvements for cul-de-sac street must include a reverse transition curve to the point of tangency.

g. A fire access easement is not a secondary means of access and cannot be used to waive or modify the requirements of this section.

15. Hillside streets. Except as otherwise provided in paragraph 6 below, streets within any project proposed in a hillside area shall be designed and constructed in accordance with the following standards:

a. Proposed streets in hillside area must fit the natural contours of the land.

b. If a location of a road between a valley and a ridge is unavoidable, directional pavements

should be split, with the principle of grading being half-cut and half-fill versus all fill (see 8.03 (I.15), Appendix C). located in Appendix Hillside Split streets may be provided by the subdivider according to the following schedule:

1. For one lane in each direction, the split section width of the pavement shall be 14 feet;
2. For two lanes in each direction, the split section width of pavement shall be 22 feet. The median between split streets shall not exceed the slope of two foot horizontal for each one foot vertical; and the median shall be planted by the subdivider and maintained by the subdivider, general improvement district or property owners association, to the satisfaction of the county engineer. Lots may be located between the split pavement when approved by the county engineer.
3. Grades of collector and minor streets may exceed 12 percent to a maximum of 15 percent for a distance not greater than 300 feet in any 2,000 feet of street length;
4. Site visibility must conform to AASHTO/ITE standards or other acceptable standard.

c. The following minimum dimensions are to be utilized in the design of hillside streets:

1. All streets shall have suitable pavement widths, sidewalks and drainage facilities per the design criteria and improvements standards.
2. The width of the graded section shall extend three feet beyond the curb face or edge of sidewalk on the fill side and two feet on the cut side of the street.
3. Parking lanes, eight feet in width, may be required on at least one side of all public streets except where existing topography renders development adjacent to the street impractical, or where the street serves solely as an access road, or where an adequate number of off-street parking spaces are provided on each lot adjacent to the street. Streets without parking lanes shall be provided with emergency parking stalls adequate to contain at least one vehicle per lot fronting the street.
4. The following travel lane widths are required in all hillside areas:
   i. Local streets: Minor streets must have a minimum travel lane of ten feet;
   ii. Collector streets: Collector streets must have minimum travel lane of 12 feet.

d. Split level, one-way streets may be permissible in areas of steep terrain when accepted by the county during project review.

e. Street lighting must be designed to minimize visual impacts and retain rural character while conforming to acceptable safety standards.

f. Modifications to these standards may be made by the planning commission and board if it can be found that the modifications further the purpose and intent of this ordinance by reducing grading and overall visual impacts while retaining acceptable traffic safety and street design characteristics as determined by the county engineer.

16. Exemptions. Utility and public service facilities, as defined in 7.06 (A) of this code, are exempt from the requirements of this section provided that they meet all of the following criteria:

a. The facility is not opened to the general public at any time.

b. The facility is not used for maintenance, storage of materials, supplies or equipment, other than those used on-site.

c. The facility is unmanned, with access by employees only for maintenance and repair of the facility.

d. No office or administrative functions are conducted on the site.

e. A legal access easement is provided to the facility. The access must be a minimum of 24 feet in width. If the access easement connects to a paved public road, the easement shall have a paved approach, a minimum of 20 feet in length. The approach shall be paved with 2 inches of asphaltic concrete on 4 inches of aggregate base material.

J. Determination and satisfaction of adequacy requirements.

1. Adequacy determination. The county shall determine whether a proposed development is served by adequate public facilities as a condition precedent to approval of any development application. (The county shall establish how adequacy standards shall be satisfied for each stage of the development process.) In general, adequacy standards may be satisfied on occurrence of one of the following:

a. Adequate facilities exist at the time of development approval;

b. Adequate facilities will be provided or will be secured by the developer prior to final development approval, but in no event later than issuance of a building permit; or

c. Adequate public facilities will be provided through construction of a capital improvement project by the county, by another public entity, by the developer or by another private entity simultaneous with or in reasonable proximity to the time that the demand will be placed on the public facilities system by the development.

2. Entire project. Adequate public facilities shall be evaluated with respect the entire development project. In the case of requests for plan amendments or zone changes, the development project shall be deemed to be the maximum intensity of development authorized by the amendment or zone change. The county may condition development approval on the phasing of the development project in order to satisfy adequacy requirements.

3. Participation in improvement costs. The county may require that public facilities be oversized to accommodate other developments to be served by a particular capital improvement. In such event, the county may authorize the reimbursement of the developer or property owner through development agreements, proceeds from impact fees, credits against impact fees or special assessments or other means of contributions from other developments benefiting from installation of the improvement. If such means of participation are not available, the adequate public facilities policies and standards applicable to the development shall be considered as minimum conditions of project approval.

8.04 Surveys

A. Requirements.

1. Required. Before a final map of a subdivision can be filed for recording, the county engineer must ascertain that an accurate and complete boundary survey of the lots, blocks, roads, easements and boundaries of the subdivision has been established on the ground by a licensed surveyor.

2. Monuments generally. Monuments must be set as provided in paragraph C below and must be

permanently and visibly marked or tagged with the registration and license number of the surveyor under whose supervision the survey was made. A description of each monument to be set subsequently to recordation must be shown on the final map. The minimum allowable error of closure is 1/10,000.

3. Monuments, setting. The engineer or surveyor in charge of survey must set permanent monuments as follows:

a. A class "A" monument must be set:

1. On each boundary corner of the subdivision;
2. Along the boundary lines of the subdivision at intervals of not more than one fourth mile;
3. At street intersections or by reference thereto;
4. At the beginning and ending of each curve unless special conditions require an alternate setting;
5. On all block corners in the subdivision.

b. A class "B" monument must be set on each building site or lot corner in the subdivision.

4. Monuments, construction. Monuments required in this title are as follows:

a. A class "A" monument consists of a capped iron pipe having an inside diameter of two inches or more or a six-inch by 12-inch concrete monument, or a malleable metal capped steel shaft or its equivalent 30 inches long, driven at least 24 inches into the ground.

b. A class "B" monument consists of an iron pipe having an outside diameter of three-fourths inch or more, at least 18 inches long, driven at least 12 inches in the ground extending between four inches and six inches above the surface and permanently stamped, or a reinforcing steel bar with a minimum diameter of five-eighths inch and at least 18 inches long, driven in the ground at least 12 inches and extending above surface of ground at least six inches with top painted red.

c. Where a monument is set in a paved street, it must be set with the top at least six inches below finished grade and be covered with a cast iron cover set flush with finished street grade.

d. By order entered in the minutes, the board may authorize placement of other specified kinds of monuments in a particular subdivision.

5. Map of record. Every licensed surveyor who surveys a parcel of land in the area of Douglas County into three or more separate parcels of less than five acres and prepares a map or record of each such survey must send a legible copy of such map to the county recorder within 30 days after completion of the map.

8.05 Parking and Loading Standards

A. Required. Every building or portion of a building erected must be provided with off-street parking facilities to accommodate the vehicles used by the occupants, visitors, customers, clientele, and employees of the building. With the exception of commercial parking lots in any commercial or industrial zone and joint use parking facilities, all public or private off-street parking facilities must be located on the same property as the land use intended to be served. The number of off-street parking and loading spaces required per use is provided for each respective land use category identified in the following table:

INSERT TABLE 20.692.1 REQUIRED PARKING AND LOADING SPACES

B. Exemption.

1. No building as it exists at the time of the effective date of this chapter shall be deemed to be nonconforming solely by reason of the lack of off-street parking facilities. If any portion of the premises is being used for off-street parking in connection with any building, the parking shall not be reduced below the requirements of this chapter.

C. Prohibited.

1. Except where specifically allowed, required parking spaces must not be in tandem. All parking spaces must have unobstructed access to a street, alley, aisle, or driveway connecting with a street or alley without requiring movement of another vehicle.

2. For auto repair shops or other similar uses, the racks and pump blocks shall not be considered in calculating required parking spaces.

3. Required parking spaces shall not be used or permitted to be used for the repair, servicing, storage of vehicles, or for the storage of material.

4. With the exception of instances where an alley is used for access, no use subject to design review may utilize a right-of-way for required backing area.

D. Existing uses and change in uses. The provision of parking space is not required for legal, existing uses as of the effective date of this ordinance, but shall be required for any change in use, or increase in floor area or in the number of employees or other unit of measurement specified to indicate the number of off-street parking spaces.

E. Size and access.

1. Residential. Each off-street parking space for single-family structures in a residential zoning district shall have an area of not less than 180 square feet, exclusive of driveways or drive aisles. The interior width of each space shall not be less than 9 feet and the interior length of not less than 20 feet. Each space must be provided with adequate ingress and egress and the parking spaces are not be allowed within any required front yard or side of street yard building setback area. This restriction does not apply to property in the Residential Office (RO) overlay zoning district.

2. Commercial, industrial, institutional, and multi-family. Each off-street parking space for commercial, industrial, institutional, and multi-family residential uses must have adequate ingress and egress and must be properly striped to the following standards:

a. Each space must have an area of not less than 180 square feet, exclusive of driveways or drive aisles. The width of each space must be a minimum of nine feet and the length must be a minimum of 20 feet.

b. Up to 25 percent of the required off-street parking for multi-family and non-residential uses may be designated as small car or compact spaces. These spaces shall be nine feet wide by 18 feet long and must be identified as compact car spaces. Compact car spaces must be distributed evenly throughout the entire parking lot.

c. 50 percent of the available on-street parking spaces adjacent to the exterior boundaries of the property may be deducted from the required total off-street parking facilities.

d. Parallel parking spaces must have a minimum length of 22 feet and a minimum width of 10 feet.

e. Parking spaces that are adjacent to a side wall of greater than three feet in height must provide a minimum width of 10 feet.

3. Access drive.

a. When access is from a paved public street, alley, or private easement, a paved driveway approach, a minimum of ten feet in length and 12 feet in width shall be provided to each residential property. The drive approach shall be paved with two inches of asphaltic concrete or other similar material and four inches of aggregate base material.

b. Where ingress and egress to an industrial, commercial, or institutional development is required from a paved public street, alley, or private easement, a 30 foot wide, measured curb to curb, ten foot long paved access drive shall be provided. The access drive shall be paved with a minimum of two inches of asphaltic concrete or other similar material and six inches of aggregate base material as per required by the county.

4. Parking lot design. Parking layout design must provide ample stall and aisle widths, and adequate turning radii for maneuvering. To ensure the safety in maneuvering of vehicles and trucks, all parking lots shall meet or exceed the parking stall dimensions noted in Table 20.692.2 below:

INSERT TABLE 20.692.2

Note: Parking stall widths are measured on-center with the stall striping. All stalls must be marked with a minimum four-inch-wide stripe.

F. Mixed occupancies. In the case of mixed uses in a building or on a lot, the total requirements for offstreet parking facilities is the sum of the requirements for the various uses computed separately. Off-street parking spaces for one use shall not be considered as providing required parking spaces for any other use except as specified for joint use facilities

G. Joint use.

The director, or designee may, upon application by the owner or lessee of any property, authorize the joint use of parking facilities for the following uses or activities upon the conditions specified in this chapter and subject to design review approval:

1. Common parking facilities, public or private, may be provided in lieu of the individual requirements contained in this chapter, but the facilities must be approved by the director for size, shape, relationship to business sites to be served provided the total of the off-street parking facilities when used together, must not be less than the sum of the various uses computed separately. The required parking must be located within 300 feet of the business use. Common parking facility use as outlined in this section shall be subject to the conditions in paragraph C.

2. Up to 50 percent of the parking facilities required by this chapter for a use considered to be primarily a daytime use may be provided by the parking facilities of use considered to be primarily a night-time use; up to 50 percent of the parking facilities required by this chapter for a use considered to be primarily a night-time use, may be provided by the parking facilities of a use considered to be primarily a daytime use, provided the reciprocal parking area shall be subject to the conditions in paragraph C.

a. Typical daytime uses include but are not limited to banks, business and real estate offices, medical offices (excludes urgent care), personal service shops, small retail shops, clothing or shoe repair, barber or beauty parlor, manufacturing or wholesale buildings and similar uses. Typical nighttime uses include but are not limited to cocktail lounges, bars, dance halls and similar places of entertainment, sports arenas, and auditoriums other than those incidental to a public or private school or church.

b. Up to 50 percent of the parking facilities required by this chapter for a weekend use (from 5 pm Friday until 12 midnight Sunday), may be provided by the parking facilities of a use considered to be primarily a weekday use, provided such reciprocal parking area shall be subject to the conditions set forth in paragraph C.

1. Typical weekend uses include but are not limited to bowling alleys, theaters, amusement park, and golf courses.

3. Conditions required for joint use.

a. The buildings or use for which application is being made for authority to use the existing off-street parking facilities provided by another building or use, shall be located within 300 feet of the parking facility.

b. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

c. Regardless of the owner of record of such properties considered for joint parking use, there shall be recorded in the office of the county recorder, a parking covenant by such owner or owners for the benefit of the county in the form first approved by the county that such owner or owners will continue to maintain the parking spaces so long as the building, structure, or improvement is maintained within the county. The covenant shall identify and describe the businesses, the hours of operation of such businesses, the number of parking spaces available, and be accompanied by a map depicting the joint parking areas. This agreement may be executed by the director on the county's behalf.

H. Parking lot - General requirements, access, design, and maintenance.

1. The following standards shall apply to all off-street parking areas:

a. All required off-street parking and loading areas, driveways, and parking aisles shall be graded, drained, paved, and permanently maintained.

b. All off-street parking areas shall be striped so that individual spaces and driving lanes are clearly indicated. Directional markers shall be painted on the driveway surface.

c. Any off street parking area, other than that provided for a single-family residential unit, shall comply with the parking lot landscape standards identified in paragraph C, below.

d. All parking areas shall provide accessible parking spaces in accordance with the American National Standards Institute, Inc. (ANSI).

e. Access drives within parking lots shall have a minimum width of 12 feet for a one-way drive aisle and a minimum width of 25 feet for two-way drive aisle.

f. On-site circulation shall be designed in such a manner that all parking spaces are useful for the intended purposes and the internal circulation pattern is safe and efficient for motorists and pedestrians.

g. All parking areas, including driveways associated with a single-family residence, shall be used solely for vehicle parking and maneuvering with no sales, storage of inoperable or unlicensed vehicles, repair work, dismantling or servicing of any kind.

h. Driveways or other areas required to move cars in or out of parking spaces shall not be considered in meeting off-street parking space requirements.

i. No truck, commercial trailer, recreational vehicle, house or camp trailer or other motor vehicular equipment of a commercial or industrial nature may be parked on a lot in

any district except where permitted as a use in a commercial or industrial district where specifically provided for or as follows:

1. Parking of agricultural equipment is permitted without limitation where accessory to a permitted agricultural use.
2. Parking of pickup trucks or single-panel vans, when used for transportation, is permitted in any district.
3. Parking of recreational vehicles per 7.01 (B).
4. Parking of vehicles and trailers in accordance with 8.05: Parking and Loading Standards with an approved home occupation permit.

j. A two foot vehicle overhang into a landscape area is permitted when the landscape area has a minimum eight foot width. Wheel stops are not permitted anywhere.

k. When parking is proposed to the rear of a building, public and pedestrian access must be provided to the front building entrances through the use of walk-thought, plazas, or open corridors.

l. Internal pedestrian walkways shall be provided through parking lot landscape areas and in all parking lots where pedestrian and vehicle conflicts may occur.

m. All grocery stores with over 20,000 square feet of gross floor area must provide adequate bays for returned shopping carts. These areas shall be separated from the parking stalls by piped fencing or other all-weather material and be striped and signed accordingly.

n. In commercial districts, parking lots with 50 or more parking spaces shall provide recreational vehicle (RV) parking spaces as follows:

1. 50 spaces or more require one RV space, 75 spaces or more require two RV spaces;
2. 100 or more spaces require 4 RV spaces. These spaces shall be a minimum of 14 feet wide and 40 feet long, and be designated as RV parking spaces.

o. Parking aisle length shall not exceed 350 feet without a cross aisle for vehicle circulation.

p. Adequate clear throat distance shall be provided at all parking lot entrance and exit driveways.

q. The arrangement of parking spaces shall avoid backing of vehicles onto ring roads, perimeter roads, or major aisles.

r. Tangent or long radius sections of aisles along the perimeter of buildings shall be less than 400 feet.

s. Adequate driver sight distance shall be provided throughout all parking areas.

t. Each development shall contain at least one clearly designated route for pedestrians connecting the street, the parking area, and the main building entrance(s). Access for people with disabilities shall be provided in accordance with state and federal statutes, and shall provide a convenient and efficient circulation system for these individuals.

u. All parking lot areas used exclusively for parking and turnarounds shall be designed and improved with a grade not exceeding 5 percent.

v. All driveways within a parking lots used exclusively for ingress and egress or interior parking lot circulation shall be designed and improved with grades not to exceed a ten percent slope.

w. Parking areas, aisles, and access drives shall be graded and drained to dispose of surface water without damage to private or public properties, streets, or alleys. All parking and circulation areas shall be designed with an adequate drainage system and improvements shall meet county engineering design standards, and shall conform to all applicable stormwater treatment and discharge standards.

x. Open parking of cars accessory to a residential use are limited to those actually used by the residents, or for temporary parking of guests.

2. Parking lot lighting. All developments including outside parking and lighting shall conform to the following requirements:

a. Any exterior lighting (photometric) plan consisting of point-by-point foot candle layout (based on a ten-foot grid center) extending a minimum of 20 feet outside the property lines required by the director shall be prepared by an electrical engineer registered in the state.

b. Maximum overall height of fixtures shall be not more than 15 feet in or within 100 feet of a residential district, and not more than 25 feet in non-residential districts. Parking lot lighting shall be limited to pole-type fixtures.

c. Fixtures shall possess sharp cut-off qualities at property lines.

d. There shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets.

e. Flashing lights are prohibited.

3. Pedestrian lighting. All developments that contain outside pedestrian walkways and lighting shall conform to the following requirements:

a. Where pedestrian lighting is proposed adjacent to or facing a residentially zoned area, an exterior lighting (photometric) plan consisting of point-by-point foot candle layout (based on a ten-foot grid center) extending a minimum of 20 feet outside the property lines may be required by the director. Where required, the lighting plan shall be prepared by an electrical engineer registered in the state.

b. Maximum overall height of fixtures shall be not more than 15 feet in or within 100 feet of a residential district, and not more than 25 feet in non-residential districts. Pedestrian lighting shall be limited to pole-type or bollard-type fixtures.

c. Fixtures shall possess sharp cut-off qualities at property lines.

d. There shall be no illumination or glare from the exterior lighting system onto adjacent properties or streets.

e. Flashing lights are prohibited.

4. Parking lot landscape standards. The objective of this section is to improve the appearance of certain setback and yard areas within off-street vehicular parking areas, and to protect and preserve the appearance, character, and value of surrounding neighborhoods and thereby promote the general welfare by providing for installation and maintenance of landscaping for screening and aesthetic qualities.

a. At least 15 percent of the total area devoted to parking and driveway areas must be offset by pervious areas of landscape material (new or preserving existing trees and shrubs). All landscaping must be provided with proper irrigation systems as approved by the department. All parking lot landscaping shall be maintained free of weeds and debris.

b. A minimum of one tree for every eight spaces shall be planted in all parking areas. All parking lot trees shall be of a deciduous variety, a minimum two-inch caliper with a five-foot spread at the time of planting, shall be of a type that can reach maturity within 15 years from the planting and shall shade 40 percent of the lot within 15 years. The landscape plan shall depict the required growth at the end of 15 years. Parking lot trees must follow the approved county tree species list.

c. All landscape areas abutting driveways, drive aisles, and parking stalls shall be protected by a six-inch by six-inch concrete curb. Where needed, wheelchair access may be provided by using a rounded curb.

d. Planting areas for parking lot trees and landscape fingers shall have a minimum 25 square feet of protected planting space (five feet by five feet). This measurement shall be from inside of curb.

e. Landscape fingers a minimum six feet in width, shall be provided for every eight parking spaces.

f. Off-street parking areas, including drive-aisles, which abut residential properties shall be separated from such property by a minimum ten-foot-wide dense planting screen and a six-foot-high masonry block wall, or other alternative material, measured from the grade of the finished surface of the lot closest to the contiguous residential district, provided that along the required front yard of the residential district, the wall shall not exceed three feet in height. Off-street parking areas, which face residential properties, shall provide a ten-foot dense planting screen which includes beaming, low retaining walls, or a combination thereof to buffer the residential use. Off-street parking areas which abut non-residential properties shall follow standard design criteria.

5. Bicycle parking. Non-residential and multi-family developments containing 10 or more automobile parking spaces shall be required to provide bicycle parking facilities in conformance to this title.

a. Development containing over 10 parking spaces shall provide a minimum of two bicycle rack spaces for the first 50 parking spaces, and two additional bicycle rack spaces for each additional fifty parking spaces. Fractional requirements of 0.5 or greater shall be considered as a full bicycle rack space.

1. Multi-family residential projects shall provide one bike space for each five residential units.

b. Bicycle parking shall be located in such a manner as not to interfere with pedestrian or vehicular traffic.

c. Safe and convenient access shall be provided from the external circulation system to the bicycle parking facilities on site.

d. Bicycle parking racks must include components that lock the back wheel, frame, and front wheel, without the removal of the front wheel.

I. Off-street loading and unloading.

1. For the purposes of this title, all loading and unloading shall take place on site and be of a size and number consistent with the loading demands encountered on an average business day under the intended use, but in no case shall be less than the minimum requirements established in this section.

a. For non-residential uses identified in this title, off-street loading and unloading spaces must be provided for in addition to the required off-street parking spaces. If a particular use requires off-street loading and unloading, the minimum requirement may be found in Table 20.692.1. Additional requirements based on square footage may be found in the following table:
INSERT TABLE 20.692.3
Note:
* Pursuant to 9.38: Variances, the director may approve a limited reduction in the size and number of spaces based upon the applicant's presentation of information and justification of the request and further upon determining compliance with the other provision of this title.

b. Each off-street loading space must be at least 12 feet wide by 45 feet long and have a minimum height clearance of 14 feet. Driveways, drive aisles, or vehicle parking spaces cannot be considered as loading areas. Loading spaces are not permitted within the building setback areas as required by this title.

c. Backing onto the site from a public right of way for loading and unloading or maneuvering purposes is prohibited.

d. Each off-street loading space must be striped and signed for loading purposes and have adequate maneuvering areas for the type of deliveries associated with the land use. For purposes of this title, all driveways and drive aisle widths and turning radii must meet AASHTO requirements.

e. Off-street loading space must be located to the rear or the side of the site and must be suitably screened from any adjacent properties by a combination of landscaping, beaming, walls, or other screening measures acceptable by the department.

f. Loading doors shall not open toward public streets.

g. No off-street loading space shall be located closer than 30 feet to any residential property, unless wholly within a completely enclosed building, or unless properly screened with a minimum fifteen-foot-wide dense landscape buffer with beaming and a six-foot-high block wall, or enclosed on three sides by a solid wall or building not less than ten feet in height.

J. Excess parking. When parking spaces in excess of that required by this code for a building or use have been constructed, these excess parking spaces may be counted toward the required parking spaces of another building or use provided that the conditions for joint use identified in 8.05 (G) of this chapter are met.

K. Units of measurement.

1. For the purpose of this chapter, "floor area" in the case of offices, merchandising or service type uses, means the gross floor area used or intended to be used by tenants, or for service to the public as customers, patrons, clients, or patients, including areas occupied by fixtures and equipment used for display or sale of merchandise.

2. When units of measurement determining the number of required parking spaces result in requirements of a fractional space, any fraction less than one-half shall be disregarded, and fractions of one-half and above shall require one parking space.

L. Parking calculation of storage areas. Notwithstanding other provisions of this code, required parking for dedicated storage areas not accessible to the general public may be calculated at one space per

1,000 square feet of gross floor area, as long as 20 percent or more of the total area of the building is dedicated to storage use.

8.06 Landscaping Standards

A. Purpose. The purpose of this chapter is to establish minimum standards for the placement, amount, and type of landscape materials to be installed in order to enhance the aesthetics of the community, including the visual appearance of streets, to reduce noise, dust, and erosion, conserve water resources, provide groundwater recharge, preserve open space and wetlands, provide privacy from visual and physical intrusion, and to insulate from the effects of weather conditions.

B. Applicability.

1. Landscaping requirements shall apply to construction of the following projects unless specifically listed as an exemption or otherwise noted in this chapter:

a. Single-family subdivisions creating parcels of one-half acre or less (for street trees only).
b. Duplex or multi-family residential;
c. Industrial;
d. Commercial;
e. Institutional uses; and
f. Public uses.

C. Exemptions.

1. The following types of development are exempt from the landscape requirements in this chapter:

a. Development of a single-family detached dwelling not a part of a subdivision tentatively approved after adoption of this title, and accessory structures;
b. Previously approved development which conforms to all conditions of approval;
c. Additions to existing structures or accessory structures that are under ten percent of the total gross floor area or 5,000 square feet, whichever is less.

D. General.

1. All landscape materials shall be natural or living materials. Plastic, simulated or synthetic materials are not permitted except for the use as weed block and as irrigation materials.

2. All landscape areas must be irrigated with an underground irrigation system, adequate to service the landscape areas.

3. Final landscape and irrigation plans must be submitted at the time of building permit application.

4. Landscape materials shall follow the approved tree, shrub, and groundcover species list contained within the county design criteria and improvement standards manual to the extent possible. Exceptions to the list are at the sole discretion of the director.

5. Installation of landscaping and irrigation systems must follow the approved plans. Any plant substitutes can only be authorized by the person who develops the plan, with the director's approval. Approval must be obtained prior to plant installation.

E. Maintenance. The owner, or his agent, is responsible for the maintenance of all landscaping and irrigation systems, which shall be maintained in good condition, to present a healthy, neat, and orderly appearance and must be kept free from weeds, refuse, and debris. Maintenance includes the immediate replacement of all dead and diseased plant material.

F. Landscape plans, required.

1. A landscape plan must be filed with the department for the following:

a. Applications for a building permit or improvement plans which requires design review approval;

b. Any tentative map which includes common, improved open space areas, or required street trees.

2. The plan shall, at a minimum, identify all areas to be landscaped and include area and tree calculations and general types of landscaping proposed for the area

3. A landscape plan must be approved by the director, prior to the issuance of a building permit or the approval of a final map including common area. The landscape plan must be approved for remodel permits for a change of use from residential to non-residential or from single-family to multi-family.

4. The landscape plan must be prepared by one of the following:

a. A licensed landscape architect;

b. A licensed landscape contractor;

c. A licensed architect; or

d. A registered civil engineer.

G. Landscape plans, submittal requirements.

1. Landscape and irrigation plans must be in the format as prescribed in this section and contain the following for the development and installation of all landscape areas.

2. The final landscape plan shall include the following:

a. Scale (one inch equals 20 feet (1"=20') or one inch equals 30 feet(1"=30')), north arrow, location of adjacent streets, property lines, easements, sidewalks, drives, paved areas, lighting, signs, buildings, all utilities and mechanical equipment within the landscape areas, existing trees and other natural or man-made site features influencing the use of the site, and surrounding types of landscaping;

b. Construction details for installation of the landscape in accordance with county standards, including topographical features and grading plans, soil type, method of soil preparation, fertilization added at time of planting, area to be excavated before planting and manner of root exposure, tree staking and guying;

c. A note or calculation sheet with all landscape calculations relevant to the application of this chapter, including site area, areas of required number of parking spaces, number of trees and shrubs, type and amount of living and non-living ground cover, type and amount, if any, of decorative paving material, and percentage of each to be used on the property;

d. A plant list utilizing a wide variety of native and drought tolerant trees, shrubs and plants, based upon the recommended list of species provided in this chapter. The plant list shall include the common and botanical names of plants to be used. This plant list must be arranged in legend form with a key number assigned to each plant. On the plan, each plant shall be identified by a key number. The size of the plant, its spacing and the quantity to be used shall follow in the legend, as the following example illustrates:

INSERT TYPICAL PLANT LIST TABLE

H. Irrigation plans, submittal requirements.

1. Irrigation plans, and specifications which comply with the Uniform Plumbing Code, must be submitted with the landscape plan to insure adequate irrigation coverage. To increase water

conservation, the system must be automatic drip, babbler, or sprinkler irrigation. Sprinkler irrigation is only allowed on lawn areas, except that some groundcover may use sprinkler irrigation with the approval by the director. All drip and babbler irrigation systems must be installed separately from turf irrigation systems. All irrigation plans must include the following:

a. Scale at the same scale as the landscape plan, north arrow, location of adjacent streets, property lines, easements, sidewalks, drives, paved areas, lighting, signs, buildings, all utilities and mechanical equipment within the landscape areas, existing trees and other natural or man-made site features influencing the use of the site;

b. Identification and description of automatic irrigation components to insure that vegetation is adequately irrigated. All irrigation plans shall incorporate water conserving principles, including multiple program controllers with percent scaling, low precipitation heads, drip irrigation, and check valves. Where applicable, irrigation details must include the method for the watering of required street trees. All valves and other devices are to be housed in a box of adequate size and design to protect the components.

c. Indication of the system point of connection and size, water pressure available, and maximum demand of the system in gallons per minute (GRM);

d. Irrigation equipment specified must be identified by manufacturer's name and equipment identification number;

e. Cross connection devices installed for all construction shall have a reduced pressure backflow presented (R.P. device), except for single-family development;

f. All locations of irrigation valves, controllers, hose bibs, quick coupler valves, and backflow preventers. Sprinkler location on plans must include typical pattern of sprays (i.e., full circle, half circle), psi, radius of throw and gallons per minute;

g. Irrigation details must be used to clarify particular situations. Typical details must include backflow prevention devices, valves, irrigation heads, and irrigation controllers;

h. Sizes of irrigation lines. Schedule 40 P.V.C. is required for all pressure lines and under all paved areas. Piping must be installed a minimum of 12 inches underground for non pressure irrigation lines and 18 inches underground for constant pressure irrigation lines.

I. Landscape materials.

1. Landscape materials are limited to the following:

a. Living materials, including turf, ground covers, plants and shrubs, vines, hedges, and trees;

b. Non-living materials, including rocks, gravel, tile, bricks, wood, bark, and related materials, may be used as ground cover within the required landscape areas with the approval of the community development department. No more than 20 percent of the landscape material shall include rock or gravel, and at least 50 percent of the area devoted to groundcover and planter areas shall be living materials. A variety of living and non-living ground cover materials is required for all projects;

c. Existing trees and shrubs shall be preserved wherever possible and may be considered part of the required landscape material;

d. Existing trees with a trunk diameter of eight inches or more at a point 12 inches above ground level shall be preserved, unless its removal is authorized on the approved site plan or map;

e. Turf is not allowed in any space measuring less than four feet in width or length. Turf is not allowed in areas with a slope greater than 20 percent (1:5), only drought-tolerant native grasses, which decrease soil erosion and require less water consumption, are allowed on slopes in excess of 20 percent;

f. Plant material and ground cover must be distributed evenly throughout the parking lot or site area.

g. Xeriscape designs using drought tolerant, native plant species are encouraged.

J. Landscape design standards.

1. At least 15 percent of the total paved area devoted to parking and driveway areas must be offset by pervious areas of landscape material (e.g., xeriscaping, turf, and/or new or existing trees and shrubs). All landscaping must be irrigated with an irrigation system approved by the department.

2. Plant materials existing or proposed within public rights-of-way adjacent to a landscaping project shall be included on the landscape plan but will not be counted toward the total required landscape area.

3. Where a perimeter fence or wall is proposed along a street frontage within a residential subdivision, a minimum five-foot landscape planter area shall be provided outside the fenced area adjacent to the sidewalk. This area shall include street trees and a variety of shrubs and plants to screen the fence and provide an aesthetically pleasing streetscape.

4. On multi-family developments, at least 50 percent of the required common open space areas must be landscaped in pervious material, such as xeriscaping, trees, shrubs, and/or turf.

5. New construction shall provide adequate shade trees in all paved areas and provide an appropriate balance of evergreen and deciduous plantings throughout the site.

6. The landscape plans shall show a minimum of one tree for every 400 square feet of required on-site landscaped area.

7. In addition to paragraph F above, street trees, with a minimum two-inch caliper and five-foot spread, are required for all new commercial, industrial, public, institutional, or residential subdivisions creating parcels of one-half net acre or less. One tree shall be planted, at a maximum, for each 40 lineal feet of street frontage, on average. Street trees must be planted by the developer and include proper irrigation prior to the issuance of a certificate of occupancy. In single-family residential subdivisions, installation of trees and irrigation system shall occur prior to issuance of a certificate of occupancy for each individual dwelling unit. Street trees must be set back a minimum of ten feet from water and sewer lines, 30 feet from an intersection, and ten feet from any driveway, hydrant, or street sign. Trees which grow to more than 20 feet in height may not be planted under overhead utility lines. Street trees within highway rights-of-way shall limit mature spread to 20 feet. Street trees shall follow the approved street tree list found in the Douglas County Design Criteria and Improvement Standards, Appendix B, "Plant List.". Any exceptions to the list shall be at the discretion of the director.

8. All trees must be staked in accordance with the International Society of Arborists standards.

9. Street trees adjacent to sidewalks, parking lots, or streets must be free of fruit or other elements which litter the ground. All street trees must be heat and cold resistant, tolerant of the urban environment, and insect and disease resistant.

10. Shrubs and hedges must be a minimum five-gallon size. Hedges, where required, shall be planted and maintained to form a continuous, unbroken, solid, visual screen within three years after planting. Vines shall be a minimum of two feet in height at the time of planting and may be

used only in conjunction with fences, screens, or walls to meet physical barrier requirements.

11. Wherever rock or bark are used as ground cover, the installation must prevent vegetation growth through the ground cover either through the use of herbicides or landscape fabric material. Fabric material must be properly pinned to the soil to avoid lifting.

12. All required street trees, parking lot trees, and trees required for screening purposes must be a minimum two-inch caliper and five-foot spread. All other landscaped trees may be one and one-half inch caliper for deciduous trees, and six-foot minimum height for evergreen trees.

K. Screening. Plant materials shall be used to screen irrigation equipment boxes, storage, refuse, public utilities, and other features which do not enhance the overall appearance of the site. Landscape screening shall achieve the desired effect within three years.

L. Site distance for landscaping adjacent to public rights-of-way and points of access. When an access way or driveway intersects a public right-of-way or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping within the traffic safety site area must provide unobstructed cross-visibility at a level between three feet and eight feet in height. Trees having limbs and foliage trimmed in a manner that no limbs or foliage extend into the cross-visibility area are allowed, provided their location does not create a traffic hazard.

M. Final inspection. All landscaping must be properly installed and be according to approved plans prior to final inspection and certificate of occupancy by the department. An exception is allowed only when the landscaping cannot be completed due to weather related delays. In lieu of the installation of landscaping, financial security per 9.33: Assurance for Completion and Maintenance of Improvements, shall be provided at 150 percent of the estimated cost of installation. The owner must guarantee installation as specified in the temporary certificate of occupancy agreement, and final inspection must be completed within six months of the issuance of a temporary certificate. The estimated cost of the landscaping is subject to verification by the department.

8.07 Low Impact Development Standards

8.08 Installing Utilities Underground

A. Purpose. The purpose of this chapter is to protect the public health and safety of Douglas County residents, and to maintain and enhance the aesthetic qualities and character of urbanizing areas through the requirement of installing certain new utilities, including electric distribution lines, telephone lines and cable television underground.

B. Applicability.

1. All on-site utilities servicing a division of land created by subdivision map or parcel map, or a new structure must be installed underground, unless exempted in 8.08 (C).

2. Any new line extensions, including utility extensions and extensions required to service a division of land created by subdivision map or parcel map or a new structure must be installed underground, commencing from the terminus of the existing utility service for the length of the extension or the project site, unless exempted in 8.08 (C);

3. Any new line extensions or modifications to existing overhead facilities requiring the placement of new utility lines must be installed underground, unless exempted in 8.08 (C).

C. Exemptions. The following types of facilities are exempted from the provisions of this chapter:

1. Existing poles, overhead wires and associated utility services, and any appurtenant structures and equipment such as surface mounted transformers, pedestal-mounted terminal boxes and meter cabinets;

2. New or modifications to poles, overhead wires and associated utility services that are used for the transmission of electric energy at a nominal voltage of 33,000 volts or higher, and any appurtenant structures and equipment such as surface mounted transformers, pedestal-mounted terminal boxes and meter cabinets;

3. Temporary poles, overhead wires and associated utility services used or to be used in conjunction with construction projects;

4. Temporary poles, overhead wires and associated utility services for a temporary use when a temporary use permit has been issued and when the permit requires removal of the temporary utility service upon completion of the temporary use;

5. Normal maintenance and minor system upgrades performed by a public utility doing work governed by the rules, regulations and tariffs of the public utility commission;

6. Emergency poles, overhead wires, and utility services to be installed and maintained for a period not to exceed ten days, with the approval of the director;

7. Whenever an underground service district has already been formed or is projected to be formed pursuant to NRS 704A;

8. The replacement of a panel on an existing structure that has an existing overhead service;

9. Whenever an unreasonable hardship has been found and a waiver granted by the hearing body pursuant to 8.08 (D) below.

D. Hardship waiver.

1. Whenever the requirement of installing utilities underground causes an unreasonable hardship, the owner or owners of the real property which is subject to the approval, or the utility, may apply to the hearing body for relief from the provisions of this chapter. The request must be in writing and contain a detailed description of the utility services proposed to be placed underground and for a financial hardship waiver the separate itemized cost estimates of the project valuation and cost of the line extension above ground and underground.

2. The hearing body may grant relief after hearing the request for a waiver if the approval is consistent with the intent and purposes of this chapter and one of the following findings can be made:

a. The cost of installing the new underground utilities that are required to serve a division of land created by a subdivision map or parcel map, or a new structure, in comparison to the cost of an above ground utilities is disproportionate to the total cost of the project and the increased cost due to installing the utilities underground exceeds 20 percent of the project valuation;

b. The installation of underground utilities in rural areas, outside of urban service areas, is impractical or unreasonable due to topographic, soil or other conditions including the existence of overhead lines adjacent to the project, when it is on an existing lot or it is a utility initiated line extension.

E. Compliance with standards prerequisite to issuance of building permit. A building permit will not be issued for any construction of a new structure nor will a permit for land development be issued unless the applicant's plans comply with the provisions of this chapter and appropriate conditions of approval have been required, or until the applicant has obtained a waiver of the requirements.

8.09 Impact Fees

A. Definitions.

As used in this chapter, unless the context otherwise requires, the words and terms have the meanings ascribed to them in NRS 278B.010 to 278B.140, inclusive.

B. Applicability.

1. The board shall consider the imposition of impact fees on new development as a potential revenue source for construction or expansion of capital improvements projects in the formation and annual revision of the five-year capital improvement plan.

2. In reviewing any application for new development, including, but not limited to approval of a tentative subdivision map, planned development, specific plan, special use permit or design review for commercial or industrial property which adds or increases the number of service units to be served by capital improvements projects, the community development department, planning commission and board shall determine whether the new development is likely to require construction or expansion of capital improvement projects, and may employ the provisions of chapter 278B of NRS to fund the same. In the event it determines to do so, then approval of the new development in question shall be conditioned on participation in such a program.

C. Procedure.

If the board determines to proceed with the imposition of impact fees, it shall follow the procedure provided by chapter 278B of NRS. The planning commission shall serve as the capital improvements advisory committee, the membership of which may be augmented as provided in NRS 278B.150, to meet the requirements thereof.

8.10 Development Agreements

A. Purpose.

This chapter provides procedures and requirements for the consideration of development agreements for the purposes specified in and as authorized by NRS 278.

B. General provisions.

All development agreements filed with the county shall be in compliance with the following:

1. Only a qualified applicant may file an application for a development agreement. A qualified applicant is a person who has a legal or equitable interest in the real property which is the subject of the development agreement, or an authorized agent of a person who has a legal or equitable interest. The director may require an applicant to submit a title report or other evidence satisfactory to the department to verify the applicant's interest in the real property and of the authority of the agent to act for the applicant.

2. An application for a development agreement may be filed concurrently with any other applications having a direct relationship to the property which is the subject of the proposed agreement.

3. An application for a development agreement shall be made on a form provided for that purpose by the community development department, along with the required fee and deposit established by the board.

4. A draft of the proposed development agreement along with the required number of copies and any other required submittal materials must be submitted along with the application. The agreement shall be in the county approved form. Any changes to the form proposed by the applicant must be italicized or underlined.

5. The community development department may require additional information to enable the board to determine whether the development agreement is consistent with the objectives of the

adopted master plan and any applicable specific plan.

C. Action by board.

1. Upon receiving a recommendation from the community development department on a proposed development agreement, the board shall hold a public hearing. The hearing shall be set and notice given as prescribed in 9.16: Notice Provisions. The hearing may be continued.

2. Following the closing of a public hearing, the board shall determine if the development agreement is consistent with the findings contained within 8.10 (D). If determined to be consistent, the board shall introduce an ordinance adopting the development agreement.

3. Following introduction, a second reading shall be held and based on the testimony provided at the hearing, the ordinance shall be adopted, denied or continued.

D. Required findings for approval.

1. Prior to taking an action to approve a development agreement, the board shall find as follows:

a. The proposed development agreement conforms with the maps and policies of the master plan and any applicable specific plan.

b. The proposed development agreement complies with the requirements of NRS.

c. The proposed development agreement is consistent with the consolidated development code and all other applicable codes and ordinances.

d. The proposed development agreement will not be detrimental to or cause adverse effects to adjacent property owners, residents, or the general public and that provisions have been included to address the completion or phasing of improvements as well as provisions to address abandonment of the project.

e. The proposed development agreement provides clear and substantial benefit to the residents of the county.

E. Ongoing review.

The board shall review all approved development agreements at least once every 24 months to determine whether the applicant, or successor in interest, is demonstrating good faith compliance with the terms of the agreement. This review process may require the submittal of an application form and materials as established by resolution.

F. Amendments to approved development agreements.

Any amendment to an approved development agreement shall be reviewed pursuant to the procedures outlined in this chapter for a new application.

8.11 Density Bonus and Affordable Housing Agreements

A. Purpose.

This chapter provides procedures and requirements for the consideration of density bonus and affordable housing agreements for the purposes specified in and as authorized by NRS.

B. General provisions. All density bonus and affordable housing agreements filed with the county shall be in compliance with the following:

1. Only a qualified applicant may file an application. A qualified applicant is a person who has a legal or equitable interest in the real property which is the subject of the agreement, or an authorized agent of a person who has a legal or equitable interest. The director may require an applicant to submit a title report or other evidence satisfactory to the department to verify the applicant's interest in the real property and of the authority of the agent to act for the applicant.

2. Where a density bonus or affordable housing request does not involve an existing development,

the application shall be filed concurrently with all other development applications.

3. The density bonus or affordable housing agreement may only be requested for development projects consisting of ten or more dwelling units, prior to any density increase.

4. For the purposes of this chapter, a "density bonus" shall mean an increase in residential density from that otherwise allowable under the master plan (the base density) in return for provision of housing at affordable levels.

5. When determining the number of units which are affordable, the density bonus shall not be included.

6. When calculating base density or density bonus numbers, any fractional portion of a unit shall be rounded down.

7. In accordance with the housing element of the master plan, density bonuses may be granted as follows:

a. A maximum 25 percent bonus for a project in which one of the following are provided:

1. At least 20 percent of the units are affordable to households earning between 51 percent and 80 percent of the county's median income; or
2. At least 15 percent of the units are affordable to households earning up to 50.9 percent of median income; or
3. At least 20 percent of the units are single-family residences affordable for sale to households with a total household income of 110% or less of the median household income.

b. For any density bonus or affordable housing agreement approved under the provisions of this chapter, the developer shall agree to ensure continued affordability of all restricted income density bonus units for no less than 30 years for rental projects and 15 years for projects involving the sale of individual dwelling units.

C. Application and Procedures:

1. An application for a density bonus or affordable housing agreement shall be made on a form provided for that purpose by the community development department, along with the required fee or deposit established by resolution.

2. The application shall be accompanied by the original draft density bonus or affordable housing agreement and any other submittal materials listed on the application. The agreement shall be in the county approved form and may include the following provisions as well as any other deemed necessary by the county during review of specific proposals:

a. The terms and conditions of the agreement shall run with the land, which is to be developed, shall be binding upon any or all successors in interest of the developer, and shall be recorded in the office of the county recorder, prior to issuance of any building permits for the project;

b. The developer shall give the county the continuing right-of-first-refusal to purchase or lease any or all of the designated units at the fair market value;

c. The deeds to the designated units shall contain a covenant stating that the developer and his or her successors in interest shall not sell, rent, lease, sublet, assign, or otherwise transfer any interest in the same without the written approval of the county confirming that the sales price of the units is consistent with the limits established for very low, low or moderate income households, which shall be related to the consumer price index;

d. The county shall have the authority to enter into other agreements with the developer or purchasers of the dwelling units, as may be necessary to assure that the required dwelling units are continuously occupied by eligible households.

3. The community development department may require that the developer provide additional information necessary for the board to determine whether the density bonus agreement is consistent with the objectives of the adopted master plan and any applicable specific plan. This may include, but is not limited to, a market feasibility or absorption study for the proposed project.

D. Action by board.

1. Upon receiving a recommendation from the community development department on a proposed density bonus agreement, the board shall hold a public hearing. The hearing shall be set and notice given as prescribed in 9.16: Notice Provisions. The hearing may be continued from time to time.

2. Following the closing of a public hearing, the board shall determine if the density bonus agreement is consistent with the findings contained within 8.11(E). If determined to be consistent, the board shall introduce an ordinance adopting the density bonus agreement.

3. Following introduction, a second reading of the ordinance adopting the agreement shall be held and based on the testimony provided at the hearing, the ordinance shall be adopted, denied or continued.

E. Required findings for approval.

Prior to taking an action to approve or recommend approval of a density bonus or affordable housing agreement, the board shall find as follows:

1. The proposed agreement is consistent with the maps and policies of the master plan and any applicable specific plan;

2. The proposed agreement complies with the requirements of NRS;

3. The granting of the proposed agreement will result in provision of housing for persons with special needs, as identified in the county's affordable housing element;

4. Where a density bonus is proposed, that the granting of the proposed density bonus will not have an adverse impact on adjacent properties or on the general public.

F. Ongoing review.

The board shall review all approved density bonus or affordable housing agreements at least once every 24 months to determine whether the applicant, or successor in interest thereto, is demonstrating good faith compliance with the terms of the agreement. This review process may require the submittal of an application form and materials as established by resolution.

G. Amendments to approved density bonus and affordable housing agreements.

Any amendment to a previously-approved density bonus or affordable housing agreement shall be reviewed pursuant to the procedures outlined in this chapter for a new application.

8.12 Reimbursement Agreements

A. Purpose.

The purpose of this chapter is to provide for agreements for reimbursement of the costs of constructing capital improvements or public facilities which result in a benefit to the community and subsequent development.

B. General provisions.

When the owner or developer of property funds construction of capital improvements or public

facilities likely to be served by future or other development, it may request, as part of its approval, that the county enter a reimbursement agreement.

C. Application procedure.

1. The request for reimbursement agreement shall be made and filed together with the application for tentative subdivision, planned development or specific plan approval. The board or planning commission may permit a request for reimbursement agreement to be filed following public hearings on the tentative subdivision, planned development or specific plan if the hearings result in imposition of conditions for approval that require the construction of qualifying capital improvements or public facilities.

2. The request for reimbursement agreement shall include a definition of the capital improvement or public facility, the cost, with support materials, a reimbursement plan, a description of the benefit area and the parcels included therein, and a method for determining the proportionate cost to be assessed against such parcels, when developed.

3. An application for a reimbursement agreement shall be made on a form provided for that purpose by the community development department, along with any required fee or deposit established by resolution.

4. The term of the reimbursement agreement shall not exceed ten years.

D. Action by the planning commission and board.

1. The planning commission shall consider the request for reimbursement agreement in connection with its hearing on the application for tentative approval of the subdivision, planned development or specific plan, and determine if the capital improvement or public facility is consistent with the master plan. If the planning commission makes such a finding and recommends approval of the reimbursement agreement, then its recommendation will be forwarded to the board for action.

2. At the board level, the public hearing on the request for reimbursement agreement may be held on the same date as the application for tentative approval, but will be posted as a separate item on the agenda, and separately noticed. In addition to the notice otherwise required by 9.16 (C), notice and copies of the reimbursement plan shall be served on the owners of the affected parcels, at least ten days before the hearing.

E. Findings for approval.

The decision whether to enter a reimbursement agreement is discretionary, and nothing contained in this chapter is intended to vest enforceable rights to a reimbursement agreement in any person. In determining whether to enter a reimbursement agreement, the board shall make affirmative findings as follows:

1. The cost of the capital improvement or public facility is reasonable and the reimbursement plan is fair and equitable to the parcels to be charged thereunder.

2. Construction of the capital improvement or public facility is consistent with the master plan and represents a substantial and measurable benefit to the community.

3. There are adequate resources for the annual operation and maintenance of the facility.

4. The costs of administering the reimbursement agreement have been advanced by the applicant and will not create an unreasonable burden of the county disproportionate to the size of the project and the benefit to the community.

F. Enforcement

Copies of the reimbursement agreement and plan shall be recorded in the office of the Douglas

County recorder and filed in the office of the department. When the owner of a parcel included in the reimbursement plan applies for a development permit for the parcel, he or she shall comply with the terms of the reimbursement agreement as a condition of the issuance of a permit.

8.13 Maintenance Districts

A. Purpose.

The purpose of this chapter is to allow an applicant, who is creating a residential subdivision, to petition the county, instead of creating a common-interest community association, to assume the maintenance of perimeter landscaping, public lighting, security walls, or trails, parks, and open spaces which provide a substantial public benefit or which are required by the county for the primary use of the public. This chapter is enacted pursuant to NRS 278.478 to NRS 278.4787 and uses the definitions in those sections.

B. General provisions.

The request to create a maintenance district must be in the form of a petition, which must be signed by the majority of the owners whose property will be assessed, and must contain a description of the tracts of land or residential units that would be subject to assessment. If the county determines that it desires to assume the maintenance of the proposed improvements it must adopt an ordinance to create the maintenance district. The ownership of the maintenance district property will be by the county or by ownership in common shared by the applicant and all future owners of property within the development or subdivision. The county may provide the maintenance or contract to provide the maintenance. The county may also by agreement under NRS 277 agree to have another public agency perform the maintenance.

C. Procedure for petitions.

1. For a person who proposes to divide land as a subdivision, the complete petition for a maintenance district must be submitted to the community development department on a form provided by the department at least 120 days before the approval of the final map for the land. A public hearing must be held by the board on the petition at least 90 days before the approval of the final map.

2. The petition is complete when it contains or is accompanied by the following:

a. Legal descriptions of all tracts of real property that would be subject to the maintenance assessment.

b. The legal description of the maintenance district real property and the proposed ownership of the real property.

c. For landscaping, public lighting, and security walls, a detailed plan with improvements and construction details acceptable to the county.

d. For trails, parks, and open space, a detailed plan with improvements and construction details acceptable to the county and a determination of the relative proportions of the benefit to the development or subdivision and the benefit to the public.

e. An agreement signed by the owners of the subject property agreeing to the terms of the petition including:

1. A grant to the county giving the county, its officers, agents, employees and contractors the right to enter and access the maintenance district property to maintain the improvements on the maintenance district property.
2. A written agreement providing a warranty for all improvements, live plants,

and irrigation equipment for one year and indemnification of the county for damage or loss resulting from the applicant's or applicant's agents improper installation or defective design of the improvements during the warrant period.

3. A deposit in the amount of the first six months of assessments and the start up costs of the district. The deposit may be refunded after the assessment amounts have been collected by the county.

f. Pay an application fee, any required deposits or recording fees and any inspection fees set by resolution of the board.

3. For a person, who has a subdivision approved by the county before the effective date of this ordinance with a condition of approval to create a beneficial assessment district, the complete petition for a maintenance district must be submitted to the community development department on a form provided by the department. A public hearing must be held by the board within 60 days of submitting a complete application and before the approval of the final map.

4. For a subdivision with a recorded final map, the request of a majority of owners, who propose to dissolve or have dissolved their common interest community, a petition must be submitted to the community development department on a form provided by the department. A public hearing must be held by the board on the petition within 60 days of submitting a complete application.

D. Notice and action by the board.

The board must hold a public hearing on the petition for the creation of a maintenance district. This hearing may be held on the same date as the application for tentative map approval, but must be posted as a separate item on the agenda, and separately noticed. In addition to the notice otherwise required by 9.16 (B), notice of the hearing on the petition must be mailed to the owners of the affected parcels, at least ten days before the hearing.

E. Findings for approval of petitions.

To approve the petition for the maintenance district, the board must find that:

1. The improvements are designed and are or will be constructed to the standards of the county and are or will be in acceptable condition for the county to maintain;

2. The county has the ability to perform the maintenance for the district and cumulatively, for other districts, and that the maintenance does not cause an unreasonable administrative or financial burden on the county;

3. There is funding, if needed, for the public benefit portion of the proposed improvements;

4. A majority of owners agree to the assessment;

5. The proposed improvements are compatible with the character of the area of the county and the proposed costs of the assessment are commensurate with the cots of the houses in the subdivision; and

6. Any other factors the board finds relevant to the application.

F. Ordinance creating a maintenance district.

After approval of the petition, the board must approve an ordinance that:

1. Creates or expands a maintenance district consisting of the tracts of land or lots set out in the petition on completion of the improvements. A maintenance district may be created at the time of the final map approval but the assessments will not begin until the county accepts the improvements for maintenance and the dedication of any real property. The county may require both the commencement and the completion of the improvements within a time period specified

in the ordinance creating the district.

2. Establishes the method of determining the amount of an assessment for each assessment unit to pay the costs that will be incurred by the county in assuming the maintenance of the proposed improvements and sets the amount of the assessment for each unit, including the administrative costs to the county associated with the district. The assessment amount will be subject to an annual adjustment based on actual costs or expansion of the district.

3. Determines if there is a benefit to the public in addition to the benefit to the development or subdivision, the relative proportion attributable to both, and the source of the appropriate amount of public money for the county's share.

4. Sets the time and manner of the payment of the assessment.

5. Provides that the assessment constitutes a lien on the tracts of land or residential units within the maintenance district.

6. Sets the level of maintenance to be provided.

7. Addresses any other matter that the county determines to be relevant to the maintenance of the improvements, including but not limited to the ownership of the improvements and the land on which the improvements are located and any exposure to liability associated with the maintenance of the improvements.

G. Assessments and creation of a lien.

Assessment amounts will be payable according to the payment schedule adopted in the ordinance creating the district. The county will mail the property owner of the assessment unit a bill for the assessment amount. The county will assess penalties and interest in the same manner and amount as assessed on property taxes per NRS Chapter 361, Property Tax. Once the assessment amount is levied and is due, it becomes a lien on the assessment unit. The lien will have the same priority as a lien for real property taxes.

H. Recorded notice of a maintenance district.

The county must record a copy of the ordinance creating the maintenance district against all the properties included in the district. The notice must be in a form to encumber the property and run with the property. The costs of recording the notice must be paid for by the petitioner.

I. Construction of improvements.

The improvements for the maintenance district must be installed or constructed by the applicant in accordance with the county approved improvement plans submitted with the petition, or secured in the manner provided in 9.33 (C), before the maintenance district is created or expanded. Once the improvements are completed, the applicant must notify the county to inspect the improvements for compliance with the plans and county code.

J. Expansion of a maintenance district.

A maintenance district may be expanded to include the maintenance of improvements of a new subdivision or a subsequent phase of a subdivision development by filing a petition at least 120 days before the filing of the final map for that phase. The petition to expand a district must contain the information required by 8.13 (C). The expansion of a district to include a subsequent phase may be approved if the same conditions required for the creation of the original district are satisfactorily fulfilled.

K. Dissolution of a maintenance district.

A maintenance district may be dissolved by the county when:

1. A majority of the property owners of the assessments request the county dissolve the maintenance district and an association for a common-interest community has been formed to maintain the improvements; or

2. The county determines that it is no longer desirable for the county to maintain the improvements or the improvements are no longer necessary.

3. The improvements are not constructed within the time period set out in the ordinance creating the district.

8.14 Maintenance District 1 – Monterra

A. Definitions

1. "District": The district is Maintenance District 1 - Monterra, established by this ordinance in accordance with NRS 278.478 to NRS 278.4787, inclusive, and Douglas County Code 8.13 for the maintenance of certain improvements on the maintenance district property.

2. "Improvements": Those improvements to the maintenance district property set forth in the approved plans and accepted by the County.

3. "Maintenance district property": That certain real property located in Douglas County, Nevada, described in the attached Exhibit "B", together with all real property added by an expansion of the district pursuant to 8.14 (I).

4. "Property": That certain real property located in Douglas County, Nevada, described in the attached Exhibit "A" and consisting of assessment units together with all real property added by any expansion of the district pursuant to 8.14 (I).

B. Establishment of Maintenance District I - Monterra.

A maintenance district is created and established for the Maintenance District 1 - Monterra property and each assessment unit presently or in the future created in the district, as shown in Exhibit "A", the property to be assessed, and Exhibit "B", the maintenance district property; in accordance with 8.13 (A) through (K) inclusive.

C. Effective Date of Ordinance.

This ordinance is effective upon passage; the county has no obligation to undertake nay maintenance or assessment billing obligations until the County accepts of the improvements. The petition will bear all responsibility for the maintenance and upkeep of the improvements until the acceptance date.

D. Assessments.

1. The assessment amount for each assessment unit will be in the amount of $14.21 per unit per month plus 1% administrative cost for $172.23 for the annual assessment period; subject to an annual adjustment based on actual costs or an expansion of the district. Each assessment amount includes, and will continue to include, both an allocation for the County's annual cost for maintenance with respect to Maintenance District 1 and for the County's administrative, overhead, and ownership costs and expenses attributable to Maintenance District 1, for the applicable assessment period. The assessment amount has been, and will continue to be, adjusted in accordance with the County's determination of the contribution for the benefit to the public from the improvements set out in 8.13 (F.3). The assessment amount may be billed by the County with property tax or on an annual, quarterly or monthly basis.

2. The assessment amounts are payable on or before the 30th day from the day the County mails to the owner of the assessment unit a bill for the assessment amount to the same address for the

owner of the assessment unit as billings for real property taxes are sent by the County or if billed with the property taxes the assessment will be payable on the same date(s) as the property taxes are due.

3. Assessment amounts for any partial assessment period will be prorated based on a 365-day year.

4. Assessment amounts, which are not paid when due, will accrue penalties and interest in the same manner and amount as assessed on property taxes per NRS Chapter 361, Property Tax.

E. Improvements.

1. The improvements must be installed by petitioner in accordance with the approved landscape plans in a good and workmanlike, lien-free manner on or before September 1, 2014. Once the improvements are completed, petitioner must notify the County for inspection and acceptance. If the improvements are not constructed when the ordinance creating the district is approved the petitioner must provide the county security, pursuant to 9.33 (C), in an amount and on the terms as the county deems appropriate, unless the improvements have already been secured as part of the subdivision improvement plans.

2. Before the county may accept of the improvements, petitioner must provide to the county an easement for access and maintenance of the improvements across applicable real property in Maintenance District 1.

3. The county will undertake or cause to be undertaken the maintenance of the improvements consistent with the levels and standards set forth in the attached Exhibit "C" on the county's acceptance of the improvements.

F. Public Benefit.

The County Commission determines there is no recognizable amount of benefit to the public interest from the assumption of the maintenance of these subdivision perimeter improvements. Accordingly, the County will not reduce the direct costs included in the calculation of the assessment amounts. If at a later date the County Commission determines that there is a benefit to the public, it must designate a source of the funds for the public portion and adjust the assessment amount in 8.13 (F).

G. County Lien Rights.

Once levied, the assessment amounts will constitute liens on and against the respective assessment units within the maintenance district. Each lien may be executed, and will have the same priority, as a lien for real property taxes with respect to each assessment unit.

H. Limit on Liability.

The County has no liability whatsoever, and each owner of an assessment unit, for itself and all persons claiming through the owner, agrees to hold the County harmless from any and all claims, losses, liabilities, injuries and damages arising out of or in connection with the non-negligent performance by the County or its authorized agents or independent contractors of the obligations for Maintenance District 1 undertaken by the County pursuant to this ordinance.

I. Expansion of District.

Upon the filing of a petition and by appropriate amendment to this ordinance after the County Commission has made the findings pursuant to 8.13 (J), Maintenance District 1 may be expanded to include future phases of the subdivision for which the instant petition has been presented.

J. Recorded notice.

Concurrently with the recording of a final subdivision map for the Maintenance District 1 property,

a notice of the inclusion of the property in Maintenance District 1, or the inclusion of any property with the expansion of the district, with a true and accurate copy of the ordinance attached, must be recorded against all the Maintenance District 1 property. This notice must be in a form sufficient to encumber the Maintenance District 1 property and run with the title. If a final map has been already been recorded, the County shall record a copy of this ordinance against all the properties included within Maintenance District 1 in order to advise the current and future owners of the tracts of land or residential units that the tracts of land or residential units are subject to the assessment. The costs of recording the notice must be paid by the petitioner.

K. Review of Continuation of District.

On notice to the owners of Maintenance District 1 property, the County or at least 50 percent of the owners of Maintenance District 1 property may request a public hearing to review and determine whether it is desirable to continue Maintenance District 1 in accordance with 8.13(K). If the County determines it is not desirable to continue district, the district may be dissolved in accordance with 8.13(K). In such event, the majority of owners of the property may, within six months, form a homeowners' association to take ownership of the property subject to the maintenance district and assume responsibility for the maintenance of the maintenance district property. During this six-month transition period, the owners of Maintenance District 1 property must continue to pay the assessments and the County will continue maintaining the improvements.

L. Severability.

Should any section, clause or provision of this ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision will not affect the validity of the ordinance as a whole or any part other than the part declared to be unconstitutional or invalid. Should any clause or provision be declared to be unconstitutional, and the result prohibits the County from levying and collecting assessments as provided in this ordinance, then this ordinance must be deemed null and void and of no further force or effect, unless and until the County by further ordinance duly adopted amends this chapter in a manner acceptable to the County for the purpose of reestablishing a method for the levying and collection of assessments.

8.15 Sign and Advertising Control

A. Title.

This chapter shall be known and may be cited as the "Douglas County Sign and Advertising Control.

B. Signs exempt from regulation.

A permit is not required for any of the following signs provided the signs are erected and maintained in accordance with the provisions of this chapter:

1. Professional occupation signs denoting only the name or firm name and profession of an occupant in a commercial building, public institutional building or dwelling house when the area of the sign does not exceed two square feet for each professional occupant and is placed on or against a building;

2. Memorial signs or tablets, names of buildings and dates of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material and permanently affixed to the building or structure;

3. Identification nameplates or signs on apartment houses, rooming-houses and trailer parks, public telephones and similar uses not exceeding four square feet in area. The signs may be

illuminated only by indirect light and only if the use is in a commercial zone;

4. Bulletin boards not over fifteen square feet in area for public, charitable and religious institutions when the bulletin boards are located on the premises of the institutions and not visible from the public right-of-way;

5. Composite structures for community directory signs subject to the following:

- **a.** Before the installation of any structure, the location, size, height, width and general design must be approved by the director as being in conformance with the general purpose of this chapter through the design review process;
- **b.** A maximum of two composite structures are permitted on each main entrance into Douglas County;
- **c.** Additions or alterations of individual sections of the sign may be made without the approval of the director, provided that the additions or alterations do not exceed the total area and dimensions of the sign as approved under the design review;

6. Off-premises directional signs advertising places of public worship and assembly, hospitals, schools and charitable institutions subject to the following:

- **a.** The signs must be in the form of a standard traffic regulation sign;
- **b.** There must not be more than two signs advertising any one use unless authorized by the director;

7. The changing of advertising copy or message on a painted or printed sign and theater marquee and similar signs specifically designed for the use of replaceable copy;

8. On-premises "For Rent," "For Lease," "Open House," or "For Sale" signs conforming to the provisions of this chapter;

9. On-premises "Open" or "Closed" signs, two square feet or less in area;

10. Political signs, signs designed for the purpose of advertising support of or opposition to a candidate or proposition at public election;

11. Traffic regulation signs on privately owned property, such as "Enter," "Exit," "Private Property," "Parking Reserved," provided they do not exceed two square feet in size and do not contain advertisement for the establishment;

12. "Vacancy," "No Vacancy," or for gas stations, "Full Serve," "Self Serve" signs provided that they do not exceed two square feet in size;

13. One address sign for each street frontage not to exceed two square feet in size, or conforming to provisions of this chapter;

14. Historical marker signs, not to exceed four square feet in size;

15. Any temporary "Open House" sign. Only one sign is allowed on each street frontage of the property. The sign may be a single or double-faced and is limited to three square feet or less. The sign must not exceed four feet in height. A maximum of three off-site signs are allowed. A sign may be erected only while the building being shown is open to the public;

16. Any temporary sign warning of construction, excavation or similar hazards so long as the hazard exists;

17. Any temporary sign located on a kiosk;

18. One identification sign for a residence of no more than one square foot. One identification sign for a ranch in an agricultural, forest and range, or rural residential zoning district, as defined in this title, of no more than ten square feet and located at the main entrance to the ranch house;

19. Holiday decorations;

20. Any sign that is part of the main structure of a coin-operated vending machine, gasoline pump or telephone booth, provided the sign identifies only the product contained or displays operating instructions. This exemption does not include changeable-copy signs or signs that are added on to the main structure;

21. Any sign that is part of a coin-operated news rack, provided the sign is within the main structure of the news rack;

22. Freestanding signs announcing the opening of a new business which in the aggregate, do not exceed 32 square feet in size. The signs may not be erected more than 30 days prior to the scheduled opening of the business and must be removed no later than 30 days after the opening of the business. The business owner or manager must provide proof of opening date upon request;

23. Signs specifically required by federal, state or county law;

24. Temporary window signs or indoor posters not exceeding 15 square feet or ten percent of the window area of each facade, whichever is greater, and which only provides information about a specific product, price, event or activity. An individual temporary window sign shall not be displayed for more than 90 consecutive calendar days;

25. A sign, such as a menu, which is on display to the public and, 1) shows prices of goods or services, 2) does not exceed 24 inches by 18 inches, and 3) is located on a wall or in a window;

26. Temporary "Garage Sale" or other similar signs located only on the premises upon which the sale is occurring and during the time which the sale is occurring;

27. "No Trespassing," "Warning," "Posted against Hunting or Fishing" and similar signs, not to exceed 16 square feet in size;

28. Official flags, not exceeding 60 square feet in area, when flown on a flagpole, subject to the following: Each unit of operation is permitted a maximum of three flags, or one flag per 50 feet of linear primary building frontage, whichever is greater.

- **a.** Freestanding flagpoles shall not exceed 20 feet within the required front, side and rear yard setback areas; freestanding flagpoles that meet the required setbacks of the applicable zoning district shall not exceed the maximum height permitted within the applicable zoning district.
- **b.** A single flag of equal or smaller size with a business logo for the unit of operation may be used when flown with an official flag, provided that the total number of flags displayed does not exceed the total number permitted for the unit of operation.
- **c.** An official flag must not be attached to a sign or sign structure.

29. Community identification signs, placed by Douglas County, an unincorporated town or general improvement district formed pursuant to NRS Chapter 318 along or within public rights-of-way at the jurisdictional boundary, subject to the following:

- **a.** Before the installation of any structure, the location, size, height, width and general design must be approved by the director as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit shall be obtained;
- **b.** No more than one single or double face sign shall be erected at a jurisdictional boundary;
- **c.** Total sign structure height not to exceed five-feet measured from the closest edge of right-of-way;
- **d.** Maximum sign area of 25 square feet for each sign face;

30. Hanging signs, not exceeding two square feet in area, provided such signs are located within covered walkways and are oriented to pedestrian users.

31. Public hearing notice signs and other signs required by federal, state or local governmental agencies.

32. One non-official flag per unit of operation per street frontage, placed on or hung from the main structure of the operation, not to exceed 12 square feet in total area.

C. Official signs and safety signs. Nothing contained in this chapter prevents the erection, construction and maintenance of official traffic, safety, fire and police signs, signals, devices and markings of the state highway department, the board, or other competent public authorities, nor the posting of notices required by law. Similarly, on-premise traffic regulation signs and signs necessary for the safety and convenience of those members of the public using the premises, whether the signs are officially or privately erected, are not subject to the provisions of this chapter.

D. Directory signs. A single-faced directory sign may be permitted as a ground sign at the major entrance to residential, commercial, or industrial complexes or as a wall sign within a public mall area to identify occupants or addresses for the convenience of visitors and to facilitate emergency services. Directory signs are only permitted as an element of a master sign plan, must be located no less than 40-feet inside the property line, and must not be visible from the public right-of-way. Directory signs may not be used as advertising for land uses on the site and are not included in allowable sign area limit computations or when calculating the number of signs on a site. The name and address of the primary complex may be included as part of the directory sign not to exceed 20 percent of the total sign area. The maximum size of a directory sign is limited to 32 square feet and not more than four square feet for any single unit of operation or any single occupant. No more than eight units of operation may be displayed on the directory sign.

E. On-premise signs in agricultural areas. In agricultural, forest and range, and rural residential zoning districts as defined in this title, the following types of freestanding and wall signs are permitted for either agricultural or non-agricultural related commercial uses with the exception of those signs listed under 8.15 (B):

1. One commercial sign is allowed for a business on an agricultural parcel. The total area for all signs identifying a business shall not exceed ten square feet for parcels of less than ten acres, 16 square feet for parcels of ten acres up to 40 acres and 32 square feet for parcels 40 acres or larger. All signs shall be located within the subject property and located at the entrance to the business site.

F. Trade construction signs.

1. In nonresidential zoning districts, one sign advertising the various construction trades on any construction site is permitted. The sign must not exceed 32 square feet in area, must not be installed prior to the start of construction, and shall be removed prior to the issuance of a certificate of occupancy.

2. In agricultural and residential zones, as defined by this title, one sign is allowed advertising the various construction trades on any construction site. The sign must not exceed six square feet in area, and must not be installed prior to the start of construction and must be removed before a certificate of occupancy is issued.

G. Real property sales signs. Real property sales signs are exempt from the permit process if they comply with the following provisions:

1. Placement. Real property signs may be placed upon the property with the following restrictions:

a. The signs must not be affixed to trees or shrubs on the property;

b. The signs must not be placed closer than five feet to any property line;

c. The signs must not be placed so that any portion of it is more than seven feet above the average ground level;

d. The sign may not be placed in a site that interferes with the traffic safety site area.

2. Size and number. Real property sales signs must not exceed the following sign area and number:

a. For residential parcels of less than one acre, one real property sales sign not exceeding four square feet;

b. For residential parcels greater than one acre, but less than ten acres, one real property sign not exceeding six square feet;

c. For commercial and industrial parcels, one sign not exceeding 16 square feet on each street frontage;

d. For all parcels greater than ten acres, one real property sign not to exceed 16 square feet in size may be placed on each street frontage.

3. Construction, illumination, erection, and maintenance. Real property signs must conform to the following for type and style of construction:

a. The signs must be constructed of a permanent material which will not deteriorate from weather;

b. The signs must not be illuminated;

c. A real property sign may be placed upon the property either by the owner or by a person having the authority of the owner to do so;

d. All the signs shall be maintained in a state of good order and repair and be removed upon close of escrow or removal from the market.

H. Subdivisions sales signs. Notwithstanding any other provisions of this chapter, signs and flags may be erected for each subdivision of land, subject to the following:

1. A single or double faced non-illuminated sign may be placed at each entry to the subdivision, subject to the following:

a. Each sign face shall not exceed 32 square feet in area, nor shall the sign and structure exceed 8 feet in total height;

b. Each sign shall be located outside the public right-of-way and traffic safety site area;

c. A maximum of three sign structures are permitted per subdivision, which shall be reduced by the number of signs erected on tribal lands within the county;

d. Each sign may contain the name of the subdivision and or graphic representation, name of seller or sellers, seller or sellers phone number, indicate that model homes are on-site, and provide directions to model homes. No other riders, flags, or other additions may be included on the sign;

e. For the purposes of advertising subdivisions, a sign is considered on-site if the sign is located on contiguous property under the same ownership as the subdivision, exclusive of easements;

f. All signs shall be removed upon the close of escrow of the final lot or house being offered for sale by the subdivider or developer.

2. A single faced non-illuminated sign may be placed on the site of the subdivision sales office, provided:

a. The sign face shall not exceed 16 square feet nor shall the sign and structure exceed a height of 6 feet;

b. The sign shall be a minimum of 5 feet from the property line;

c. The sign may contain the name of the subdivision and/or model complex, name of seller, phone number of seller, and hours of operation. No other riders, flags, or other additions may be included on the sign;

d. All signs shall be removed upon the closure of the model home sales complex or the close of escrow of the final lot or house being offered for sale by the subdivider or developer, whichever is earlier.

3. Single faced directional kiosk signs may be placed within the subdivision to direct potential buyers to model home sales complexes, provided:

a. Each directional kiosk sign structure shall be a maximum eight feet in height and maximum four feet in width and indicate the name of the subdivision. Kiosk directional signs are to be uniform in structure, dimension and color throughout the subdivision;

b. Each builder shall be provided a total of eight square feet of sign area which may include only the name of the builder, model home complex name and directional arrow;

c. A maximum of ten directional signs may be constructed within the boundaries of the subdivision;

d. All directional kiosk signs shall be removed upon the closure of the model home sale complexes within the subdivision or the close of escrow of the final lot or house being offered for sale by the subdivider or developer, whichever is earlier.

4. Flags may be used to advertise a subdivision, subject to the following:

a. The flags may be located at the entry to the subdivision or at the model home complex and are to be located outside of the public right-of-way and commonly owned property;

b. All flags shall be affixed to a metal pole, not to exceed twenty-feet in height. No more than one, 3-foot by 5-foot maximum flag shall be affixed to a flag pole. All flags shall be maintained in good repair and be replaced or removed when torn or tattered;

c. A total of one flag per subdivision, plus one flag for every 20 lots may be erected;

d. All flags and poles shall be removed upon the close of escrow of the final lot or house being offered for sale by the subdivider or developer.

I. Open house. A real estate sign designating an open house is allowed for an individual home for sale or lease, other than first-time sales of homes within new subdivisions; provided the signs:

1. Do not exceed an overall height of 36 inches from the ground and the face of the sign must not exceed a horizontal dimension of 24 inches and a vertical dimension of 18 inches;

2. Have no riders, with the exception of the agent's name; no additions, tags, signs, streamers, balloons or other appurtenances may be added to the standard real estate open house sign. Arrows may be incorporated into the design of the face of the sign but may not be added appurtenant to the sign;

3. Are displayed daily, provided the house is open to the public during the time of display;

4. Must not exceed one on-site open house sign and four off-site open house signs with an aggregate total of five signs per open house. The standard real estate for sale sign posted at the site is not included as part of the aggregate total of signs allowable per open house;

5. Must not be placed, used or maintained in any location upon public property, including rights-of-way;

6. Must not be placed within a five foot radius of a hydrant, fire call box or mailbox;

7. Must not be placed on or within the median strip or center divider of a roadway or on or within any other roadway island or traffic safety site area.

J. Pre-lease signs. Pre-lease signs must comply with the following provisions:

1. Placement. Pre-lease signs may be placed upon the property with the following restrictions:

a. The signs must not be affixed to trees or shrubs on the property;

b. The signs must not be placed closer than five feet to any property line;

c. The signs must not be placed so that any portion of it is more than seven feet above the average ground level.

d. The sign may not be placed in a site that interferes with the traffic safety site area.

2. Size and number. Pre-lease signs must not exceed the following sign area and number:

a. One pre-lease sign per street frontage not to exceed two signs total on any development site;

b. No sign shall exceed 16 square feet in size.

3. Construction, illumination, erection, and maintenance. Pre-lease signs must conform to the following for type and style of construction:

a. The signs must be constructed of a permanent material which will not deteriorate from weather;

b. The signs must not be illuminated;

c. A pre-lease sign may be placed upon the property either by the owner or by a person having the authority of the owner to do so;

d. All the signs shall be maintained in a state of good order and repair and be removed within one year of the date of issue of permit.

K. Prohibited signs. In addition to any sign not conforming to the provisions of this chapter, the following signs are prohibited:

1. Any sign which, by color, shape, working, or location, resembles or conflicts with any traffic control sign or device;

2. Signs attached or placed adjacent to any utility pole, traffic sign post, traffic signal, historical marker or any other official traffic control device;

3. Signs on trees or shrubs;

4. Signs erected on public or private property without the permission of the owner;

5. Off premise signs, including billboards and directional signs, with the exception of open house signs, placed in accordance with 8.15 (B.8), and community identification and directional signs approved by the board as part of an integrated community program, and public community facility signs, points of interest, and community entry signs approved by the board as part of an integrated community facility signage plan per 8.15 (JJ) and (KK), below;

6. Signs on awnings or canopies except when placed on the valance;

7. Signs that create a hazard by obstructing clear views of pedestrians and vehicular traffic;

8. Pole signs;

9. Temporary signs, except as provided in 8.15 (Y);

10. Portable freestanding sandwich or "A" type signs; with the exception of signs advertising "civic events" displayed during the time of the event, or as provided in 8.15 (Y);

11. Banners and pennants or pinwheels are prohibited, except as provided for in sections 9.41(D) and G

12. Balloons and other inflatable devices except as provided for in 9.41 (F) and (G);

13. Bench signs;

14. Mobile signs or portable signs unless carried by a natural person or by a motor vehicle as

provided in 8.15 (M) or for advertising a "civic event;"

15. Signs located within any stream, drainage facility or channel;

16. Signs that rotate, move, flash, blink or appear to do so are prohibited unless required by law or utilized by a proper governmental agency.

17. The provisions of this chapter do not prohibit the following types of signs:

a. A sign changing to show time or temperature;

b. An on-premises barber pole of a height not to exceed 48 inches of traditional design, which is permitted to revolve during the time that a barbershop is open for business;

c. Signs otherwise permitted by this chapter.

L. Abandoned signs. Within 30 days after the discontinuance of a business in any zoning district, or before a new business occupies the premises, whichever occurs first, all abandoned signs must be removed by the owner of the property on which the sign is located. Permanent signs or sign structures applicable to a business temporarily suspended by reason of change of ownership or management of the business are not considered abandoned unless the property remains vacant for a period of three months. A sign structure that conforms with the provisions of this title in terms of size and type is not required to be removed.

M. Advertising on vehicles. No person shall park any vehicle on the street or in a location on private property which is visible from a street which has attached to or suspended from the vehicle any advertising sign except a sign painted directly upon or permanently affixed to the body, including a magnetic decoration, or other integral part of the vehicle for permanent decoration, identification or display indicating the name of the business, address, phone number, applicable trade license number and business logo. The provisions of this section are not applicable to signs affixed to vehicles of public carriers operating within the county.

N. Traffic hazards. A sign may not be erected or located to cause a hazard to the movement of vehicles or pedestrians upon public rights-of-way or obstruct or interfere with the traffic safety site area, signal or other safety device located upon a public right-of-way. The minimum height clearance for any sign is not less than eight feet above the ground where pedestrian traffic may travel beneath the sign or less than 13 feet-six inches above any driveway, alleyway or other way designed for vehicular traffic.

O. Utility lines. No permit for any sign shall be issued and no sign shall be constructed or maintained which has less horizontal or vertical clearance from communication or energized electrical power lines than that prescribed by the laws of the state or rules and regulations of the appropriate agencies.

P. Removal of political signs.

1. Every political sign, which has been erected, must be removed by the person, organization, candidate or sponsor responsible for the erection of the sign within seven calendar days after any election; provided, that any candidate successful in any primary election who is opposed in the general election is not required to remove his or her political signs until seven calendar days after the date of the general election.

2. Any person, organization, candidate or sponsor whose name appears on any political sign shall be presumed to be responsible for the removal of the sign under this chapter.

Q. Owners consent required. It is unlawful for any person, except public officers or employees in the performance of a public duty, or a private person in giving legal notice, to paste, post, paint, print, nail, tack or otherwise fasten any card, banner, handbill, sign, poster, advertisement or notice of any kind upon any property without the consent of the owner, holder, lessee, or agent of trustee of the property.

R. Number of free standing signs

1. Except as provided in 8.15 (U), a person may not erect or maintain more than one freestanding accessory, on-premises sign on each parcel of property or legal access easement in a land use district in which a freestanding sign is permitted, provided that no signs are located within the traffic safety sight area of any intersection or within 75 feet from another freestanding sign located within the site or an abutting property and with the following exceptions:

2. Parcels with a frontage of 50 feet or more are allowed one freestanding double-faced sign per frontage. Where a parcel of property abuts two or more public streets, a freestanding sign is permitted on each frontage of the property.

3. Parcels with a legal access easement to a public road of 30 feet or more in width are allowed one freestanding double-faced sign in the easement frontage.

4. Parcels of record within a commercial or industrial subdivision without a frontage on a public street are allowed a single monument sign placed along the frontage of the parcel abutting an internal drive aisle, provided the total structure height does not exceed 5 feet and the sign area does not exceed the maximum provided under table 20.696.1.

5. A parcel within an approved commercial complex which is designated to contain a commercial complex sign, is allowed a single monument sign placed along the frontage of the parcel, provided the total structure height does not exceed 5 feet and the sign area does not exceed the maximum provided under table 20.696.1.

S. Freestanding sign area tables, maximum area. Except as otherwise provided in 8.15 (U) and (X), in commercial, industrial, and other zone districts allowing a freestanding sign, the maximum total sign area permitted each parcel for use in freestanding signs is the total sign area obtained by adding the amounts from tables 20.696.1 and 20.696.2 below.

1. The content of the sign shall be limited to the address, center name or major anchor and may contain a list of tenants.

2. The complex, center, or major anchor name and address are not included in allowable sign area computations provided their combined sign area does not exceed 10 square feet in area.

Table 13: Sign Area by Parcel Area

PARCEL AREA (SQUARE FEET)	SIGN AREA (SQUARE FEET)	PARCEL AREA (SQUARE FEET)	SIGN AREA (SQUARE FEET)
5,000 or less	20	40,000	31
6,000	23	50,000	32
7,000	24	70,000	33
8,000	25	90,000	34
9,000	26	110,000	35
10,000	27	140,000	36
15,000	28	170,000	37
20,000	29	200,000 or more	38
30,000	30		

Table 14: Sign Area by Parcel Frontage

PARCEL FRONTAGE (FEET)	SIGN AREA (SQUARE FEET)	PARCEL FRONTAGE (SQUARE FEET)	SIGN AREA (SQUARE FEET)
50	10	160	18
60	11	180	19
70	12	200	20
80	13	240	21
90	14	280	22
100	15	320	23
120	16	400	24
140	17	500 or more	25

To calculate the maximum permissible sign area for a parcel, add the sign areas obtained from Tables 20.696.1 and 20.696.2. If the length of the footages falls between numerical categories, the smaller figures to be used.

T. Height and setback of free standing signs. Except as otherwise provided in 8.15 (U), the maximum height of any freestanding sign is 20 feet. Freestanding signs must be monument type. A minimum five-foot setback from the property line is required for all signs constructed after the date of adoption of this chapter. Freestanding signs are not allowed in the traffic safety sight area.

U. Highway-oriented freestanding sign area tables, maximum area.

1. One additional double faced freestanding sign may be allowed for a parcel within a commercial or industrial complex or subdivision in addition to those freestanding signs permitted under 8.15 (R), provided that no other highway-oriented sign is located within 300 feet, and the parcel can meet all of the following:

a. The parcel has frontage on U.S. Highways 50 or 395;

b. The parcel is part of a commercial or industrial complex and the sign serves the complex;

c. The property is zoned commercial;

d. The property or complex is a minimum of 5 acres in area, or part of an approved commercial or industrial subdivision having a total area of 5 acres or greater;

e. The posted speed limit on the major highway fronting the parcel is 45 mph or higher.

2. Except as modified by subsection C, the maximum height is 25 feet and the maximum total sign area permitted each parcel for use in highway-oriented freestanding signs is the amount obtained from table 20.696.3.

a. The complex, center name, or major anchor and the address are not included in the allowable sign area computation, provided their combined sign area does not exceed 20 square feet in the area. The sign must include a listing of at least three tenants;

b. The sign is monument style and consistent with the architecture, color, and materials of the center; and

c. Placement of the sign is consistent with the provisions in 8.15 (R) and (S).

3. The maximum sign height and sign area may be increased by the amount obtained from table 20.696.4, below, provided the corresponding posted speed limit exists.

INSERT TABLE 20.696.3 AND 20.696.4

V. Wall, window and projecting signs.

1. Except as otherwise provided in 8.15 (X), the maximum sign area permitted a business or a unit of operation for its primary wall, window or projecting signs is the total area obtained by multiplying the width of the building or suite frontage with primary public access or the frontage facing the street by 1.25 (the ratio of 1.25 square feet of signage for each linear foot of building frontage).

2. If a business is located on two street frontages or a business with building or suite frontages facing a street, the secondary building frontage is permitted a single wall, window or projecting sign. The total sign area allowed is obtained by multiplying the width of the building or suite frontage facing the secondary street frontage by 0.75 (the ratio of 0.75 square feet of signage for each linear foot of building frontage).

3. If a business, with building or suite frontage faces a driveway or drive-aisle, the building frontage facing the driveway or drive-aisle is permitted a single wall, window or projecting sign. The total sign area allowed is obtained by multiplying the width of the building or suite frontage facing the driveway or drive-aisle by 0.50 (the ratio of 0.50 square feet of signage for each linear foot of building frontage).

4. A business, within an approved commercial complex and based on an approved master sign plan for the complex, may designate any building or suite frontage, as the primary, secondary, or an internal driveway frontage for purposes of determining where the allowed signs are placed.

5. A business subtenant contained in another business, and whose public access is only provided through that other business, is allowed one wall sign, calculated as if the subtenant had frontage, with the maximum sign area obtained by multiplying the width of the tenant space by 0.75 (the ratio of 0.75 square feet of sign for each linear foot in width). The sign must be approved in the master sign plan.

6. A business or a single unit of operation is limited to three signs for wall, window or projecting signs.

7. A business or a single unit of operation within an approved commercial or industrial subdivision or complex is limited to four signs for wall, window, or projecting signs.

W. Commercial or industrial center sign.

1. A maximum of one (1) wall mounted sign only is permitted on the primary street frontage within a commercial or industrial zoning district. The maximum sign area permitted is the total obtained by multiplying the width of the building frontage facing the designated primary street frontage by 0.25 (the ratio of 0.25 of signage for each linear foot of building frontage facing the designated primary street frontage). In no event shall the wall sign exceed forty (40) square feet and must meet the following criteria:

a. The center must contain four (4) or more tenants.

b. The designated primary building frontage must be 100 feet or greater.

c. All lettering must be consistent in style, design and coloring with any existing sign lettering, and must be approved as part of a Master Sign Plan.

d. Content of the center sign shall be limited to the center identification name and the center address.

e. The style, architecture, and placement of the center sign shall be compatible with the existing structure.

X. On-premise signs.

1. In commercial, industrial and other zones, as defined by the zoning title, the following restrictions apply:

a. In the RO (residential office) overlay district, signs are limited to a monument or wall sign of not more than six square feet to identify the building or business.

b. In the TC (tourist commercial) district, exterior signs (wall mounted and freestanding) are limited to not more than 500 square feet of surface area.

c. In the AP (airport) district, signs are limited to that contained within 7.01(A).

d. In the PF (public facility) district, signs are limited to one freestanding sign (single or double-faced) with a maximum 50 square feet of sign area or one wall sign not to exceed 25 square feet.

2. In addition to the above requirements, on-premise signs for buildings two stories or greater in height are allowed subject to the following:

a. Two wall signs above the first floor not to exceed 20 square feet each.

b. Sign must be placed above the windows of the highest floor and below the eave line.

c. Sign copy is limited to one company name per building arranged in a single line.

d. Company logos may be used in combination with letters.

e. Signs shall be designed to be compatible with the architecture of the building.

3. Temporary signs may be allowed if permitted pursuant to 9.41: Temporary Use Permits, temporary use permit.

Y. Temporary sign permits. Temporary signs may be allowed if permitted pursuant to 9.41: Temporary Use Permits, temporary use permit.

Z. Area identification signs, residential institutional uses. A maximum of two single face signs or one double faced sign may be permitted on-site at each entry point to a site containing an apartment house, rooming-house, trailer park, or residential development of more than five lots or for an institutional use in an agricultural or residential zone district. Size is computed on the basis of one-half (0.5) square foot for each living unit, lot or trailer space with a maximum of 25 square feet for each sign, or a maximum of 25 square feet for institutional uses. Illumination must be by indirect lighting only. The materials used for sign construction and sign support shall be relatively maintenance free. Signs may be freestanding or wall mounted.

AA. Area identification signs, non-residential uses. A maximum of two single faced signs or one double faced sign may be permitted on-site at each entry point to a site containing a non-residential development of 10 acres or greater. Maximum sign area per sign face is 24 square feet. Illumination must be by indirect lighting only. Area identification signs for commercial or industrial areas must contain the name of the area and may contain a logo for up to three tenants, provided that the logo is no more than 20 percent of the total sign area. No advertising copy is allowed. Area identification signs for commercial or industrial areas are intended to assist patrons in locating businesses within the development. The materials used for sign construction and sign support shall be relatively maintenance free.

BB. Roof-mounted sign. Roof mounted signs are permitted by special use permit approval when the sign is part of an historic structure and which retains the historic character of the structure. Roof-mounted signs do not include signs which are mounted flush with the mansard.

CC. Changeable copy (reader board) signs. Changeable copy signs are limited to gaming, service stations (gasoline price signs only), theater marquees, recreational and public uses (includes public community facility signs), and institutional uses. Changeable copy signs include electronic message

display signs which display words, symbols, figures, or images that can be electronically or mechanically changed by remote. The message change sequence can be accomplished immediately or by means of fade or dissolve modes. The maximum speed of a revolution, frame or motion of the electronic message display area may not exceed five cycles per minute. The electronic message display area must have automatic photocell dimming capabilities based on ambient outside light set at seventy-five percent of full capacity for daytime (full sun) and forty percent for nighttime, or equivalent for other lighting technologies. Certification from the sign contractor that the sign's light intensity has been factory pre-set not to exceed the limits noted above is required.

DD. Effect of exempt signs. Signs exempted from a permit are not included in determining size or number of signs permitted upon a parcel of property.

EE. Construction and maintenance. All signs erected within the county must:

1. Be maintained in good repair and must be neat in appearance. Any sign which is determined by the director, his designated representative, or the code enforcement officer to be unsafe or unsightly because of bent, broken or missing parts or poor maintenance generally may be declared a public nuisance;

2. Have all parts, portions, units and material comprising the same, together with the frame, background, supports or anchorage therefore, manufactured, fabricated, assembled, constructed and erected as specified for structures in the applicable building, electrical and fire prevention codes;

3. Have the area surrounding the sign maintained by the owner in a clean, sanitary and inoffensive condition, and free and clear of all obnoxious substances, rubbish and weeds.

FF. Projection limits. No projecting building sign, roof sign, or roof-mounted sign may project into a public right of way or easement without approval of an encroachment permit. However, in no event shall a sign be located closer than two feet from the curb line.

GG. Variance to sign area.

1. A variance to the sign regulations relating to the size of the wall mounted signs is permitted, subject to the following requirements:

a. The variance is necessary due to exceptional circumstances related to the type or location of the business, or in order to achieve a special design effect;

b. The size entitlement of the sign shall not be increased by more than 25 percent;

c. The sign will be integrated into the architecture of the building;

d. The sign will not be detrimental to surrounding uses or properties or the community in general;

e. The approval of such modification is consistent with the purposes of the master plan and this ordinance and the sign standards set forth in this title.

HH. Master sign plan required.

A master sign plan is required for a commercial or industrial complex containing three or more units of operation.

II. Nonconforming signs.

1. Except as otherwise provided in this title, no later than seven years from the effective date of this title, nonconforming signs shall be brought into compliance with the requirements of this chapter.

2. If the posted speed limit on a major highway fronting the parcel as required by 8.15 (U) is reduced and the sign was approved and constructed according to this title, the sign shall be considered

nonconforming.

JJ. Off premise public community facility signs. Notwithstanding any other provisions of this chapter, off-premises signs for public community facilities may be allowed subject to the following:

1. The signs are limited to the identification of a public community facility owned or leased by Douglas County and the site must be identified in an integrated community facility signing plan, approved by the board:

a. The sign shall be monument type and placed along or within a public right-of-way;

b. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the county as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit shall be obtained;

c. No more than one single or double face monument sign shall be erected at an identification location;

d. The total sign structure height must not exceed eight feet measured from the adjacent natural grade;

e. The maximum sign area is 50 square feet for each sign face;

f. The copy of the sign is limited to the name and logo of the public facility;

g. The sign cannot be internally illuminated.

KK. Points of interest and community entry signs. Notwithstanding any other provisions of this chapter, on and off-premise points of interest and community entry signs are subject to the following:

1. Signs identifying special points of interest and community entry points that are not owned or leased by Douglas County may also be approved as identified in the integrated community facility sign plan, as proposed or amended by the Carson Valley Chamber of Commerce and approved by the board. The Chamber of Commerce will be responsible for the placement and maintenance of all signs authorized by this section. The approval of the board is subject to the following:

a. Before the installation of any sign structure, the location, size, height, width and general design must be approved by the county as being in conformance with the general purpose of this chapter. Where applicable, an encroachment permit must be obtained.

b. No more than one single or double-faced sign may be erected at an identification location.

c. The maximum area for each community entry monument sign is 100 square feet for each sign face and the total sign structure height must not exceed 20 feet measured from the adjacent natural grade.

d. The maximum area for each point of interest sign, which may be pole mounted, is 12 square feet.

e. The signs must have proper access and maintenance easements.

8.16 Public Art Standards

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Article 9 Applications and Procedures

9.01 Purpose and Organization

9.02 Summary Table of Review Procedures

9.03 General Review Procedures

9.04 Pre-Application Conference

A. Purpose and intent. The purpose of the pre-application conference is to acquaint the county with the intentions of an applicant, to acquaint the applicant with any applicable policies and procedures, to identify county codes and improvement standards, and to identify significant development opportunities or constraints.

B. Application for pre-application conference.

1. The application shall be filed with the community development department with any applicable fee.

2. Submittal for a pre-application conference does not constitute a formal filing of a project under provisions of NRS and is intended solely to assist the project applicant and county in the review of conceptual zoning permits.

9.05 Standardized Forms

A. Standardized forms. Requests for development permits shall be made on applications provided by the community development department. The county may promulgate submittal requirements, instructions for completing forms, internal procedures for acceptance and filing of applications, and provisions for waiver by administrative guideline. For permits requiring a public hearing, the application shall include the names of all owners and, if a corporation, all stockholders and officers.

9.06 Determination of Complete Applications

A. Determination of complete application. Within 3 working days after an application for a zoning permit or a land division permit has been received by the community development department, the director must determine whether the application is complete, including payment of applicable fees pursuant to NRS 278.02327. If it is determined that the application is not complete, written notice must be forwarded to the applicant describing the additional information required. The director may take no further action on the application unless the deficiencies are remedied. If the official fails to make a determination of completeness within 3 working days without the written concurrence of the applicant, the application is deemed complete. A determination of completeness does not constitute

a determination of compliance with the substantive requirements of this title.

9.07 Design Criteria and Improvement Standards

A. Douglas County design criteria and improvement standards. All development applications shall be in conformance with the adopted Douglas County design criteria and improvement standards.

9.08 Official Filing Date

A. Official filing date. Except as provided in 9.09: Processing of Application and Report, following the determination that a development application is complete the director shall file the application, which will establish the official filing date, review it, forward it for review to any advisory body designated by this title, and prepare a report for the planning commission or board, as may be required, recommending approval, denial or continuance for redesign. The director shall schedule the matter for public hearing or make a final decision within the time and in the manner required by this title, the NRS, or by administrative guidelines.

9.09 Processing of Application and Report

A. Processing of application and report.

1. The time for processing applications for development permits or acting on applications established by NRS or by this title shall commence on the official filing date. The time-frames shall include, but shall not be limited to, those established by NRS and this title, as may be amended.

2. Supplemental information or revisions to any application, including supporting materials, submitted by the applicant following the filing of the application and prior to the expiration of the period during which the county is required to take action, which is pertinent to the review and decision making process shall not be accepted and withdrawal of the current application and filing of the new development application including the supplemental information or revisions must be filed unless:

a. The director, at his sole discretion, determines a new development application is not necessary. If the director determines a new development application is not necessary, the applicant shall be deemed to have expressly agreed the date the supplemental information or revisions were received by Community Development shall be treated as the official filing date for purposes of processing the application within applicable timeframes.

3. Pertinent supplemental information or revisions, as determined by the director, which may require a new application, include but are not limited to:

a. information or revisions which require other development permits not included as part of the original application; or

b. information or revisions impacting public facilities, improvements, or standards which were not analyzed with the original application; or

c. information or revisions which require Community Development to re-evaluate, modify or develop additional findings per the Douglas County Code or Douglas County Design Criteria and Improvement Standards; or

d. information or revisions effecting the purposes as set forth in NRS 278.0250 and which impact Community Development's ability to timely and thoroughly evaluate and analyze the information or revisions on the application prior to a scheduled public hearing set in accordance with 9.17 (A).

9.10 Development Permits

A. Development permits required.

No development may be undertaken unless a development permit is issued in accordance with the provisions of this title. Development shall mean, except as otherwise provided in this title, any of the following activities:

1. Filling, excavating, grading, paving, dredging, mining, drilling or otherwise significantly disturbing the soil or land form of a site with the exception of those activities associated with cultivation of the land;

2. Building, installing, enlarging, replacing or substantially restoring a structure, impervious surface, or water management system and the storage of materials;

3. Erection of a sign except as otherwise exempted;

4. Alteration of a historic property for which authorization is required under this code;

5. Changing the use of a site so that the requirement for parking is increased;

6. Construction, elimination or alteration of a driveway onto a public street.

9.11 Decision by the Director

A. Decision by director.

If this title delegates authority for making the final decision on a development application to the director or designee, the director shall review the complete application, make necessary findings and render a decision on the application within the time established for the specific application.

B. Notification and appeal of decision by director.

The director shall notify the applicant on his decision on the development application within three working days of the decision. If the decision is on a zoning permit application within a town's boundary that the town has reviewed under 9.12 (A), a copy of the decision must be sent to the town board at the same time. The decision of the director may be appealed to the appellate body in the manner and time-frame provided in 9.18 (B). If the appeal involves application completeness, the board of adjustment is the appellate body.

9.12 Review by Advisory Body

A. Designation of advisory body.

1. With the exception of home occupation permits, sign reviews, temporary use permits and records of survey, all applications for zoning permits and tentative parcel and subdivision maps on any land within the established boundaries of the towns of Genoa, Minden or Gardnerville shall be reviewed by the town board of the town, prior to final action by the director, planning commission or board, as may be required, and the town board shall be deemed the advisory body within the jurisdiction.

2. All applications for tentative or final subdivision and parcel map approval shall be reviewed by the governmental entities required by NRS 278, prior to final action by the director, planning commission or board.

B. Review and recommendation by advisory body.

No final action shall be taken until a formal written recommendation has been received by the director or hearing body. Failure of advisory body to make a recommendation may not operate to deprive an applicant of statutory rights.

C. Effect of action by advisory body.

All actions by advisory bodies in making a recommendation on any development permit shall be

deemed to be advisory and as evidence to be considered by the final decision-maker. However, the record generated before an advisory body may be considered.

9.13 Review and Decision by Planning Commission

A. Public hearing and recommendation by planning commission.

Whenever the planning commission is required by NRS or this title to make a recommendation to the board concerning an application for a development permit, the commission shall conduct a public hearing, if required by this title, in accordance with the provisions of 9.16: Notice Provisions. The public hearing shall be held within the time established by law.

B. Decision by planning commission.

Whenever the planning commission has been delegated as the final decision-making authority for a development permit pursuant to this title, it shall decide whether to approve, conditionally approve, deny or continue the application at a public meeting, following receipt of the report and recommendation of the director. For an approval, a majority of the commissioners present must vote to approve the item. A vote of less than a majority of the commissioners present to approve or a tie vote is considered a denial. On an appeal, the planning commission must, at a public meeting, decide whether to affirm, reverse or modify only those items raised in the appeal, following receipt of the report and recommendation of the director and upon consideration of the proceedings below. The planning commission may attach any reasonably necessary conditions when approving a permit that was denied by the director or the final decision-maker. If a public hearing is required by this title prior to decision, the hearing shall be conducted in the manner provided in 9.16: Notice Provisions. The public hearing shall be held within the time established by law. The director shall notify the applicant of the decision of the commission, in writing, within three working days.

C. Notification and appeal of decision by planning commission.

If the planning commission denies or conditionally approves the application, the director shall notify the applicant and board of the commission's decision, in writing, within three working days of the decision and inform the applicant of appeal rights and procedures. If the decision is on a zoning permit application within a town's boundary that the town has reviewed under 9.12 (A), a copy of the decision must be sent to the town board at the same time.

9.14 Review and Decision by Board of County Commissioners

A. Review and decision by board. Whenever the board is required by NRS or has reserved for itself pursuant to this title the authority for final action upon a development application, whether upon the recommendation of the director or the planning commission, the board shall conduct a public hearing on the matter, in accordance with the provisions of 9.16: Notice Provisions. The public hearing shall be held within the time established by law. If no public hearing is required, the board shall consider the matter at a regularly scheduled public meeting. Following the conclusion of the public hearing, if required, the board shall decide whether to approve, conditionally approve, deny or continue the application at a public meeting. For an approval, a majority of all the board members must vote to approve the item. For purposes of this section, a public body may not count an abstention as a vote in favor of an action. A vote of less than a majority to approve or a tie vote is considered a denial. The applicant shall be notified by the director of the board's decision in the manner provided in 9.16 (E).

B. Review and decision by board of adjustment on appeal.

The board of commissioners, acting as the board of adjustment on appeal, shall decide whether

affirm, reverse or modify only those items raised in the appeal at a public meeting, following receipt of the report and recommendation of the director and upon consideration of the proceedings below. The board may attach any reasonably necessary conditions when approving a permit that was denied by the director or the final decision-maker. If a public hearing is required by this title prior to decision, the hearing shall be noticed and conducted in the manner provided in 9.16: Notice Provisions . If the board denies the application, a written statement setting forth the basis for its decision to deny the application shall be prepared. The applicant shall be notified by the director of the board's decision in the manner provided in 9.16 (E).

9.15 Conditional Approval

A. Authority to condition development permits.

1. Whenever this title or NRS authorizes the director, the planning commission, board, or other body to condition applications for development permits, the official or entity, after review of the application and other pertinent documents and any evidence made part of the record of the public hearing, may, in addition to those conditions required for particular types of development permits, impose additional conditions reasonably necessary to assure the following:

a. Conformity with the goals and policies embodied in the master plan;

b. Standards which are generally or specially applicable to particular uses including specific conditions relative to operation of the use;

c. Compatibility between the proposed development and adjacent development and neighborhoods;

d. Preservation of the character and integrity of adjacent development and neighborhoods; and

e. Protection of the health, safety and general welfare of the citizens of the county.

2. Where additional conditions are imposed, the body imposing the conditions shall make findings which embody the basic purpose of the conditions placed on the application. The conditions imposed by recommendation of the director or planning commission may be modified subsequently by the final decision-maker by the appellate body upon appeal of those conditions.

B. Record and notification of conditions.

The director shall include a copy of the approved conditions with the record of the decision which is filed with the secretary of the final decision-maker and the applicant.

9.16 Notice Provisions

A. Public notice sign.

1. Prior to holding a public hearing, the applicant shall provide evidence that a public notice sign on the subject site has been posted in accordance with the following:

a. The sign shall be posted on the site of a development application at least ten days prior to any public hearing. The purpose of the public-notice sign is to notify the community and residents in the effected area of the proposed development and the time, place and date for consideration.

b. The sign shall be posted in the form established by the community development department (see figure 20.20.1). The number and location of the sign placement shall be determined by the director. The sign shall be removed by the applicant within 72 hours of the decision or the date of withdrawal.

B. Published notice.

Except as otherwise specifically provided in this title, in any instance in which it is required by law that an advisory body, director, the planning commission, board, or any other final decision-maker must hold a public hearing, a notice setting forth the date, time, place and purpose of the hearing, the name of the applicant, and identification of the subject property must be published once in a newspaper of general circulation published in the county, at least ten days before the date set for the hearing. The notice shall be prepared by the county.

C. Personal notice of public hearing.

1. Whenever personal notice of a public hearing is required by this title or by chapter 278 of NRS, in addition to the notice requirement of 9.16 (A), notice must be mailed, or if requested by a party, provided by electronic means if the electronic notice can be sent and its receipt can be verified by the county, at least ten days prior to the hearing to:

a. The applicant;

b. Any person who has filed a written request for the notice;

c. Surrounding property owners within a radius drawn from the perimeter limits of the property that is subject of the application as follows:

1. If the subject property is one acre or less in size, all properties within 300 feet shall be notified.
2. If the subject property is more than one acre and less than 40 acres in size, all properties within 600 feet shall be notified.
3. If the subject property is 40 acres or larger, each property owner within 1,320 feet shall be notified.
4. Or to each owner of at least the 30 parcels nearest to the project parcel, as listed on the county assessor's records, if it is a greater number of parcels than required by subsections (a), (b), or (c), and to the extent it does not duplicate notice given in subsection (a), (b), or (c).

d. If a zone change, variance or special use permit is proposed within 300 feet of a mobile home park, each tenant of the mobile home park must be notified.

e. Any advisory board, which has been established for the affected area by the governing body.

f. Where the site contains any type of conveyance ditch or easement which requires a hearing before the water conveyance advisory committee, notice shall be provided to any conveyance ditch user within Douglas County adjacent to or downstream of the proposed map as determined from the list of water rights owners compiled by the Federal Water Master's Office, or for those conveyance facilities not covered by the Alpine Decree from the list of water right owners maintained by the state engineer.

2. The notice must include the name of the applicant, the time, place and purpose of the hearing and a physical description of, or map detailing the proposed change of the property. The notice must include a section that an owner of property may complete and return to the governing body to indicate his approval of or opposition to the proposed amendment. The notice of zoning permits must indicate the existing zoning designation, the proposed zoning designation, and contain a brief summary of the intent of the change of the property.

D. Personal notice of filings for minor variance and design review applications.

Upon the filing of an application for a minor variance or design review, excluding minor design review, the community development department shall send, by first class mail, notice of the filing of an application to all contiguous property owners. Contiguous for the purpose of this chapter

includes those properties which touch the parcel which is subject to the land use request including those which would touch the property when projected across a public or private easement or right-of-way. The notice shall contain a brief description of the request, the location of plans for review and a deadline for comment.

E. Notification following decision.

Within three working days of the date of the final decision-maker's determination on the development application, written notification of the action shall be mailed to the applicant, stating the action taken and including all conditions imposed and times established for satisfaction of such conditions, if any. If the final decision-maker denies the application, a written statement setting forth the basis for that decision to deny the application shall also be included. If the decision is on a zoning permit application within a town's boundary that the town has reviewed under 9.12 (A) a copy of the decision must be sent to the town board at the same time. The record of the notification shall be filed with the clerk of the board.

F. Notification of appeal or revocation.

Whenever a notice of appeal is filed or whenever the county determines to revoke a development permit which was obtained following a public hearing pursuant to 9.17: Public Hearing Procedures, personal notice of the appeal or revocation shall be prepared and made in the manner prescribed by 9.16 (C).

G. Costs of notice.

The applicant is responsible for providing the required mailing list, labels and stamped envelopes, and for payment of any fee for the list and labels, for any proposal requiring personal notice.

9.17 Public Hearing Procedures

A. Setting of the hearing.

When the director determines the official filing date of a development permit application and that a public hearing is required by this title, the official shall select a place, date and time for the required hearing, and prepare notice of the hearing pursuant to 9.16: Notice Provisions. The hearing shall be held as provided by law, except where a written request for a continuance submitted by the applicant has been granted in accordance with 9.17 (E).

B. Examination of and copying of documents.

At any time, upon reasonable request, any person may examine the application and materials submitted in support of or in opposition to an application for a development permit. Copies of any material will be made available at cost to the extent permitted by law.

C. Conduct of hearing.

1. Any person or persons may appear at a public hearing and submit evidence, either individually or as a representative of an organization. Each person who appears at a public hearing shall state his or her full name, and if appearing on behalf of an organization, state the name and mailing address of the organization for the record.

2. The hearing body may exclude testimony or evidence that it finds to be irrelevant, immaterial or unduly repetitious. Any person appearing as a witness may ask relevant questions of other persons appearing as witnesses, but shall do so only through the chairman of the body conducting the hearing and at the chairman's discretion.

D. Record of proceedings.

1. The body conducting the hearing shall record the proceedings by any appropriate means and

prepare written minutes. Upon written request the clerk of the body conducting the hearing shall duplicate the audio record or written minutes consistent with NRS Chapter 241.

2. The official record of the hearing shall include testimony and statements of personal opinions, the minutes of the meeting, all applications, exhibits and papers submitted and any proceeding before the body, all staff and advisory body or commission reports and recommendations, and the decision and reports of the body.

3. All records of the body shall be public records, open for inspection at reasonable times and upon reasonable notice.

E. Continuance of proceedings.

1. Continuance of a development application hearing may be requested by the applicant as set forth below:

a. Public Hearing Not Yet Published. If a development application requiring a public hearing and notice has not yet been published as a public hearing item or placed on the posted agenda for the appropriate body, an applicant may administratively request from the community development director or his designee, a one-time continuance of the public hearing, to a date certain which cannot exceed 90 days, upon written request and if required, the cost of additional notice. The request for a continuance shall be granted or denied at the discretion of the community development director or his designee. If the applicant is granted the continuance the community development director or his designee shall continue the item to a date certain and the applicant shall be deemed to have waived any time limits applicable to the processing of the application or decision making process.

b. Public Hearing Date Published. If a development application and notice has been published as a public hearing item or placed on the posted agenda for the appropriate body, an applicant may request a continuance from the appropriate public body, upon written request and payment of the established fee and if required, the cost of additional notice. The request for a continuance shall be granted or denied at the discretion of the appropriate public body at the time set for consideration of the application. If the applicant is granted the continuance the public body shall continue the item to a date certain and the applicant shall be deemed to have waived any time limits applicable to the processing of the application or decision making process. If the request for continuance is denied, all fees shall be refunded and the hearing conducted in accordance with the posted agenda.

2. An applicant shall not be granted more than a total of two continuances on the same matter, unless the public body determines, upon good cause shown, that the granting of the additional continuance is warranted.

3. The public body conducting the hearing may, on its own motion or at the request of any person, other than the applicant, for good cause, continue the hearing to a fixed date, time and place. The applicant must agree to the continuance when the time limit of the application provided by law would otherwise lapse. If the public body grants a continuance pursuant to this subsection for good cause shown, the person on whose behalf the continuance was granted must make a good faith effort to resolve the issues concerning which the continuance was requested. If the public body grants the continuance, the continuance must not be counted toward the limitation on the granting of continuances set forth above in subsection B related to that matter.

4. As used in this section:

a. "Applicant" means the person who owns the property to which the application pending before the commission pertains or the owner's authorized representative.

b. "Good cause" includes, without limitation:

1. The desire by the applicant or authorized representative thereof to:
   i. Revise plans, drawings or other documents relating to the matter;
   ii. Engage in negotiations concerning the matter with any person or governmental entity; or
   iii. Retain counsel to represent him or her in the matter.
2. Circumstances relating to the matter that are beyond the control of the applicant or authorized representative thereof.

5. If the hearing is continued to a fixed date within 35 days of the original hearing date, additional notice is not required. For all other continuances, additional notice is required in the manner required for the initial hearing. The county will prepare the notice and the party requesting the continuance must pay the costs.

F. Additional rules.

All matters pertaining to the public hearing shall be governed by other provisions of this code applicable to the body conducting the hearing and its adopted rules or procedures, as long as they are not in conflict with this title. The body conducting the hearing may adopt rules of procedure to limit the number of applications for development approval which may be considered per meeting and the time for each presentation.

G. Rehearing procedures.

1. A request for a rehearing may only be filed by an applicant, as defined in Appendix A to Title 20, or by any member of the board who voted with the prevailing majority on a final determination by the board. No person, however, will be entitled to a second rehearing of the same matter.

2. All requests for rehearing shall be filed in writing with the secretary of the hearing body within five days of the date the decision was rendered and shall set forth justification for such request for rehearing.

3. The board must hear the request for rehearing within 30 days after the filing of the application and applicable fees. An application for rehearing may be granted by the affirmative vote of a super-majority of the members of the hearing body upon a finding that there appears to be evidence to substantiate the grounds identified in subsection D below.

4. An application for rehearing shall be granted only if the applicant demonstrates that the record of the proceedings should be expanded to consider evidence that is material to the decision on the application; that such evidence was not available or could not be presented due to circumstances beyond the applicant's control at the original hearing; and that there is a reasonable probability that the evidence, when considered by the hearing body, may lead to a different decision.

9.18 Post Decision Proceedings

A. Reapplication following denial. Whenever any application for a development permit is denied for failure to meet the requirements of this title, an application for a development permit for all or a part of the same property shall not be considered for a period of one year from the date of denial unless the subsequent application involves a proposal that is materially different from the previously denied proposal.

B. Appeals to county.

1. Any person with standing, who is aggrieved by a final determination on a development permit by the director or final decision-maker may appeal the final determination to the appellate body designated by this title, if any, in the manner provided in this chapter.

2. The appellate body must determine if a person has standing to appeal and is aggrieved by the matter which is the subject of the decision, before considering the merits of any appeal.

a. The following persons are automatically deemed to have standing and to be aggrieved:

1. Any person with legal or equitable interest in the property which is the subject of the decision; or
2. Any person with legal or equitable interest in property located within the notice radius for the given project who appeared, either in person, through an authorized representative or in writing, before the director or final decision maker on the matter which is the subject of the decision;

b. The following person(s) may be deemed to have standing and be aggrieved by the matter which is the subject of the decision, upon the appellate body making the following findings:

1. The person requesting to appeal, appeared either in person, through an authorized representative or in writing, before the director or final decision maker on the matter which is the subject of the decision; and
2. The person requesting to appeal established through a signed affidavit, either a special or peculiar injury not suffered by the public as a whole or an adverse and substantial property right held, by the person, may be affected by the decision of the director or final decision maker.

c. A written notice of appeal must be filed with the community development department within ten working days of the date of the final decision. The notice of appeal shall be filed on a form provided by the county and contain a written statement of the reasons why the final decision is erroneous or why conditions to the approval are erroneous, how the person has standing and how the person is aggrieved under subsection B and its subsections and shall be accompanied by the fee established by resolution.

3. The appellate body, except as specifically stated in this subsection, shall hear the appeal and render its decision within 60 calendar days after the filing of the notice of appeal and applicable fees. The hearing shall be conducted in accordance with the provisions of 9.16: Notice Provisions. If the person appealing the decision is not the applicant, personal notice of the hearing is required to be sent to the applicant pursuant to section 9.16 (C). The appellate body, in reviewing the decision, will be guided by the statement of purpose underlying the regulation of the improvement of land expressed in NRS 278.020.

4. The appellate body may affirm, reverse or modify only those items raised in the appeal. The appellate body may attach any conditions reasonably necessary when approving a permit that was denied by the director or the final decision-maker, as provided in 9.15: Conditional Approval.

5. The decision of the board acting as the board of adjustments, as set forth in 9.21: Board of Adjustment, is a final decision for the purpose of seeking judicial review or relief of an appeal.

C. Commencement of Judicial review or relief.

1. Purpose. This code section sets forth the statute of limitations for commencing an action against

an agency as required by NRS 278.0235 and 278.310.

2. No action or proceeding may be commenced for the purpose of seeking judicial relief or review from or with respect to any final action, decision or order unless the action or proceeding is commenced within 25 days after the date of filing the notice of the final action, decision or order with the secretary of the hearing body.

D. Amendments and revisions to approval.

1. The director, upon submittal of the applicable form, materials and fee, may approve minor amendments to the terms of approval of an application for a development permit. Minor revisions must be authorized in writing by the director and are subject to appeal pursuant to 9.18: Post Decision Proceedings. Minor revisions that may be authorized are those that appear necessary in light of technical considerations requested by the applicant or the director and shall be limited to the following:

a. Requests that involve less than 25 percent of the building area or project site area;

b. Requests that involve minor changes in color, material, signage, design, landscape material or parking or driveway orientation; or

c. Requests that involve minor design changes which represent improvements to previous engineering, site design or building practices, provided the request does not change the character of the project or result in negative impacts to adjoining properties, drainage facilities, irrigation facilities or rights-of-way.

2. All other revisions shall be considered major revisions. Where the holder of an approved application for a development permit wishes to make a major revision to the approval which is not covered by subsections 1 through 3 above, an application including all required materials and fees shall be submitted to the community development department and forwarded for approval of the final decision-maker in accordance with the procedures established for the original approval.

9.19 Expiration of Approval of Development Permit

A. Time of expiration.

1. Unless otherwise specifically provided for in this title, development permits shall automatically expire and become null or void, and all activities pursuant to such permit thereafter shall be deemed in violation of this title, if the applicant:

a. Fails to inaugurate the project;

b. Fails to pursue the project to completion;

c. Fails to satisfy any condition that was imposed as part of the original or revised approval of the development application or that was made pursuant to the terms of any development agreement, within the time limits established therein for satisfaction of such condition or term; or

d. Fails to present a subsequent development application required by this title within the time required or as may be required by law.

2. If no time limit for satisfaction of conditions is specified in the original or revised approval of the development application, the time shall be deemed to be two years from the date such approval was granted by the final decision-maker

B. Extension procedures.

An applicant may request an extension of the following approved development permits: design review, modification, sign permit, special use permit, or variance. The director may grant one, two

year administrative extension of time from the original date of the development permit expiration. The director may refer the extension application and decision to the final decision maker who originally approved the development permit. An administrative extension does not require notice to be provided or a public hearing. Subsequently, the final decision maker who originally approved the development permit, may grant one additional extension of time up to two years. All requests for an extension must include a letter of request, the applicable fee, and a written justification for the extension prior to the expiration of the development permit. In reviewing any such extension, the final decision maker must consider the continued appropriateness of the development permit and may add conditions, as necessary, to ensure the project does not adversely impact other properties in the area, protects the public interest, and ensures the public health, safety, or welfare. No further extension may be granted by the director or by the final decision maker except as provided by an adopted development agreement or by law.

9.20 Revocation of Permit

A. Duties of director.

If the director or board determines, based on inspection by county staff, that there are reasonable grounds for revocation of a development permit authorized by this title, he or she shall set a hearing before the original hearing body, or if the decision was made by the director, to the body to which appeal may be taken under this title. If the board was the original hearing body, it may refer the proposed revocation to the planning commission for its report and recommendation prior to such hearing.

B. Notice and public hearing.

Notice shall be given in the same manner provided in 9.16: Notice Provisions. The public hearing shall be conducted in accordance with the procedures established in 9.17: Public Hearing Procedures.

C. Required findings.

The hearing body shall revoke the development permit upon making one or more of the following findings:

1. That the development permit was issued on the basis of erroneous or misleading information or misrepresentation by the applicant;

2. That the terms or conditions of approval of the permit relating to establishment or operation of the use approved have either been violated or not met, or that other laws or regulations of the county, state, federal or regional agencies applicable to the development have been violated.

D. Decision and notice.

Within ten working days from the conclusion of the hearing, the hearing body shall render a decision, and shall notify the holder of the permit and any other person who has filed a written request for the notice in the manner provided in 9.16: Notice Provisions.

E. Effect; appeals.

A decision to revoke a development permit shall become final ten days after the date of notice of the decision was given, unless appealed. After the effective date, all activities pursuant to the permit are deemed in violation of this title. Appeal of the decision to revoke the permit shall be to the board and shall conform to the procedures established in 9.18: Post Decision Proceedings. There shall be no further appeal where the board has revoked a development permit. Whenever any application for a development permit is revoked, an application for a development permit for

all or a part of the same property must not be considered for a period of one year from the date of revocation unless the subsequent application involves a proposal that is materially different from the previously revoked proposal.

F. Right cumulative.

The county's right to revoke a development permit, as provided in this chapter, is cumulative to any other remedy allowed by law.

9.21 Board of Adjustment

A. Board of adjustment established.

A board of adjustment for the county, with the powers set forth in this chapter is established. This board shall consist of the board of county commissioners.

B. Powers and duties.

The board of adjustment shall:

1. Hear and decide appeals where it is alleged by the applicant that there is an error in any order, requirement, decision or refusal made by an administrative official or advisory body based on or made in the enforcement of any zoning regulation or any regulation relating to the location or soundness of structures pursuant to the procedures set forth in this chapter;

2. Decide all matters referred to it under the provisions of this title or properly of concern. All actions of the board of adjustment shall be limited to administrative actions only in order to ensure the intent and purpose of this title shall apply in special cases as herein defined.

9.22 Fees

A. Fee schedule.

The board shall establish a schedule of fees for processing of all development applications under this title by resolution. All resolutions are incorporated by reference into this title as though fully set forth.

B. Payment of fee.

Except as otherwise established by formal policy adopted by the board, every application for a development permit under this title shall be accompanied by a fee as set by resolution of the board. Any fee required by this title shall be collected and deposited with the community development department. Refund of fees may be made less the staff and administrative costs incurred to date by the county. No refund shall be made where the development permit has been noticed for hearing.

9.23 Classification of Development Permits

A. Classification of development permits. Development permits shall be classified as zoning permits, land division permits or building permits.

1. Zoning permits include approval of any of the following types of development applications:

a. Master plan map amendment;

b. Master plan text amendment;

c. Zoning map amendment, including applications for overlay district;

d. Zoning text amendment;

e. Specific plan;

f. Special use permit;

g. Design review;

h. Variance;
i. Modification (major or minor) to approved permit;
j. Planned development;
k. Home occupation permit;
l. Sign permit; and
m. Temporary use permit.

2. Land division permits include approval of any of the following types of development applications:

a. Tentative or final subdivision map;
b. Tentative or final parcel map;
c. Tentative or final land division map;
d. Variances or exceptions to such maps;
e. Modifications (major and minor) to such maps;
f. Boundary line adjustment;
g. Reversions to acreage; and
h. Amended map filings.

3. Building permits include approval of any of the following types of development applications:

a. Building permit;
b. Site improvement permit; and
c. Encroachment permit.

9.24 Master Plan Amendments

A. Procedures for amending master plan text. The text of the adopted master plan, including element changes, may be amended at any time. Amendments to the master plan text may be initiated by the director, the planning commission, the board or by application of a resident, property owner or owner of a business located in the county. Proposed text amendments by property owners or business owners shall be reviewed and processed by the community development department. The planning commission shall hear the request within 120 days of the filing date, exclusive of any continuances. A public hearing will be scheduled before the board within 60 days of the planning commission action. Reapplication of a master plan text amendment following denial by the board must comply with 9.18: Post Decision Proceedings.

B. Procedures for amending master plan map. The director, planning commission, the board, or a property owner, resident or the owner of a business located in Douglas County may initiate a request for amendment of the master plan map. The community development department shall be responsible for reviewing and processing of master plan map amendments. Applications for master plan map amendments may be submitted to the department up to twice each calendar year in December and June for consideration as part of the bi-annual master plan amendment review cycles. Specific submittal dates will be determined by the director. The planning commission shall hear the request within 120 days of the filing date, exclusive of any continuances. A public hearing will be scheduled before the board within 60 days of the planning commission action. Only the board may initiate an amendment of the master plan for a parcel within 12 months after an amendment on that parcel has been denied.

C. Decision on master plan text or map amendment by planning commission and referral to board.

1. Prior to adoption of any master plan amendment, the planning commission shall hold a public

hearing in accordance with the procedures in 9.16: Notice Provisions, after receiving the report of the director. The department shall cause notice of the hearing to be published in the manner provided in 9.16: Notice Provisions. For amendments to the master plan map or text amendments seeking a change to minimum parcel size policy provisions, personal notice also shall be given in the manner provided in 9.16 (C). A master plan application may be continued by the commission pursuant to 9.17 (E). The commission may approve a master plan amendment only upon the affirmative vote of a two-thirds majority of the total membership of the commission. Following a two-thirds vote in favor of an amendment, the commission shall adopt the amendment by resolution expressly referencing the decision and signed by the chairman and secretary of the commission. Following denial of an amendment, the commission shall forward to the board a report expressly referencing the decision and the findings of the commission.

2. An attested copy of the amendment shall be filed with the county clerk within 30 working days of its adoption.

D. Findings for master plan amendments. The planning commission and the board shall, in approving an amendment to the master plan land use map or text, make the following findings:

1. The proposed amendment is consistent with the policies embodied in the adopted master plan and the applicant has demonstrated the amendment promotes the overall goals and objectives of the master plan and has demonstrated a change in circumstances since the adoption of the plan that makes it appropriate to reconsider one or more of the goals and objectives of land use designations.

2. The proposed amendment is based on a demonstrated need for additional land to be used for the proposed use, and that the demand cannot be reasonably accommodated within the current boundaries of the area.

3. The proposed amendment would not materially affect the availability, adequacy, or level of service of any public improvement serving people outside of the applicant's property and will not be inconsistent with the adequate public facilities policies contained in 8.03: Public Facilities and Improvements Standards of this title;

4. The proposed amendment is compatible with the actual and master planned use of the adjacent properties and reflects a logical change to the boundaries of the area in that it allows infrastructure to be extended in efficient increments and patterns, it creates a perceivable community edge as strong as the one it replaces, and it maintains relatively compact development patterns.

E. Initial decision on amendment to master plan by board.

1. Following receipt of a certified copy of the resolution approving a master plan amendment or the report referencing the decision and findings of the planning commission, the board shall schedule a public hearing to decide whether to adopt the amendment. The public hearing shall be conducted in accordance with 9.17: Public Hearing Procedures. The community development department shall cause notice of the hearing to be published in the manner provided in 9.16: Notice Provisions. For amendments to the master plan map or text amendments seeking a change to minimum parcel size policy provisions, personal notice also shall be given in the manner provided in 9.16 (C). A master plan application may be continued by the board pursuant to 9.17 (E).

2. At the hearing the board shall take action to approve, approve as modified, or deny the proposed amendment.

3. If the board's approval proposes to change the amendment, as adopted by the planning commission, it shall refer the proposed changes to the commission for its report and

recommendation. The commission shall review the proposed changes at a regularly scheduled meeting and file an attested copy of its report and recommendation with the county clerk within 40 days after referral from the board. Failure to so file the report and recommendation within the period shall be deemed to be approval of the proposed changes to the amendment.

4. The text of the master plan shall be amended to reflect the board's decision and, where applicable, the decision of the board shall be reflected on the master plan map.

9.25 Zoning Map and Text Amendment

A. Procedures for amending zoning regulations.

Amendments to the text of the zoning regulations must be in the form of an ordinance and may be initiated by the community development department, the planning commission, the board or by request of a property owner, resident or owner of a business located in the county. Requests by the public must be submitted to the community development department.

B. Procedures for zoning text or map.

1. For amendments to the text of the zoning regulations or zoning maps, the amendment must be referred to the planning commission by the community development department for a public hearing. The department must notice the hearing as provided in 9.16: Notice Provisions.

C. Decision of the planning commission.

The planning commission must consider the amendment at a public hearing and within 30 days following the public hearing, the planning commission must file its report or minutes reflecting its recommendation of approval, approval with modification or disapproval of the proposed zoning amendment with the county clerk for the board's consideration.

D. Decision of the board on zoning amendments.

Within 60 days following the filing of the planning commission's report with the county clerk, the board must consider the ordinance containing the proposed zoning text amendment or the map amendment at a public hearing, noticed and conducted in accordance with the provisions of NRS and 9.16: Notice Provisions and 9.17: Public Hearing Procedures. The zone text amendment must be adopted by ordinance and the map amendments must be adopted in accordance with all procedures established in this code. Following approval of the ordinance or map amendment, the Douglas County Code's zoning text or County's zoning map shall be changed to reflect the amendment.

E. Findings for zoning map amendments.

When approving a zoning text or map amendment the planning commission and the board must make the following findings:

1. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

2. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

3. That the proposed amendment is compatible with the actual and master planned use of the adjacent properties; and

4. If the amendment is in a receiving area and changes land to any industrial, commercial, or residential district, or otherwise increases the density or intensity of use, that the amendment is being requested in the context of a specific plan or a planned development, and utilizes transfer development rights.

F. Determination on unlisted uses.

The director, upon a written request, or the planning commission upon referral by the director, may determine whether a use not specifically listed as a use that is principally permitted or specially permitted in a particular zoning district of the county based on similarity of the use to uses already listed in accordance with the following:

1. Where the term "similar uses permitted by director determination" is mentioned within any zone district, it shall be deemed to mean other uses which, in the judgment of the director as evidenced by a written decision, are similar to and not more objectionable to the general welfare than those uses specifically listed in the same district.

2. The director may refer a determination on an unlisted use to the planning commission.

3. The director or the planning commission shall not determine that a use is permitted in a zone when the use is specifically first listed as permissible in a zone district allowing more intensive uses.

4. The procedures of this chapter shall not be substituted for the amendment procedure as a means of adding new uses to the list of permitted or specially permitted uses.

5. The planning commission may, on its own motion or at the request of any affected party, reconsider and change a written decision regarding uses previously determined by the planning commission or by the director.

6. The director's determination regarding conformance of a use to a zone district may be appealed to the planning commission pursuant to 9.18 (B). The planning commission's determination regarding conformance of a use to a zone district may be appealed to the board, pursuant to 9.18 (B).

G. Application procedure.

Application for a determination on an unlisted use shall be made in writing to the director, and shall include a detailed description of the proposed use and any other information as may be required to facilitate review of the request, along with the required fee as established by resolution.

H. Investigation and report.

The director shall prepare a report which will address the following, and shall submit copies to the applicant and to the planning commission:

1. Comparison of the proposed use to the type and intensity of other uses principally permitted or conditionally permitted in the same zone district;

2. Evaluation of the purpose and intent of that zone district;

3. Review of the master plan to compare the proposed use characteristics with the applicable goals and objectives.

I. Findings for unlisted use determinations.

The director, or the planning commission upon referral by the director, shall base the decision upon the following findings:

1. The use in question is of a similar type and intensity to other principally permitted or conditionally permitted uses in the same zone district.

2. The use in question meets the purpose and intent of the district in which it is proposed.

3. The use in question meets and conforms to the applicable policies and maps of the master plan.

9.26 Specific Plan

A. Applicability. A specific plan is required for any development in excess of 160 acres in areas shown on

the master plan land use map as "receiving area" (RA). A specific plan may be used in conjunction with either subdivision maps or a planned development, and may be used for projects of 40 acres or greater. If a request to establish a specific plan is initiated by a property owner or his authorized agent, the specific plan shall be submitted with the appropriate application materials and fees. Specific plans in receiving areas must use transfer development rights in connection with any change in intensity or density of use, including any change to a residential, commercial or industrial zoning district or combination thereof.

B. Application for specific plan. An application for a specific plan shall be submitted to the community development department. The application shall be processed by the department as provided in 9.05 and 9.09. If the property is not within a single ownership and all owners agree to the proposed development, then all owners shall join the application, and a map showing the extent of ownership shall be submitted with the application. If an applicant is proposing a specific plan along with a master plan land use or text change, the specific plan application must be submitted at the same time as the master plan amendment application. The application for a specific plan shall include, but not be limited to a plan depicting a land use and circulation system concept for the property that is consistent with the goals and policies embodied in the master plan, conceptual infrastructure plans, open space plans and other facilities necessary to serve the site given existing and planned public facilities and services. The following documents shall be included in the application, provided that the director may waive submission of documents that are not pertinent to the proposed development:

1. A map showing proposed specific plan area boundaries and the relationship of the area to abutting uses and structures;

2. A map of the specific plan area showing sufficient topographical data to indicate clearly the character of the terrain, the location of ridgelines and drainage patterns and active or potentially active faults;

3. A plan indicating the existing and proposed uses, approximate gross floor area, lot coverage, height, parking and density;

4. A circulation plan, showing proposed streets and the relationship to the local and regional circulation system, and a traffic impact analysis;

5. A preliminary development schedule indicating phases or tentative subdivision boundaries, the sequence and timing of development and the timetable for provision of adequate public facilities and services;

6. A plan for extension of public facilities and services and for flood control and drainage, including proposed financing arrangements for public improvements;

7. Any additional requirements as are needed to meet approval standards; and

8. Terms for abandonment or termination of the project.

9. A plan demonstrating the applicant's ability to comply with the provisions of 2.01: Building Permit Allocation through 2.14: Effective Date and Repeal.

C. Procedures for specific plan. The board, upon recommendation of the planning commission, shall be the final hearing body for specific plans. The planning commission shall prepare its recommendation following a public hearing pursuant to section 9.17 (A). Published and personal notice pursuant to 9.16: Notice Provisions shall be required. Following receipt of the commission's recommendation, the board shall render its decision in accordance with section 9.14 (A).

D. Density.

1. A specific plan situated within a master planned receiving area may increase the allowed

residential densities by acquiring transfer development rights, as provided by 2.10: Transfer of Development Rights (A-19 and FR-19). Establishing industrial or commercial zoning districts or uses within the receiving area requires transfer of development rights in the amount of 10 units per acre. If a specific plan is approved subject to transferred development rights, the transfers must be perfected and recorded prior to recordation of the final plan for the phase or phases in which they are to be used.

2. A specific plan situated within a receiving area may apply to the planning commission and board, and the planning commission may recommend, and the board approve, a waiver of the requirement of transferred development rights. The number of transferred development rights waived may not exceed the number or percentage of affordable housing units provided within the project, as defined, and for the duration provided by 8.11 (B.7). The approval of a waiver, and provision of the affordable housing units, must be in the manner otherwise provided for density bonus and affordable housing agreements in 8.11: Density Bonus and Affordable Housing Agreements.

3. An applicant proposing a specific plan may apply to the planning commission and board, and the planning commission may recommend, and the board approve, a density bonus or affordable housing agreement, in accordance with the provisions of 8.11: Density Bonus and Affordable Housing Agreements.

E. Findings for approval of specific plan. In order for the planning commission to recommend approval and the board to approve the proposed specific plan, the following findings shall be made:

1. That the proposed location of the development and the proposed conditions under which it will be operated or maintained is consistent with the goals and policies embodied in the master plan;

2. That the proposed development is in accordance with the purposes and objectives of this title and, in particular, will further the purposes stated for each zoning district;

3. That the proposed development conforms to the adequate public facilities policies of this title;

4. That the development will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to such a development; and will not be detrimental to the properties or improvements in the vicinity or to the general welfare of the county; and

5. That the applicant has demonstrated the ability to provide transfer development rights (TDR's) to meet project phasing.

F. Amendments to adopted specific plan. Requests for amendments to an adopted specific plan shall be processed in the same manner as an application for original approval of the specific plan.

9.27 Planned Development

9.28 Land Division Permits

A. Definitions

1. Wherever the term "International Plumbing Code" is used throughout any of the adopted specialized or uniform codes, that term is deleted and replaced with "2024 Uniform Plumbing Code."

2. Policy.

a. It is declared to be the policy of the county to consider the division of land and the subsequent development of the divided land as subject to the control of the county pursuant to the master plan for the orderly, planned, efficient, and economical development of the county.

b. Land to be divided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, slope instability or other menace, and land shall not be divided until adequate public facilities and improvements exist and proper provision has been made for drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities, and improvements in accordance with the provisions of this code.

c. The existing and proposed public improvements shall conform to and be properly related to the proposals shown in the master plan and it is intended that these regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, zoning ordinance, master plan, land use plan, and capital improvements plan and programs of the county.

3. Purpose. The general purpose of this chapter is to safeguard the public health, safety and general welfare by regulating the division of land and requiring certain necessary improvements as a consequence of the division of land. The specific purposes of this title are as follows:

a. To promote public health, safety, convenience and general welfare by ensuring development of land in a manner consistent with community objectives as set forth in the master plan and community plans;

b. To preserve and protect the natural environment, including the water and air; and to safeguard against excessive storm water run off, erosion, flooding, wildfire and the depletion or pollution of water resources;

c. To encourage conservation of natural resources, including but not limited to, water, land, streambeds, ridge lines, hillsides and scenic areas, and concurrently assuring that open space and trails are established within a coordinated system;

d. To facilitate, through orderly design and development, law enforcement, fire protection, and other services;

e. To safeguard the general welfare by limiting the division of land in areas where excessive costs and low efficiency services may result;

f. To ensure at the time of land division the provision of adequate water supply, storm drainage and sewer disposal, and other utilities, services and improvements needed as a consequence of any change or intensification of the land use;

g. To ensure that governmental maintenance costs are minimized by requiring the installation of improvements adequate in size and quality;

h. To provide streets of adequate capacity so as to give access to abutting property as well as to carry anticipated increased traffic;

i. To ensure that roadways are designed so as to minimize safety hazards to vehicles and their occupants as well as to cyclists, pedestrians and equestrians;

j. To encourage an organized pattern of urban development and efficient provision of utilities and public services;

k. To conserve agricultural resources;

l. To prevent the pollution of air, streams, and ponds; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the county in order to preserve the integrity, stability, and beauty of the community and the value of the land;

m. To preserve the topography of the county and to insure appropriate development with

regard to these natural features; and

n. To provide for open spaces through the most efficient design and layout of the land.

4. Authority and jurisdiction.

a. Authority. The design, improvement, mapping and sale of subdivision lots, parcel map lots, or land division map lots, are regulated by Chapters 117, 278 and 278A of the NRS, and by the provisions of this code.

b. Jurisdiction. These procedures shall apply uniformly to all divisions of land within the county. No land shall be divided or within the limits of the county after the effective date of these regulations until:

1. The owner or his agent submits a tentative map application to the county through the department;
2. The tentative and final maps are approved;
3. Subdivision improvements have been constructed as follows:
   i. On and off-site water and sewer improvements are complete including all necessary improvements for fire flows;
   ii. Streets are complete or at minimum sub-base is in place and is adequate to support emergency access vehicles to the satisfaction of the fire department;
   iii. Street identification signs are in place; and
   iv. Drainage conveyance facilities and other improvements have been constructed and functional;
4. The approved map is recorded with the county recorder.

c. Except as provided in 9.33 (L)no building permit will be issued for any parcel or lot created after the effective date of these regulations until the conditions in subsections 1, 2, 3, and 4 above are met.

5. Interpretation, conflict, and separability.

a. In their interpretation and application, the provisions of these regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

b. Conflict with other law. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. Where any provision of these regulations impose restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standards shall control.

6. Classification of division of land.

a. Whenever any division of land is proposed, before any contract is made for the sale of any part thereof, and before any permit for the erection of a structure in such proposed division shall be granted, the owner, or his authorized agent, shall apply for and secure approval of such proposed division of land in accordance with the procedure indicated in this title. For the purposes of this title, land proposed to be divided shall be classed as follows:

1. Subdivision map, five or more parcels;
2. Commercial subdivision map;

3. Parcel map, four parcels or fewer;
4. Division of land into large parcels, parcels of 40 acres or more.
5. Division of land for agricultural purposes.

7. Variances.

a. General. Where the final decision-maker finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these regulations so that substantial justice may be done and the public interest secured, provided that such variances shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the approving authority shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property;
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
3. Because of the physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out;
4. The variance will not in any manner vary the provisions of the zoning ordinance, or master plan;
5. The granting of the variance substantially conforms to adequate public facilities requirements of this code; and
6. The variance will not have the effect of preventing the orderly division of other land in the area in accordance with the provisions of this code.

b. Criteria for variances from development exactions. Where the final decision-maker finds that the imposition of any development exaction pursuant to these regulations exceeds that permitted by law, it may approve variances to such requirements, so the exaction is proportionate to the impact of the development. In considering such request, the final decision-maker also shall take into account the detriment to the public health, safety and welfare from not imposing the requirements.

c. Conditions. In approving variances, the final decision-maker may require conditions to substantially meet the objectives of the standards or requirements of this code in accordance with 9.15: Conditional Approval.

d. Procedures. A petition for a variance shall be submitted in writing by the owner or authorized agent, together with the prescribed fee, in conjunction with the application for approval of a subdivision, parcel map or land division map. The petition shall state fully the grounds for the variance and all of the facts relied upon by the applicant. The petition shall be processed and a decision shall be rendered utilizing the standards contained in this chapter simultaneous with the decision-maker's action on the map. The decision on the variance is subject to the same rights of appeal as the decision-maker's action on the map application.

e. Planned developments. It is the intent of this chapter that the subdivision of land that is the subject of a planned development be processed concurrently with plan approval, pursuant to 4.05: PD (Planned Development Overlay). If the subdivision map is consistent with the planned development permit and tentative and final plan for the planned development approved by the board, any variation in the standards or requirements otherwise made applicable to the map by these regulations, which is necessitated by the planned development permit may be approved without regard to the standards and procedures for variances required by this chapter; provided that the board may impose such conditions as are necessary to assure that the purposes of this Part III are met.

8. Incorporation of standards by reference. The standards to be applied for approving divisions of land relating to adequate public facilities, improvement and design standards, environmental performance standards and other substantive criteria established elsewhere in the land development code are incorporated by reference.

9. Maps within three miles of town boundary. Whenever any owner proposes to divide any land within three miles of the exterior boundary of an unincorporated town within the county, the county shall cause to be filed a copy of the tentative map application with the town board or other governing body, as may be authorized to review land divisions within town boundaries. The commission and board shall take into consideration the report of the town concerning the tentative map application, provided such report is received in time for the hearing.

10. Review by other agencies. Tentative map applications will be submitted to other agencies for review, comment, and approval, as prescribed by NRS, or as otherwise provided by law.

11. Subdivision name. The name of any proposed subdivision shall not duplicate, or closely approximate the name of any other subdivision in the area covered by these regulations. The county will be responsible for assigning a unique map reference number to each tentative map filed.

12. Effect of recordation. The title of any property dedicated to the county by the owner shall pass to the county when the approved map is recorded. If, at the time of final map approval, any properties or improvements are rejected, offers of dedication shall remain open and the board may, by resolution, at any later date and without further action by the land divider, rescind its action and accept improvements for public use, which shall be recorded in the official county records.

13. Prohibited activities.

a. No owner, or agent of the owner, of any parcel of land located in a proposed subdivision of land shall transfer or sell any such parcel before a map of such division has been approved by the county, and recorded by the county recorder.

b. The division of any lot or any parcel of land, by the use of metes and bounds description for the purpose of sale, transfer, or lease with the intent of evading these regulations, shall not be permitted.

c. No building permit shall be issued for the construction of any building or structure located on a lot or parcel divided or sold in violation of the provisions of these regulations, except as otherwise provided in this title.

9.29 Subdivision

A. General requirements.

1. General procedures. All subdivision applications shall be processed in two stages:

a. Application for tentative map approval; and

b. Application for final map approval.

The director shall be the designated official. The board shall be the final decision maker for purposes of tentative subdivision maps; the director shall be the final decision maker for purposes of final subdivision maps, except as otherwise provided.

2. Preapplication conference. Before preparing the tentative subdivision map, the subdivider may file a preliminary review application with the department to discuss the procedure for approval of a tentative subdivision map and the requirements as to the general layout of streets and for reservations of land, street improvements, drainage, sewerage, fire protection, and similar matters, as well as the availability of existing services, including schools.

3. Applicability. All owners of land or their authorized representatives who propose to divide any land or portion thereof, vacant or unimproved, for transfer or development into five or more lots, parcels, sites, units or plots, or to create a commercial subdivision, pursuant to NRS 278.325, shall file an application for approval of a tentative subdivision map. Unless a method of disposition is adopted for the purpose of evading this chapter or would have the effect of evading this chapter, the provisions of this part shall not apply to:

a. A division of land into large parcels which creates lots, parcels, sites, units or plots of land, each of which comprises 40 nominal acres or more of land including roads and roadway easements, and is subject to 9.31: Division of Land into Large Parcels, below;

b. Any division of land which is ordered by any court in this state or created by operation of law;

c. A lien, mortgage, deed or trust or any other security instrument, provided, however, that creation or foreclosure of such an instrument on a portion of a larger parcel shall not result in the division of the larger parcel;

d. A security or unit of interest in any investment trust regulated under the laws of the state or any other interest in an investment entity;

e. Cemetery lots; or

f. An interest in oil, gas, minerals or building materials which are now or hereafter severed from the surface ownership of the real property.

B. Tentative subdivision map procedures.

1. Application. The landowner or his authorized representative shall tender a complete tentative map application with the department in accordance with the established and published submittal schedule. The application shall contain the following items:

a. A description of all contiguous holdings of the owner, including land in the same ownership with indication of the portion of the property which is to be subdivided;

b. The number of copies of the tentative subdivision map, with contents as prescribed in the application form;

c. A certificate from the county treasurer stating that no taxes or assessments are delinquent;

d. A statement as to whether the subdivision is to be developed in phases;

e. Written evidence indicating that all applicable fees and application materials have been submitted to the Nevada Division of Environmental Protection, Water Quality Division;

f. Copies of all applicable "will serve" letters;

g. Copies of all applicable special studies and reports;

h. Other information necessary for review of the tentative subdivision map required by administrative regulations or this code.

2. Contents of tentative subdivision map. Every tentative subdivision map shall show, at minimum, the following data and information:

a. List of the names, addresses and telephone numbers of the owners of record, subdivider and the engineer or surveyor preparing the map;

b. List of the names, addresses and telephone numbers of public utility companies which will serve the subject property, including water supply and method of sewage disposal;

c. A north point, scale, date, boundary line and dimensions of the project. The direction of the north arrow should be shown pointing towards the top or right hand side of the map;

d. Show the entire assessor's parcel, identify any remainder portion, and any contiguous properties under common ownership (whole or partial ownership);

e. Legal description of the land included within the tentative subdivision map sufficient to define the boundaries of the map. Note: A portion of a section is not sufficient. If the boundary is by metes and bounds, that description shall be on the tentative map;

f. The parcel layout, the approximate dimensions of each lot, where pads are proposed for building sites, the approximate pad elevation, the elevations of all adjacent parcels, the top and toe of cut and fill slopes to scale, preliminary design and approximate finish of all grading, and a number for each parcel on consecutive numbers. Any portion of property in common contiguous ownership not included in the map shall be labeled as a remainder parcel;

g. In tabular form, indicate the approximate acreage, the number of lots, proposed density, existing and proposed zoning and master plan designations, proposed use of lots, number of lineal feet of new streets, and acreage of any remainder parcels;

h. Zoning and master plan designations and land uses of adjoining properties, including across any rights-of-way. Indicate distance from property line to any off-site structures that are within 25 feet of property line;

i. Note and dimensions of all existing structures, indicating the use of each structure and whether structure is to remain or to be removed. In addition, show all parking facilities and driveways;

j. The street, approximate gradient or centerline profile for each proposed highway, street easement and drainage improvement shown of the tentative subdivision map;

k. Note the width and approximate locations of all existing and proposed easements or rights-of-way, including any proposed to be abandoned as part of the subdivision map whether for public or private roads, drainage, sewers, or flood control purposes, shown by dashed lines. Overhead utility lines on peripheral streets shall also be indicated. Existing easements shall show the name of the easement holder, purpose of easement, and legal reference (official records) for the easement. If an easement is blanket or intermittent in nature, a note to this effect shall be placed on the tentative map;

l. Note of the approximate radius of all centerline curves on highways, streets or ways;

m. The locations of all areas subject to inundation or flood hazard and the locations, width, and directions of flow of all watercourses and flood control areas within and

adjacent to the property involved. Include community panel number, date of the Flood Insurance Rate Map (FIRM) index map, and the method for handling storm water;

n. Locate, by distance from existing and proposed property lines and other above ground structures, the placement on the property of all existing structures and other manmade features including buildings, utility poles, fences, driveways, signs, existing wells, sewers, septic systems (including leach lines), culverts, bridges, drain pipes, fire hydrants and sand, gravel or other excavations within the subdivision. Indicate which existing structures will remain and which will be removed;

o. The tentative subdivision map must show contour of land at intervals of not more than two feet if the general slope of the land is less than the 10 percent and five feet for all other areas. This shall include an area of not less than 100 feet surrounding the tentative subdivision map. Indicate contour interval and the source and date the contours were compiled;

p. Vicinity map of the area showing the proposed subdivision map in relation to any established roads or other landmarks so that the site can be easily located. Indicate the proposed access route to the site from the nearest public maintained road;

q. On a subdivision map consisting of a condominium project or a planned development, the tentative subdivision map shall show, by dashed lines, the approximate location from all existing and proposed property lines and building envelopes and other structures to be erected;

r. The claimant number under the Alpine Decree or any other court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed subdivision. The subdivision map shall also provide dimensioned typical channel cross sections with centerline, average slope through the property, arrows indicating direction of irrigation flow, and design flow capacity of conveyance structures. If the proposed subdivision includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval for the water rights.

3. Processing by director. The director or his designee will distribute copies of the tentative subdivision map and accompanying materials to all agencies charged by statute. The director will determine within 3 working days whether the application for a tentative subdivision map is complete, and notify the applicant, in writing, of his finding. If complete, and applicable fees are tendered and collected, the director will file his report with the commission and schedule the application for public hearing.

4. Hearing notice and procedure. Notice of the hearings before the commission and the board shall be provided in accordance with 9.16: Notice Provisions. In addition to the notice otherwise required, notice shall be given to any conveyance ditch users adjacent to or downstream of the proposed map. The ditch users to be notified shall be determined from the list of water right owners compiled by the Federal Water Master's Office, or for those conveyance facilities not covered by the Alpine Decree from the list of water right owners maintained by the state engineer. Hearings shall be held in accordance with the procedures established in 9.17: Public Hearing Procedures.

5. Planning commission recommendation. Within 60 days after the official filing date, the

commission shall hear the application and recommend to the board approval, conditional approval or disapproval of the tentative subdivision map in accordance with the procedures established in 9.13: Review and Decision by Planning Commission, unless the time period is extended by mutual consent of the applicant and the commission. The commission shall set forth findings and reasons for its decision in accordance with the criteria identified in 9.29 (C).

6. Decision by board. Within 30 days after receipt of the commission's recommendation, unless the time is extended by mutual consent of the applicant and the board, the board shall conduct a public hearing, and approve, conditionally approve or disapprove the tentative subdivision map. The review and decision of the board shall conform to the provisions of 9.14: Review and Decision by Board of County Commissioners and include findings and reasons for its decision in accordance with the criteria identified in 9.29 (C).

C. Tentative subdivision map findings.

1. The commission in making its recommendation and the board in rendering a decision on the tentative subdivision map shall base its decision on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:

a. The property to be subdivided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in this code;

b. If planned development is proposed, the tentative subdivision map conforms to the density requirements, lot dimension standards and other regulations applicable to planned developments;

c. The tentative subdivision map conforms to public facilities and improvement standards contained in the development code;

d. The tentative subdivision map conforms to the improvement and design standards contained in the development code and adopted design criteria and improvement standards;

e. If applicable, that a phasing plan has been submitted and is deemed acceptable;

f. The approval contains terms that plan for the possibility of abandonment or termination of the project;

g. There are no delinquent taxes or assessments on the land to be subdivided, as certified by the county treasurer;

h. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

D. Conditions and phasing of maps.

In addition to all other conditions that may be recommended by the commission and required by the board pursuant to 9.15: Conditional Approval in reviewing a tentative subdivision map, the following actions may be taken:

1. Except as otherwise provided, as a condition of tentative subdivision map approval, the commission may recommend and the board may require that the subdivider install and dedicate to the county all public improvements, whether on-site or off-site, prior to the signing of the final subdivision map by the chairman of the commission. In lieu of such requirement, the board shall

require that the subdivider provide adequate assurances for completion and maintenance of improvements.

2. The commission may recommend and the board may require as a condition of tentative subdivision map approval that the subdivider divide the subdivision into two or more phases, provided as follows:

a. Each phase must be designed to meet the public facilities and improvement standards independently and as part of the overall design.

b. The final map must be approved and recorded for the initial phase within four years of tentative subdivision map approval, and the final map for each subsequent phase must be approved and recorded within two years following recording of the final map for the previous phase. The board may grant a single extension of two years for final map approval for each phase.

c. All phases must be completed, and all final maps approved and recorded, within ten years of the date of initial subdivision map approval by the board.

d. Amendment of the approval to permit development beyond the initial ten year period will require submission and approval of a new tentative subdivision map application, and the approval may be conditioned on compliance with statutes, codes, design standards, fees and capital improvements plans current at the time of application for such amendment.

e. The board and the applicant may enter and adopt a development agreement, pursuant to 8.10: Development Agreements, to implement the provisions of this chapter.

3. Where a commercial subdivision is proposed pursuant to NRS, and the subdivider desires to record a single final map without the completion or securing of improvements, the Board may approve the map and allow recording of the final map subject to the following:

a. A conceptual development phase plan is submitted concurrently with the tentative map indicating the proposed development phasing, including a general description of improvements, on-site and off-site to be constructed with each development phase.

b. Improvement plans are to be submitted and approved for the entire project site. The improvement plans shall be subject to modification, based on changes to title 20 or the county design criteria and improvement standards as they relate to public health and safety.

c. A security agreement shall be prepared and approved subsequent to the filing of the final map, consistent with title 20. In addition to the standard provisions, the plan must provide a detailed description of on-site and off-site improvements to be provided prior to the issuance of a building permit within a given development phase.

d. No building permit will be issued on the site until any and all required improvements are constructed or secured, and provided that those improvements required for fire protection and emergency access are in place.

E. <u>Duration, extension, and amendment of tentative subdivision map.</u>

1. The subdivider shall present to the director a final subdivision map, prepared in accordance with the tentative subdivision map. The map shall cover the entire area for which the tentative subdivision map was approved, or one of a series of final subdivision maps, each covering one or more phases of the approved tentative subdivision map. Unless a longer time is provided in a

development agreement or an agreement pursuant to NRS 278.350, the final map covering the entire subdivision or the first of a series of final maps covering a portion of the approved tentative map shall be recorded within four years after the date of approval of tentative subdivision map by the board, or if the subdivider elects to present a successive map in a series of final maps, the subdivider shall present, on or before the second anniversary of the date on which the subdivider presented to community development the first in the series of final maps, the next final map covering a potion or the entire area of the approved tentative map.

2. The board may extend the period for presentation of final successive subdivision map covering a portion of the approved tentative map for not more than two years after the expiration of the two-year period for presenting the successive final subdivision map. If the subdivider is presenting in a timely manner a series of final maps, each covering a portion of the approved tentative map, no requirements other than those imposed on each of the final maps in the series may be placed on the map when an extension of time is granted unless the requirement is directly attributable to a change in applicable laws which affect the public health, safety or welfare. Extension applications must be accompanied by the applicable fee and written statement of justification and must be filed 45 days prior to the expiration of the final map.

3. At any time after tentative subdivision map approval, and before the time required for presentation of a final subdivision map, the subdivider may request amendment to the approval or conditional approval of the tentative subdivision map. The director may approve minor tentative subdivision map amendments in accordance with 9.34 (B), subject to appeal to the commission, in accordance with 9.18: Post Decision Proceedings. Major amendments shall be determined in accordance with the procedures for original approval of the tentative subdivision map under this chapter. Additional conditions may be attached to approval of the tentative subdivision map amendment which are reasonably related to the proposed amendment. A subdivider who is unwilling to accept conditions attached to the proposed amendment may withdraw the amendment. Action on the application for amendment of the tentative subdivision map shall not stay the period for presenting the final subdivision map, unless a request for extension pursuant to paragraph B is approved.

F. Procedures for final subdivision map.

1. Application requirements. Following approval of the tentative subdivision map, a subdivider who wishes to proceed with the subdivision shall file with the director an application for final approval and recordation of the final subdivision map, prepared on standardized forms available at the office of the department. The application shall contain the following information:

a. The original signed linen and at least five blue line copies of the final subdivision map in the form required by paragraphs B and C, containing all required certificates and acknowledgments required by paragraph D;

b. A certificate from the county treasurer stating that taxes and assessments are paid in full;

c. Improvement plans approved by the county engineer, and other agencies required to approve the construction plan along with either a signed executed improvement agreement or a certificate of satisfactory completion issued by the county engineer;

d. Written documentation that all conditions of the tentative map have been met;

e. Other items listed on the application form.

2. Form of final subdivision map. The entire final subdivision map shall be clearly and legibly drawn or stamped in black waterproof India ink upon good tracing linen or mylar. Each sheet shall be 24

inches by 32 inches in size; a marginal line shall be drawn completely around each sheet leaving an entirely black margin of one inch at the bottom, top and right edge and two inches at the left edge on the 24-inch dimension. The exterior boundary of land included within the subdivision shall be indicated by a colored border.

3. Final subdivision map contents. Every final subdivision map shall show all data required for the tentative subdivision map except contour lines, position of buildings, relationship to streets and highways beyond areas shown on the map and the proposed use of building sites and shall contain in addition the following data:

a. The map shall show all details clearly with the necessary information for intelligent interpretation of the items and location of points, lines and areas shown. All streets, drives, walks, alleys, parks, easements, etc., must be designated as such and be definitely established with bearings and distances. The subdivision shall show bearings and lengths of all lines and the radius, central angle, length of curve and tangent length for all curved lines. The calculated closure shall be mathematically exact to the nearest one-hundredth foot and to one-second of angle. The scale and basis of bearing shall be shown. Ties shall be made to the USCG Control Points or Nevada State Coordinate System Points by the State Highway Department or other engineers, whenever these controls are available. The map scale should not be smaller than 100 feet to one inch;

b. The location and description of monuments or other evidence bound upon the ground and using the terrain the boundaries of subdivisions. The exterior boundaries of subdivisions shall be indicated by a colored border and any land included within said boundary which is not a part of the subdivision or any adjoining subdivision shall be sufficiently identified in order to locate precise limits of the proposed subdivision;

c. Each town boundary and government land survey line crossing adjoining the subdivision with adequate ties to monuments set or boundary within same. No lot shall be cut by a town or a county boundary line;

d. The title of the final subdivision map shall be the same of the subdivision map as it appears on the approved tentative subdivision map, with all conditions satisfied, and shall be shown together with the scale used on each sheet of the final subdivision map and the number of the sheets totaled;

e. If any portion of the land within the boundaries of the final subdivision map is subject to inundation, storm flow conditions, geologic hazard or other hazard, the land so affected shall be clearly marked by prominent note on each sheet;

f. A reference to any private covenants, conditions and records to be recorded with the map;

g. A signed statement indicating a petition of annexation into any special taxing district, if the subject property is so located.

h. Other items listed on the application or required by conditions of approval.

4. Final subdivision map certificates. The following certificates and acknowledgments shall appear on the final subdivision map and shall be combined when appropriate:

a. A certificate signed and acknowledged by all parties having any record title interest in the land subdivided, consenting to the preparation and recordation of the map;

b. A certificate signed and acknowledged as above, offering for dedication for certain

specified public uses those certain parcels of land which the parties desire so dedicated;

c. A certificate of title indicating:

1. That each person signing the final subdivision map owns a record of interest in the land and that all the owners of record of the land have signed the final subdivision map;
2. Listing of any lien or mortgage holders of record, if any. If there are no lien or mortgage holders of record, the fact that there are none shall be stated in the certificate;
3. The certificate of title shall be signed and dated by an officer of the title company responsible for the statements contained within said title certificate;

d. A certificate by the surveyor responsible for the survey and final subdivision map as prescribed by state law;

e. A certificate by the county engineer stating that he has examined the final subdivision map, that he is satisfied that the map is technically correct, and that subdivider has complied with one of the following alternatives:

1. All the improvements have been installed in accordance with the requirements of these regulations; or
2. Adequate assurances have been provided that improvements will be completed and maintained in accordance with 9.33: Assurance for Completion and Maintenance of Improvements;

f. A certificate by the health division of the department of human resources indicating that the final subdivision map is approved concerning sewage disposal, water pollution, water quality and water supply facilities;

g. A certificate by the division of water resources of the state department of conservation and natural resources showing that the final subdivision map is approved concerning water quality and any other matters in its jurisdiction;

h. A certificate of the district that the map conforms to the approved tentative subdivision map and all conditions imposed upon such approval have been satisfied;

i. A certificate for execution by the county clerk stating that the county has approved the map and accepted (or deferred) on behalf of the public the parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication;

j. A certificate by the appropriate public utilities accepting the designated easements;

k. Proper certificates of a notary public as required;

l. A certificate for execution by the county recorder concerning the appropriate recording data required by NRS § 278.460.

m. If the property includes, impacts, or is adjacent to a conveyance ditch, a letter to the chief planning official by the water conveyance advisory committee stating that all irrigation water conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map;

n. A certificate granting rights-of-way for water conveyance and maintenance.

The grant of the right-of-way shall run to the benefit of all persons entitled to the use of the conveyance ditch under the Alpine Decree or other court decree and their

successors in interest or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures;

o. Other certificates as may be required.

5. Director's decision.

a. Prior to its expiration or within 35 working days following the determination that the final map application is complete, the director shall render his or her decision on the application for final subdivision map approval.

b. The director shall approve the map only if he or she finds that:

1. The map conforms in every respect with the approved tentative subdivision map, as amended;
2. All conditions established upon approval of the tentative subdivision map, as amended, have been satisfied;
3. The final subdivision map conforms with all county ordinances applicable at the time of the decision on the final subdivision map;
4. All required improvements have been installed as certified by the county engineer, or sufficient assurances for completion and maintenance of improvements have been made pursuant to this development code;
5. All necessary certificates required by state law or by the development code have been presented with the application of approval of the final subdivision map;

c. The director may defer a decision on the final map to the planning commission, and the decision of the director may be appealed to the planning commission pursuant to 9.18 (B).

6. The director may, at the time of approval of the final subdivision map, reject any or all offers of dedication. Acceptance shall be made in accordance with adopted board policy.

G. Effect of approval.

No vested right shall accrue to the owner, subdivider or developer of any subdivision by reason of tentative or final subdivision map approval until the actual signing of the final subdivision map by all parties required to sign the map. All requirements, conditions, or regulations adopted by the county applicable to the subdivision or on all subdivisions generally shall be deemed a condition for any subdivision prior to the time of signing of the final subdivision map by the county engineer. Where the county has required the installation of improvements prior to signing of the final subdivision map, and improvements have, in fact, been completed, the subdivider may be required to comply with the local laws and regulations in effect at the time when the final subdivision map is considered for approval only if the commission makes a finding on the record that such compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare.

H. Signing and recordation of final subdivision map.

1. Signing of map.

a. When an improvement agreement and security are required, the county engineer shall endorse approval of the map only after security has been provided and all conditions of the map have been satisfied.

b. When installation of improvements is required, the county engineer shall endorse approval on the map only after all conditions of the map have been satisfied and upon

issuance of a notice of completion.

c. The county engineer shall sign the map only after determination in cooperation with any utility providing water service to the subdivision or accepting improvements for maintenance that the map is in compliance with the county code relating to the dedication of facilities, water rights and rights-of-way.

2. Recording of the map. It shall be the responsibility of the department to file the original map with the county clerk for signing and submission to the county recorder within 15 working days of the date of approval of the final subdivision map by the commission. Simultaneously with the filing of the map the department shall cause to be recorded such other legal documents as may be required to be recorded by the county.

I. Reversion of final subdivision map.

A final subdivision map which has been recorded may be revoked pursuant to 9.20: Revocation of Permit, and the subdivision reverted to acreage, pursuant to 9.34 (C) and (D), where applicable, in the event that the subdivider or his successor in interest fails to complete improvements as required by the subdivision improvement agreement, development agreement or as otherwise provided by law. The proceeding may be initiated by either the owner or the county. At the initiation of proceedings to revoke or revert to acreage, the county shall record a document with the county clerk and recorder's office giving notice thereof. If final subdivision approval is revoked or the property reverted to acreage, the board order to that effect will be recorded with the county clerk and recorder's offices, the subdivision will no longer be valid and further sale or development of lots or parcels within the revoked subdivision shall be prohibited without approved division of land pursuant to this development code.

J. Procedures for planned development applications.

Whenever an application for planned development proposes the division of land into five or more parts, the applicant shall include with such application a tentative subdivision map, to be processed in accordance with the provisions of 4.05: PD (Planned Development Overlay) this chapter. Consideration of the tentative subdivision map shall be reviewed in conjunction with the application for planned development approval, and approval of the tentative subdivision map shall be conditioned upon final approval of the planned development.

9.30 Parcel Maps

A. General requirements.

1. The director shall be the designated official and the final decision-maker for purposes of applications for parcel maps, subject to appeal to the commission. If the commission denies the appeal, the applicant may appeal the denial of the commission to the board. Appeals to the commission and board shall be in accordance with 9.18: Post Decision Proceedings.

2. All owners of land or their authorized representatives who propose to divide any land for transfer or development into four or fewer lots shall file an application for tentative approval of a parcel map.

3. Unless a method of dividing land is adopted for the purpose or would have the effect of evading this chapter, no parcel map shall be required when the division of land is for the express purpose of the following:

a. The creation or realignment of a public right-of-way by a public agency;

b. The creation or realignment of an easement;

c. An adjustment of the boundary line or the transfer of land between two owners of adjacent property which does not result in the creation of any additional parcels;

d. The purchase, transfer or development of space within an apartment building or an industrial or commercial building;

e. Carrying out any order of any court or dividing land as a result of the operation of law;

f. The following transactions involving land:

1. The creation of a lien, mortgage, deed of trust or other security instrument, provided, however, that foreclosure of an interest in a portion of a parcel will not result in the lawful division of the parcel;
2. The creation of a security or a unit of interest in any investment trust regulated pursuant to the laws of the state of Nevada or any other interest in an investment entity;
3. The conveyance of an interest in oil, gas, minerals or building materials, which are severed from the surface ownership of the real property;
4. The conveyance of an interest in land acquired by the Department of Transportation pursuant to chapter 408 of NRS;
5. The filing of a certificate of amendment pursuant to NRS 278.473;

g. A division of land into large parcels, pursuant to 9.31: Division of Land into Large Parcels.

h. A lien, mortgage deed or trust or any other security instrument provided that the creation of foreclosure of such an instrument on a portion of a larger parcel shall not result in the division of the larger parcel.

4. When two or more separate lots, parcels, sites, units or plots of land are purchased, they remain separate for the purposes of this chapter and NRS 278.468, 278.590 and 278.630. When the lots, parcels, sites, units or plots are resold or conveyed they are exempt from the provisions of this chapter until further divided.

B. Application for tentative parcel map.

1. Contents of application. Prior to dividing land by parcel map, the landowner or his authorized representative, shall file an application for approval of a tentative parcel map with the director, together with any request for waivers pursuant to 9.30 (D). The application shall be made on forms supplied by the department and shall contain the following information:

a. List of the names, addresses and telephone numbers of the owner of record, applicant and the engineer or surveyor preparing the map;

b. List of the names, addresses and telephone numbers of public utility companies which will serve the subject property, including water supply and method of sewage disposal;

c. A north point, scale, date, boundary line and dimensions of the project. The direction of the north arrow should be shown pointing towards the top or right hand side of the map;

d. The entire assessor's parcel, identify any remainder portion, and any contiguous properties under common ownership (whole or partial ownership);

e. Legal description of the land included within the tentative parcel map sufficient to define the boundaries of the map. Note: A portion of a section is not sufficient. If the boundary is by metes and bounds, that description shall be on the tentative parcel map;

f. The parcel layout, the approximate dimensions of each parcel (ditto marks not acceptable) where pads are proposed for building sites, the approximate pad elevation, the

elevations of all adjacent parcels, the top and toe of cut and fill slopes to scale, preliminary design and approximate finish of all grading, and a number for each parcel in consecutive numbers. Any portion of property in common contiguous ownership not included in the map shall be labeled as a remainder parcel;

g. In tabular form, indicate the approximate acreage, the number of parcels, proposed density, existing and proposed zoning and master plan designations, proposed use of parcels, number of lineal feet of new streets, and acreage of any remainder parcel;

h. Zoning and master plan designations and land uses of adjoining property, including across any rights-of-way. Indicate distance from property line to any off-site structures that are within 25 feet of property line;

i. Note and dimension all existing structures, indicating the use of each structure and whether structure is to remain or to be removed. In addition, show all parking facilities and driveways;

j. The street approximate gradient or centerline profile for each proposed highway, street casement and drainage improvement shown on the tentative parcel map;

k. Note the width and approximate locations of all existing and proposed easements or rights-of-way whether for public or private roads, drainage, sewers, or flood control purposes, shown by dashed lines. Overhead utility lines on peripheral streets shall also be indicated. Existing easements shall show the name of the easement holder, purpose of easement, and legal reference (official records) for the easement. If an easement is blanket or intermittent in nature, a note to this effect shall be placed on the tentative map;

l. Note the approximate radius of all centerline curves on highways, streets or ways;

m. The locations of all areas subject to inundation or flood hazard and the locations, width, and directions of flow of all watercourses and flood control areas within and adjacent to the property involved. Include community panel number, date of most recent revision per Flood Insurance Rate Map (FIRM), and the method for handling storm water;

n. Locate, by distance from existing and proposed property lines and other above ground structures, the placement on the property of all existing structures and other manmade features including buildings, utility poles, fences, driveways, signs, existing wells, sewers, septic systems (including leach lines), culverts, bridges, drain pipes, fire hydrants and sand, gravel or other excavations within the subdivision. Indicate which existing structures will remain and which will be removed;

o. The contour of land at intervals of not more than two feet if the general slope of the land is less than the ten percent, and five feet for all other areas. This shall include an area of not less than 100 feet surrounding the tentative parcel map. Please indicate contour interval and the source and date the contours were compiled;

p. Vicinity map of the area showing the proposed parcel map in relation to any established roads and other landmarks so that the site can be easily located. Indicate the proposed access route to the site from the nearest public right-of-way;

q. On a parcel map consisting of a condominium project or a planned development, the

tentative parcel map shall show, by dashed lines, the approximate location from all existing and proposed property lines and building envelopes and other structures to be erected.

r. The number of copies of the tentative parcel map, with contents as prescribed in the application form;

s. A certificate from the county treasurer stating that no taxes or assessments are delinquent;

t. Written evidence indicating that all applicable fees and application materials have been submitted to the Nevada division of environmental protection, water quality division.

u. Copies of all applicable "will serve" letters.

v. Copies of all applicable special studies and reports.

w. Such other information necessary for review of the tentative subdivision map as shall be required in accordance with administrative regulations or this code.

x. The claimant number under the Alpine Decree or any other court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed parcel map. The parcel map shall also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The committee may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed parceling includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval.

2. Certification. If a survey is not required for the preparation of a parcel map, the map shall be prepared by a registered land surveyor, and contain a certificate which includes substantially the following: "This map was prepared from existing information (identifying it and stating where filed or recorded), and the undersigned assumes no responsibility for the existence of monuments or correctness of other information shown on or copies of any such prior document."

C. Procedure for tentative parcel maps.

1. Action by director. The director shall process the application for tentative parcel map approval pursuant to 9.05: Standardized Forms through 9.09: Processing of Application and Report. Using the standards for approval in 9.30 (F), the director, or his designee, shall approve, conditionally approve, or deny the application for tentative parcel map in accordance with 9.11: Decision by the Director.

2. Appeal and decision. An applicant aggrieved by a decision of the director may appeal in writing to the commission in the manner provided in 9.18: Post Decision Proceedings.

3. Duration of approval.

a. Unless the time is extended in the manner set forth in paragraph D, the applicant shall present a final parcel map which conforms to all conditions of approval to the director for processing and recording, except as provided in subsection 2, within one year from the date of the final decision on the tentative parcel map application. If the applicant fails to submit a conforming map within the above time limits, all proceedings concerning the parcel map are terminated. If the final parcel map is submitted within one year and conforms to all conditions of approval and with the

provisions of 9.30 (B), it shall be approved by the director.

b. Unless the time is extended in the manner set forth in paragraph D, the applicant shall present a final parcel map which includes a conservation easement totaling 50 acres or greater and which conforms to all the conditions of approval to the director for processing and recording within three years from the date of the final decision on the tentative parcel map application. If the applicant fails to submit a conforming map within the above time limits, all proceedings concerning the parcel map are terminated. If the final parcel map is submitted within three years and conforms to all conditions of approval and with the provisions of 9.30 (B), it shall be approved by the director.

1. As used in this subsection, "conservation easement" means an easement that permanently preserves or protects open space, a floodplain or agricultural land from being parceled, subdivided or otherwise developed in a manner incompatible with the preservation or protection of the open space, floodplain or agricultural land.

4. Extension. For good cause shown, the director may extend the period for presentation of a conforming final parcel map for not more than one year after the expiration of the initial one-year period for presenting the map or initial three year period for presenting the map with a conservation easement of 50 acres or greater. The extension shall be consistent with any applicable policies of the master plan and may include conditions requiring compliance with current provisions of the development code.

D. Waiver requests.

1. A person proposing to divide land subject to these parcel map regulations may request in writing a waiver from the requirement of a survey or a waiver of adequate public facility standards for roads.

2. The request for waiver shall be submitted with the application for tentative parcel map approval. The decision on the request is made by the director in accordance with 9.11: Decision by the Director under the standards set forth in 9.30 (F). Reasonable conditions may be placed on any waiver granted under this subsection, in the manner provided in 9.15: Conditional Approval.

3. Before the director waives the survey requirement, he must obtain a written finding from the county surveyor or other professional land surveyor that a survey is not required to accomplish the purposes of NRS 278.010 to 278.630, inclusive.

4. Waiver of adequacy standards for roads may be made in the areas of off-site access requirements, street alignment, surfacing and width, only if the applicant demonstrates that:

a. The proposed parcel map, if approved, does not result in the creation of any parcels less than five acres in size;

b. The land lies outside the boundaries of urban service areas designated in the adopted master plan;

c. The waiver of one or more adequate facilities standards for roads does not result in road improvements which are inconsistent with any existing use of land zoned for similar use which lies within 660 feet of any proposed parcel. If the waiver request is denied, the tentative parcel map application must meet all requirements for a land survey and adequate public facilities standards for roads.

E. Procedure for referral and processing as subdivision.

If the tentative parcel map application or applications constitute a scheme for avoiding the rules governing the subdivision of land within the meaning of this title, or constitutes the second division of a tract or portion of a tract of land under the same ownership, the application may be deemed incomplete and the director shall notify the applicant or applicants that the proposed division of land must be processed and evaluated as a subdivision pursuant to 9.29: Subdivision.

F. Findings for tentative parcel maps.

The director or his designee in rendering a decision on the application for tentative parcel map approval and the commission on appeal shall base the decision on the requirements of NRS and make affirmative findings on the following factors, taking into account the recommendations of reviewing agencies:

1. The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the development code;

2. The proposed parcel map conforms to public facilities and improvement standards of this land development code;

3. The proposed parcel map conforms to the improvement and design standards contained in this title;

4. There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer;

5. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

G. Amendment of parcel map approval.

At any time before the recording of the final parcel map, the owner may apply to the director to amend the tentative parcel map approval in accordance with 9.34 (B). Minor amendments may be approved in the context of final parcel map approval. For any proposed major amendment to the map or terms of approval, the director may require resubmission of a tentative parcel map application. The owner may appeal any decision on amendments to the commission.

H. Procedures for final parcel map.

1. Application requirements. Following approval of the tentative parcel map, an owner who wishes to proceed with the parcel map shall file with the director an application for final approval and recordation of the final parcel map, prepared on standardized forms available at the office of the department. The application shall contain the following information:

a. The original signed linen and at least five blue line copies of the final parcel map in the form required by paragraphs B and C, containing all required certificates and acknowledgments required by paragraph D;

b. A certificate from the county treasurer stating that taxes and assessments are paid in full;

c. Improvement plans approved by the county engineer, and other agencies required to approve the construction plan along with an approved and executed improvement agreement and required security or a certificate of satisfactory completion issued by the county engineer;

d. Written documentation that all conditions of the tentative map have been met;

e. Other items listed on the application form.

2. Form of final parcel map. The parcel map shall be drawn in black waterproof India Ink on tracing cloth or produced by the use or other materials of a permanent nature generally used for such purposes in the engineering profession, the size and border of which shall conform to the requirements of this title, and shall, in addition, include the following:

a. If a survey is required:

1. All monuments found, set, reset, replaced or removed, describing their kind, size and location and giving other data relating thereto;
2. Bearing or witness monuments, bases of bearings, bearings and length of lines and scale of map;
3. Name and legal designation of tract or grant in which the survey is located and ties to adjoining tracts;
4. Memorandum of oaths;
5. Signature of surveyor;
6. Date of survey;
7. Signature of the owner or owners of the land to be divided, witnessed by a notary;
8. Any easement granted or dedications made;
9. The exterior boundary of the land to be divided shall be indicated by a graphic border;
10. Any other data necessary for the intelligent interpretation of the various items and locations of the points, lines and areas shown.

b. If a survey is not required:

1. The tract to be divided and the resulting lot, by appropriate reference to the existing information on which it is based;
2. The means of access to the severed lot;
3. The signature of the owner or owners of the land to be divided, witnessed by a notary;
4. Any easements granted or dedications made;
5. Any other data necessary for intelligent interpretation of the division and access.

3. Signing of map. The director shall assure that the following signatures and certificates appear on or accompany the approved final parcel map prior to recordation:

a. When financial security is required, the county engineer shall endorse approval of the map after the security has been provided and all the conditions of the map have been satisfied. Security must comply with 9.33: Assurance for Completion and Maintenance of Improvements.

b. When installation of improvements is required, the county engineer shall endorse approval of the map after all conditions of the map have been satisfied and all improvements satisfactorily completed. There shall be written evidence that the required public facilities have been installed in a manner satisfactory to the county shown by a certificate signed by the county engineer.

c. The county engineer shall sign the map only after determining in cooperation with any utility providing water service to the parcel that the map is in accordance with 8.03 (D), water rights dedication.

d. The following certificates and acknowledgments must accompany the final parcel map:

1. A certificate signed and acknowledged by all parties having any record or title of interest in the land subdivided, consenting the preparation and recordation of the map;
2. A certificate signed and acknowledged as above, offering for dedication for certain specified public uses those certain parcels of land which the parties desire so to dedicate;
3. A certificate of title indicating:
   i. That each person signing the final parcel map owns a record of interest in the land and that all the owners of record of land have signed the final parcel map;
   ii. Listing of any lien or mortgage holders of record, if any. If there are no lien or mortgage holders of record, the fact that there are none shall be stated in the certificate;
   iii. The certificate of title required by this title shall be signed and dated by an officer of the title company responsible for these statements contained within the title certificate;
4. A certificate by the surveyor responsible for the survey and parcel as may be prescribed by Nevada state law;
5. A certificate by the county engineer stating that he has examined the parcel map, that the map is technically correct, and that the applicant has complied with each of the following alternatives:
   i. All the improvements have been installed in accordance with the requirements of these regulations; or
   ii. Security in conformance with 9.33: Assurance for Completion and Maintenance of Improvements has been posted with the board in an amount sufficient to assure completion of all required improvements;
6. A certificate by the director stating that he has examined the final parcel map and that he is satisfied that the map is in conformance with all applicable provisions of state and local law;
7. A certificate for execution by the county clerk stating that the county has approved the map and accepted (or deferred) on behalf of the public any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication;
8. Certificates from the division of water resources of the state department of conservation and from the health division of the state department of human resources, where required by the adequate public facilities policies in 8.03: Public Facilities and Improvements Standards;
9. A certificate by the appropriate public utilities accepting the designated easements;
10. Proper certificates of a notary public as required;
11. A certificate for execution by the county recorder concerning the appropriate recording data required by law;

12. If the property includes, impacts, or is adjacent to a conveyance ditch, a letter to the chief planning official by the water conveyance advisory committee stating that all irrigation water conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map;
13. A certificate granting rights-of-way for water conveyance and maintenance. The grant of the right-of-way shall run to the benefit of all persons entitled to the use of the conveyance ditch under the Alpine Decree or other court decree and their successors in interest or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures.

4. It shall be the responsibility of the director to file the original map with the county clerk for signing and submission to the county recorder within 15 days of the date of presentation of the conformity map to the department. Simultaneously with the filing of the map, the department shall record any other legal documents required to be recorded by the county.

I. Effect of final parcel map approval.

No vested right shall accrue to the owner or developer of any parcel map by reason of map approval until the actual signing of the conforming final parcel map by all parties required to sign the map. All requirements, conditions, or regulations adopted by the county applicable to parcel maps shall be deemed a condition for any parcel map prior to the time of signing of the map by the county engineer. Where the county has required the installation of improvements prior to signing of the final parcel map, and improvements have, in fact, been completed, the developer may be required to comply with the local laws and regulations in effect at the time when the parcel map is presented for signing only if the director determines that such compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare.

J. Reversion of final parcel map.

A final parcel map which has been recorded may be revoked pursuant to 9.34 (C) and (D), where applicable, and the parcel map reverted to acreage, pursuant to 9.34: Land Readjustment, in the event that the owner or his successor in interest fails to complete improvements as required by the parcel map and any improvement agreement, development agreement or as otherwise provided by law. The proceeding may be initiated by either the owner or the county. At the initiation of proceedings to revoke or revert to acreage, the county shall record a document with the county clerk and recorder's office giving notice thereof. If final parcel approval is revoked or the property reverted to acreage, the board order to that effect will be recorded with the county clerk and recorder's offices, the parcel map will no longer be valid and further sale or development of lots or parcels within the revoked parcel shall be prohibited without approved division of land pursuant to this development code.

K. Signing and recording of final parcel map.

1. Signing of the map.

a. When an improvement agreement and security are required, the county engineer shall endorse approval of the map only after security has been provided and all conditions of the map have been satisfied.

b. When installation of improvements is required, the county engineer shall endorse approval on the map only after all conditions of the map have been satisfied and upon

issuance of a notice of completion.

c. The county engineer shall sign the map only after determination, in cooperation with any utility providing water service to the subdivision or accepting improvements for maintenance that the map is in compliance with the county code relating to the dedication of facilities, water rights and rights-of-way.

2. Recording of the map. It shall be the responsibility of the department to file the original map with the county clerk for signing and submission to the county recorder within 15 working days of the date of approval of the final subdivision map by the commission. Simultaneously with the filing of the map the department shall cause to be recorded such other legal documents as may be required to be recorded by the county

9.31 Division of Land into Large Parcels

A. General procedures.

Except as provided in 9.31 (C), all land division applications shall be processed in two stages:

1. Application for tentative map of division into large parcels; and

2. Application for final map of division into large parcels. The director shall be the designated official. The board shall be the final decision-maker for purposes of final maps of division of land into large parcels.

B. Applicability.

All owners of land or their authorized representatives who propose to divide any land or portion thereof, vacant or improved, for transfer or development into lots or parcels, each of which is at least: 1) one-sixteenth (1/16) of a section as described by government land office survey; or 2) 40 acres in area, including roads and easements, shall file an application for approval of a tentative map of division into large parcels; provided that, the provisions of this chapter shall not apply to the proposed division of land where each lot is at least one section or 640 acres.

C. Tentative land division map procedure.

1. Application. Prior to dividing land pursuant to the provisions of this chapter, the owner of the land, or his authorized representative, shall tender a completed application for a tentative map of division into large parcels with the department in accordance with the established and published submittal schedule. The application shall be made on forms supplied by the department and shall contain the following information:

a. A description of all contiguous holdings of the owner, including land in the same ownership as defined herein, with indication of the portion of the property which is to be subdivided;

b. The number of copies of the tentative land division map, with contents as prescribed in the application form;

c. A certificate from the county treasurer stating that no taxes or assessments are delinquent;

d. Such other information necessary for review of the tentative land division map as shall be required in accordance with administrative regulations or this code;

e. The claimant number under the Alpine Decree or any other court decree, identity and location of any existing or proposed drainage conveyance ditches, or other irrigation water conveyance structure within or adjacent to the proposed land division map. The land division map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating

direction of irrigation flow. The committee may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed parceling includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval;

f. Any other information necessary for review of the tentative map established by the director.

2. Form and contents of tentative map of division into large parcels. Every tentative map shall be entitled: "Tentative Map of Division into Large Parcels" and be prepared and certified by a professional land surveyor, and shall show the following data and information:

a. The approximate, calculated or actual acreage of each lot and the total acreage of the land to be divided;

b. All roads or easements of access which exist are proposed in the applicable master plan or are proposed by the person who intends to divide the land;

c. Any easements for public utilities which exist or which are proposed;

d. Any existing easements for irrigation or drainage, and any normally continuous flowing watercourses and the claimant number under the Alpine Decree or any other court decree, identity and location of any conveyance ditches or other irrigation water conveyance structure within the proposed land division map. The land division map must also provide typical channel centerline, right-of-way and ditch width of the conveyance ditch through the property, and arrows indicating direction of irrigation flow. The water conveyance advisory committee may, when necessary for its review, require additional information documenting existing and proposed conveyance ditch capacity. If the proposed division of land includes water impoundment there must be identification of the source of water and documentation of the state engineer's approval;

e. An indication of any existing road or easement which the owner does not intend to dedicate; and

f. The name and address of the owner(s) of the land.

3. Processing by director. The director shall process the application for tentative map approval pursuant to 9.05: Standardized Forms through 9.09: Processing of Application and Report. Pursuant to 9.17: Public Hearing Procedures, the director shall schedule the application for public hearing before the commission.

4. Hearing notice and procedure. Notice of the hearing before the commission shall be provided in accordance with 9.16: Notice Provisions. Hearings shall be held in accordance with the procedures established in 9.17: Public Hearing Procedures.

5. Planning commission action. Within 45 days after the official filing date, unless the time is extended by mutual consent of the applicant and the commission, the commission shall, following a public hearing, approve, conditionally approve or disapprove the tentative map of division into large parcels by a majority vote of the members present. The review and decision of the commission shall conform to the provisions of 9.13: Review and Decision by Planning Commission. The commission shall set forth findings and reasons for its decisions in accordance with the criteria identified in 9.31 (D). Appeals from the decision of the commission shall be processed in accordance with 9.18: Post Decision Proceedings.

D. Findings for tentative map.

1. The commission, in rendering its decision on the tentative map, shall base approval on finding in the affirmative the following:

a. The tentative map meets the formal requirements of this chapter and NRS;

b. The tentative map secures adequate access for subsequent purchasers;

c. Where applicable, the tentative map secures the ability to irrigate and drain each parcel, consistent with the water rights appurtenant, and that the rights of downstream users are secured and not impaired;

d. The location and width of easements for roads and public utilities are adequate for the area to be divided;

e. The location and width of easements for drainage and irrigation purposes are adequate for the area to be divided; and

f. There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

E. Duration, extension, and amendment of a tentative map of division into large parcels.

1. Time for submission of final map. Unless the time is extended by the commission in the manner set forth in paragraph B, the applicant shall present a final map of division into large parcels, prepared in accordance with the tentative map, to the board. The final map shall include the entire area for which a tentative map has been approved. The final map shall be filed within one year from the date of approval of the tentative map by the commission or the date that the requirement of its filing was waived pursuant to 9.31: Tentative land division map procedure..

2. Extension of tentative map. The commission may extend the period for presentation of any final map of division into large parcels for not more than one year after the expiration of the initial one-year period for presenting the final map, upon application to the department. The extension shall be consistent with any applicable policies of the master plan and may include conditions requiring compliance with the current provisions of the land development code. Extension requests shall be filed within the time provided in 9.19: Expiration of Approval of Development Permit. If a party is aggrieved by the decision of the commission concerning an application for extension, the party may appeal such determination in accordance with the provisions of 9.18: Post Decision Proceedings.

3. Amendment of tentative map. At any time after tentative map approval, and before the time required for presentation of a final map, the applicant may request amendment to the approval or conditional approval of the tentative map. The director may approve minor tentative map amendments, subject to appeal to the commission in accordance with 9.18: Post Decision Proceedings. Major amendments shall be determined in accordance with the procedure for original approval of the tentative map under this chapter. Additional conditions which are reasonably related to the proposed amendment may be attached to approval of the tentative map amendment. An applicant who is unwilling to accept conditions attached to the proposed amendment may withdraw the amendment. Action on the application for amendment of the tentative map shall not stay the period for presenting a final map, unless a request for extension pursuant to paragraph B is approved.

F. Final land division map procedure.

1. Application requirements. Following approval of the tentative map, the applicant, if he wishes to proceed with the land division, shall file with the board through the department an application for final approval and recordation of the final map, prepared on standardized forms available at the department. The application shall be filed in accordance with the published submittal schedule.

The application shall contain the following information:

a. The original linen and at least five blue line copies of the final map in the form required by paragraph B, containing the information and the certificates of acknowledgment required by paragraphs C and D;

b. The fee for final map approval set by resolution of the board;

c. A certificate from the county treasurer stating that no taxes or assessments are delinquent; and

d. Other items listed on the application form.

2. Form of final map. The final map shall:

a. Be clearly and legibly drawn or stamped in black waterproof India ink upon good tracing cloth or produced by the use of other materials of a permanent nature generally used for such purposes in the engineering profession;

b. Be entitled, "Map of Division into Large Parcels";

c. Be 24 inches by 32 inches in size, a with a marginal line drawn completely around each sheet leaving an entirely black margin of one inch at the bottom, top and right edges and two inches at the left edge along the 24-inch dimension;

d. Be of a scale large enough to show clearly all details;

e. Be prepared by a registered land surveyor;

f. Be based upon an actual survey by the preparer which shows the date of the survey, or based upon the most recent government survey;

g. Show the date of approval of the government survey and contain a certificate by the preparer that the parcels contain the number of acres shown for each parcel; and

h. Clearly state the particular number of the sheet and the total of sheets comprising the final map on each of the sheets, and its relationship to each adjoining sheet.

3. Contents of final map. Every final map shall include all data required for the tentative map and all changes required as conditions of tentative map approval, and in addition shall contain the following:

a. All lots by number and actual acreage of each lot;

b. All roads or easements of access which exist and which the owner intends to offer for dedication, all roads or easements or access which are shown on the applicable master plan, and all roads or easements of access which are specifically required by the commission or governing body;

c. Any easements for public utilities which exist or are proposed;

d. Any existing easements for irrigation or drainage, and any normally continuously flowing watercourses and the claimant number under the Alpine Decree or any other court decree, identity and location of any conveyance ditches or other irrigation water structure within the proposed land division map. The land division map must also provided typical channel cross sections with dimensions, centerline, average slope through the property and designed flow capacity of conveyance structures and arrows indicating direction of irrigation flow. If the proposed division of land includes water impoundment there must be identification of the source of water and documentation of the state engineer s approval; and

e. An offer or offers to dedicate the utility and right-of-way easements.

4. Final map certificates. The following certificates shall appear on the final map and shall be

combined when appropriate:

a. A certificate signed and acknowledged by the owner of land consenting to the dedication of the roads and granting of the easements;

b. A certificate signed by the clerk of the governing body that the map was approved, or the affidavit of the person presenting the map for filing, that the time limited by 9.31(E) for action by the governing body has not expired;

c. If the property includes, impacts, or is adjacent to a conveyance ditch, a letter to the director by the water conveyance advisory committee stating that all irrigation conveyance facilities and associated access and maintenance easements or rights-of-way are depicted on the map;

d. A certificate granting rights-of-way for water conveyance and maintenance. The grant of the right-of-way must run to the benefit of all persons entitled to the use of the conveyance ditch under the Alpine Decree or other court decree and their successors in interest or to any ditch company or similar entity having an interest in or responsibility for the water conveyance ditch and associated structures.

5. Action by board.

a. Unless the time period is extended by a mutual consent of the developer and the board, the board shall approve, conditionally approve or disapprove the final map by the majority vote of the members present within 45 days of the official filing date.

b. If the board does not approve, approve with conditions or disapprove the final map within 45 days, the final map shall be deemed approved unconditionally.

c. The board shall approve the map only if it finds as follows:

1. The final map conforms in every respect with the approved tentative map;
2. All conditions established upon approval of the tentative map have been satisfied;
3. The final map conforms with all county ordinances applicable at the time of the hearing on the final map;
4. All necessary certificates required by state law or by the land development code have been presented with the application for approval of the final map.

d. The review and decision of the board shall conform to the provisions of 9.14: Review and Decision by Board of County Commissioners. The board shall set forth findings and reasons for its decision in accordance with the criteria established in 9.31(D). If the map is disapproved, the board shall also provide the applicant with a written statement of what changes would be necessary to render the map acceptable.

e. The board shall, at the time of approval of the final map, accept or reject any or all offers of dedication. The decision to accept or reject offers of dedication shall be made in accordance with adopted board policy.

G. Effect of approval.

No vested rights shall accrue to the owner or developer of any division of land into large parcels by reason of the approval of a tentative or final map for division into large parcels approval until the actual signing of the final map by all parties required to sign the map. All requirements, conditions or regulations adopted by the county applicable to the division of land shall be deemed a condition for any division prior to the time of signing of the final map by the county engineer. Where the county has required the installation of improvements prior to signing of the final map, and improvements

have, in fact, been completed, the applicant may be required to comply with the local laws and regulations in effect at the time when the final map is considered for approval only if the commission makes a finding on the record that such compliance is necessary to prevent a substantial risk of injury to the public health, safety and general welfare.

H. Recording.

1. Recording of the map. Upon approval, it shall be the responsibility of the director or his designee to file the official final map with the county recorder within 15 working days of the date of board approval. Simultaneously with the filing of the final map, the department shall cause to be recorded such other legal documents required to be recorded by the county.

2. Effect of recording. Filing with the county recorder operates as a continuing:

a. Offer to dedicate for public roads the areas shown as proposed roads or easements of access, which the governing body may accept in whole or in part at any time or from time to time.

b. Offer to grant the easements shown for public utilities, which any public utility may similarly accept without excluding any other public utility whose presence is physically compatible.

3. Conveyances. After a map has been filed with the county recorder, any lot shown thereon may be conveyed by reference to the map, without further description.

9.32 Division of Land for Agricultural Purposes

A. Application.

If real property is divided for agricultural purposes, pursuant to NRS 278.320, section 4, into parcels of more than ten acres, then such division shall not be effective to avoid application of this development code or to increase the number of single family residences permitted by the base zoning district. The use of such resulting parcels is limited to agricultural uses pursuant to Article 7.

B. Requirements.

The map presented for filing must:

1. Be entitled "A Map to Divide Real Property for Agricultural Purposes";

2. Contain a certificate signed and acknowledged by each person who is an owner of the land consenting to the preparation and recording of the map;

3. Contain a written statement signed by the treasurer of the county indicating that all property taxes on the land for the fiscal year have been paid;

4. Be prepared and certified by a registered land surveyor;

5. Contain a notice that no permit may be issued for the construction of a single family dwelling or other non-agricultural use on a parcel created by the map; and

6. Not involve a street, road, or highway opening or widening or easement of any kind.

C. Building regulations.

No building permit may be issued for the construction of a single family dwelling or other non-agricultural use on a parcel created by the division of land for agricultural purposes pursuant to NRS 278.320, section 4.

D. Prohibited acts.

Use or subsequent development of such property for residential, commercial, industrial, recreational, public or other non-agricultural uses without compliance with the provisions of this

development code and the applicable provisions of NRS is prohibited.

E. Reversion of non-conforming parcels.

A map to divide real property for agricultural purposes, pursuant to NRS 278.320, section 4, may be reverted to acreage as provided by 9.34 (D). The owner of a parcel or parcels created by such a map may obtain a permit to construct a single family residence or other non-agricultural use on the property only by first applying for and receiving approval for subdivision, parcel map or division of land into large parcels as applicable, and as provided in the development code and NRS, as if the agricultural map had not been recorded.

9.33 Assurance for Completion and Maintenance of Improvements

A. Required improvements and agreement to complete.

1. Applicability. The requirements of this chapter shall apply in all instances where improvements are required to be constructed in conjunction with the division of land pursuant to this title and where improvements are proposed in conjunction with other development permits.

2. Completion of improvements. Before a final map, parcel map or final division of land into large parcels is signed by the county engineer and any easements offered for dedication to the public are accepted by the county, or before a final certificate of occupancy is issued for a new structure, all developers shall be required to complete, in accordance with the applicable development approval and to the satisfaction of the county engineer, all project improvements, system improvements and lot improvements on the individual lots, as required in this code and as specified in the conditions of approval of the applicable map, and to dedicate those public improvements to the county, free and clear of all liens and encumbrances on the dedicated property and public improvements.

3. Deferral of required improvements. As an alternative to completion of improvements prior to final map approval, or issuance of a permanent certificate of occupancy, the board, commission, or official authorized to approve the applicable map or development may permit the developer to enter into a security and improvement agreement prepared in conformance with 9.33 (B) and secured pursuant to 9.33 (C), by which the developer covenants to complete all required improvements.

4. Failure to complete improvements. For divisions of land and other development projects for which no security and improvement agreement has been executed and no security has been posted pursuant to this chapter, if the required improvements are not completed within the period specified in the applicable approval conditions, or within two years following the date of recordation of a final map or issuance of a building permit, the applicable map or development approval shall be deemed to have expired.

B. Improvement agreement.

1. Agreement. The developer shall agree to construct and complete all required improvements no later than two years following the later of: date of recordation of a final map, or issuance of a building or site improvement permit. The developer also shall agree to warrant that all required public improvements shall be free from defect in design, workmanship and materials for a period of at least one year following the county engineer's issuance of a Notice of Completion (see 10.02 (E)), provided however that this requirement shall not be construed as limiting any remedy, in law or equity, that is available to the County after the one year period. The improvement agreement shall include, at a minimum, the following:

a. A detailed reference to the improvements requiring completion, including the itemized Opinion of Probable Cost or Contractor Amount (see 10.02 (D));

b. A specific date for completion of all improvements, fixed by the county engineer, which date shall not be longer than two years from the date on which the county engineer signs the map;

c. A requirement that a Notice of Completion issued by the county engineer indicating that all improvements comply with the applicable map approval requirements and this code;

d. An explanation that the financial security may only be withdrawn upon the issuance of the Notice of Completion for the improvements or following reduction of such security as provided in this chapter;

e. A provision that the applicant shall repair, at his sole cost and expense, any hidden defects in design, workmanship and materials which appear, or are otherwise detected, in the work within one year following the issuance of the Notice of Completion, and an agreement that said provision does not limit any other remedies available to the County;

f. A provision requiring financial security for the warranty obligation for specified improvements which shall be submitted to the Community Development Department prior to withdrawal of the original financial security; and

g. The agreement may include a provision requiring the developer to maintain each required public improvement for a period of one year following the issuance of the Notice of Completion.

2. Covenants to run. The improvement agreement shall provide that the covenants contained in the improvement agreement shall run with the land and bind all successors, heirs and assigns of the developer. The agreement will be adopted by the board and shall be recorded with the county recorder.

C. Security.

1. If the improvements are associated with a division of land, improvements may be completed while unsecured until such time as the developer wishes to record the final map. If no final map is associated with the development, the developer is required to deposit securities for all projects which will install public utilities, or public facilities, or for mass grading operations. The developer shall provide security in the form of a letter of credit, cash escrow, performance bond or certificate of deposit. Whichever form of security chosen shall be an amount equal to:

a. For improvements associated with subdivisions of land, 150 percent of the approved Opinion of Cost or Contractor Amount, including lot improvements.

b. For improvements independent of a land division, 100 percent of the approved Opinion of Cost or Contractor Amount for all public utilities, required drainage improvements, and all other public facilities.

c. For mass grading improvements, an amount equal to 150 percent of the Opinion of Probable Cost or Contractor Amount to reestablish vegetation and drainage in the event the developer ceases work and the permit expires.

The security shall name Douglas County exclusively as the beneficiary of the security. The issuer of the letter of credit or certificate of deposit or the escrow agent, as applicable, shall be acceptable to the County. Where a performance bond is utilized, each insurance

company's rating as shown in the latest Best's Key rating guide shall be fully disclosed and entered on the required certificate of insurance. The adequacy of the insurance supplied by the developer, including the rating and financial health of each insurance company providing coverage, is subject to approval of the County.

1. Letter of Credit. If the developer posts a letter of credit as security for his improvement agreement, the letter of credit shall (1) be irrevocable; (2) be for a term sufficient to cover the completion and warranty periods in subsection 9.33 (A.2); require only that the government present the letter of credit with a sight draft and an affidavit signed by the director or district attorney attesting to the county's right to draw funds under the credit; and be through a Nevada federally insured lending or banking institution.
2. Cash. If the developer posts cash as security for its promises contained in the improvement agreement, the developer shall have no right to return of any of the funds except that as provided in subsection 9.33 (C.2) and the funds shall be held in noninterest bearing account.
3. Certificate of deposit. If the developer posts certificates of deposit as security for the improvement agreement, the certificates of deposit shall (1) be irrevocable; (2) be for the deposit time stated in the executed improvement agreement; and (3) provide that all interest shall inure to the benefit of the developer or his successor in interest.
4. Performance bond. If the developer posts a performance bond as security for his improvement agreement, the performance bond shall (1) be irrevocable; (2) be for a term sufficient to comply with the completion and warranty periods in subsection 9.33 (A.2); and (3) be issued through an insurance company that is licensed or certified by the Nevada Division of Insurance. The insurance company must rate the contractor for the amount required to be bonded.

2. Governmental units. Other governmental units to which these improvement agreement and security provisions apply may file, in lieu of the improvement agreement and security, a certified resolution or ordinance from officers or agencies authorized to act in their behalf, agreeing to comply with the provisions of this chapter.

D. Site improvement permits.

1. Prior to the commencement of any work on improvements, the developer shall obtain the appropriate permit from the Community Development Department, and pay all associated fees, as set by resolution of the board, for said permit. If the County determines that outside inspection is required, then all costs for inspection services provided by personnel not employed by the county engineering division shall be contracted for and paid by the developer.

2. Prior to the full release of the security, a Notice of Completion must be issued by the county engineer.

E. Remedies.

In those cases where securities have been posted and required public improvements have not been installed in compliance with the terms of the agreement, the County then, at its sole discretion:

1. Declare the developer to be in default of the agreement and require the developer to install all

the improvements, regardless of the extent of the building development at the time the developer is declared to be in default of the agreement. The County shall declare the developer in default if:

a. No work on the site has been completed within three months and the site appears to be vacated; or

b. The permit has expired per 10.02 (G) and no permit extensions are available; or

c. There is a need to complete the improvements due to public health or safety concerns and the developer is unwilling or unable to execute the work.

2. Except in the case of subsection A.3 above, the County shall notify the developer and contractor by certified mail, telephone, and if available electronic mail that they are in default. The County will provide thirty days for the developer to respond and provide a schedule to complete the work. After thirty days, if the developer is unresponsive or provides a schedule that is not acceptable the County may suspend map approval until the improvements are complete and record a document to that effect for the purpose of public notice;

3. Obtain funds under the security and complete improvements itself or through a third party;

4. Assign its right to receive funds under security-in whole or in part-to any third party, including a subsequent owner of any portion of the land that was subject to the improvement agreement and for which improvements were no completed, in exchange for that third party's promise to complete the required improvements; or

5. Exercise any other rights available under the law.

F. Acceptance of dedication offers.

Acceptance of formal offers of dedication of publicly owned infrastructure shall be as follows:

1. Formal offers of dedication for streets, parks, trails, open space and similar improvements shall be made to the board of County Commissioners and accepted by resolution or final map recordation.

2. Formal offers of dedication for public utilities (water, wastewater, electrical, stormwater, etc.) shall be deemed accepted by the county upon the issuance of a Notice of Completion by the county engineer.

Formal acceptance of completed work by the County does not relieve the developer from the warranty obligations contained in 9.33 (H). The approval of any map authorizing the division of land, or approval of a site improvement or building permit shall not be deemed to constitute or imply the acceptance by the county or other entity of any public improvement on the map. The county engineer may require a final map to be endorsed with the appropriate notes to this effect.

G. Inspection and certification of improvements.

1. General procedure and fees. The county engineer or building official, where applicable, shall provide for inspection of required improvements during construction and ensure their satisfactory completion. Prior to the commencement of any work, the developer shall obtain a site improvement permit, encroachment, or building permit, where applicable, and provide a fee set by resolution of the board. No building permits or certificates of occupancy shall be issued until all fees are paid. If the county engineer finds upon inspection that any one or more of the required improvements have not been constructed in accordance with the Board of County Commissioners' adopted standards, the applicant shall be responsible for property completing the improvements.

2. Notice of Completion. The dedication of required improvements will not be accepted, nor the amount of the original security posted by the developer be reduced to less than 10 percent of the

original security, until the county engineer has issued a Notice of Completion stating that all required improvements have been satisfactorily completed and a warranty bond or other form of security in conformity with the provisions of sections 9.33 (J) and (K) is posted for the warranty period.

H. Warranty.

1. The developer shall warrant all improvements for one year from the date of the Notice of Completion and, without delay or cost to the county, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the improvements.

2. A warranty bond or other form of security acceptable to the county shall be posted for the warranty period for all public utilities and facilities. The amount of the warranty bond shall be equal to an amount established by an approved engineer's estimate for the cost of replacement of the improvements.

I. Reduction of escrowed funds and security.

1. If the security posted by the developer was a cash escrow, the amount of that escrow shall be reduced as requested by the developer as improvements are completed as agreed to by the developer and county engineer. In no event shall a cash escrow be reduced to less than 10 percent of the original secured amount unless and until a warranty bond or other form of security established in the improvement agreement, if required, is posted for the warranty period.

2. If the security provided by the developer was a letter of credit, or a certificate of deposit the county shall execute waivers of the county's right to draw funds under the credit upon actual acceptance of the dedication of public improvements and then only to the ratio that the cost of the public improvements for which dedication was accepted bears to the total cost of public improvements for the land division. No waivers may be executed that would reduce the security below 10 percent of its original secured amount unless a warranty bond or other form of security established in the improvement agreement is posted for the warranty period.

J. Security for warranty of improvements.

In the event that the developer has not entered into an improvement agreement pursuant to 9.33 (B), he shall provide a warranty bond or other acceptable form of security. The amount of the warranty bond shall be equal to an amount established by an approved Opinion of Probable Cost or Contractors Amount of replacement of improvements. The issuer of the security, as applicable, shall be acceptable to the county.

K. Issuance of building permits and certificates of occupancy.

1. Except as otherwise provided in 9.33 (L) below, when an improvement agreement and security has been required by this chapter, no certificate of occupancy for any structure or facility built on the project covered by such agreement shall be issued prior to the Notice of Completion.

2. No building permits shall be issued for the final 10 percent of lots in a land division, or if 10 percent be less than two, for the final two lots of the land division, until all required improvements have been fully completed and a Notice of Completion has been issued.

L. Issuance of building permits for model homes.

1. Building permits for up to four model homes may be issued within an approved tentative subdivision map prior to the recording of the final map in accordance with the following:

a. No more than four model homes may be located within a subdivision, regardless of phasing or ownership. If a final map is recorded for the tentative subdivision or phase within which they are located, certificates of occupancy are issued and the homes sold,

then the subdivider may apply for issuance of a temporary use permit for the construction of model homes in a subsequent phase.

b. Adequate fire flows and emergency access to the site or sites must be provided.

c. The applicant shall obtain a temporary use permit for the model homes, and the department may impose reasonable conditions on the issuance of such permit.

d. No certificates of occupancy shall be issued until the final map or phase within which the model homes are located is recorded and all subdivision improvements are complete and accepted.

9.34 Land Readjustment

A. Amending maps.

1. Certificate of amendment. If an error or omission is found in any subdivision map, record of survey, parcel map, map of division into large parcels, or reversionary map, and the correction does not change or purport to change the physical location of any survey monument, property line or boundary line, the error or omission may be corrected by the filing and recordation of a certificate of amendment authorized by the board. The certificate of amendment shall contain the items required by NRS 278.473(2).

2. Amending map. If an error or omission is found in any recorded subdivision map, record of survey, parcel map, map of division into large parcels, or reversionary map, and the correction changes or purports to change the physical location of any survey monument, property line or boundary line, the correction may be effected by the filing of an amended map pursuant to the procedures of this section. This procedure may be utilized only to correct errors or omissions which do not result in a change of the number of lots, result in significant changes to the area of any lot or the amount of land reserved or dedicated for public use and improvements, or result in the removal of any covenants or restrictions attached to the final approved or recorded map.

3. Procedures for amending map. The same procedures and requirements shall be applied to the application for an amended map as to the original land division, except, in the case of subdivisions, only those procedures for the approval and filing of a final subdivision map shall apply. The amending map shall be in the format and shall contain the certificates required by NRS 278.477(2).

B. Modifications to approved tentative maps

1. Applicability. Whenever the owners of land or their representatives desire to modify an approved tentative map or conditions of approval, an application shall be filed with the department. Those requests resulting in no net change or reduction in the number of parcels, the re-design of the map involving less than ten percent of the total number of parcels or land area, minor clarification of a condition resulting in no impact to public health or safety, or changes to map design resulting from the mapping of environmental constraints or historic sites, an application for a minor amendment may be filed. All other requests shall constitute a major amendment.

2. Procedures for processing a minor amendment. An application for a minor amendment shall be filed with the department, on the form provided, with the applicable fees. The director is the designated authority for minor amendments. The applicant shall be notified in writing of the decision regarding the request within 30 working days of the official filing date. The decision of the director may be appealed.

3. Procedures for processing a major amendment. Major amendments shall be processed in the same manner as the original application for division of land. With the consent of the department,

the applicant may incorporate the previous applications and procedures by reference, to the extent that the amendment makes no material changes on the matters addressed therein.

C. Reversion of maps and lot consolidations or reversion of division of land to acreage.

1. All applications for a reversion of map and lot consolidation or reversion of division of land to acreage must be filed with the community development department on the appropriate forms and meet all applicable submittal requirements. The director of the community development department, or his designee, shall be the final decision maker regarding reversion of maps and lot consolidations or reversion of land to acreage.

2. The applicant shall pay a fee as set by the board.

3. All applications for reversion of maps and lot consolidations or reversion of division of land to acreage must comply with NRS 278.490.

4. Easements. Reversion of maps and lot consolidations or reversion of division of land to acreage does not automatically eliminate any public utility, irrigation, or other private easement that may exist along a lot line. It is the responsibility of the property owner(s) to resolve any and all interest of record.

5. All applications for reversion of maps and lot consolidation or reversion of division of land to acreage must include a reversion to acreage map which contains the same survey dimension as the previous recorded map.

6. Appeal. A decision of the director made under this section may be appealed in the manner provided for in 9.18: Post Decision Proceedings.

D. Merger and resubdivision of land without reversion to acreage.

1. An owner or governing body that owns two or more contiguous parcels may merge and resubdivide the land into new parcels or lots without reverting the preexisting parcels to acreage pursuant to NRS 278.490.

2. Streets and easements will remain in effect after the merger and resubdivison of land, unless abandoned in accordance with the provision of this code and NRS.

3. All applications for a merger and resubdivision of land must be filed with the community development department on the appropriate forms meeting all applicable submittal requirements.

4. The applicant shall pay a fee as set by the board.

5. All applications for merger and resubdivision of land must comply with NRS 278.4925, 278.4955, 278.496 and 278.4965.

6. All applications for merger and resubdivision of land must follow the same county approval process as the initial tentative map.

E. Vacation or abandonment of street or easement.

1. Any abutting property owner desiring the vacation or abandonment of any street or easement or portion thereof shall file a petition in writing with the department. The petition for vacation or abandonment of the street or easement shall be processed in accordance with the procedures set forth in NRS 278.480. A vacation or abandonment of a street or easement may be approved in conjunction with the approval of a tentative map pursuant to NRS 278.349. The board may initiate the vacation or abandonment of a street or easement by resolution.

F. Administrative vacation or abandonment of public utility easements owned or controlled by Douglas County.

1. Purpose. For the purposes of this section, a public utility easement is an easement owned or controlled by Douglas County and which runs in favor of the County. Pursuant to NRS 278.480(11)

and through the use of the procedure contained in this section, the director of the community development department, or his designee, is authorized to take final action on the vacation or abandonment of a public utility easement owned or controlled by Douglas County.

2. General procedure. The owner of property who seeks abandonment of a public utility easement involving his property shall file an application with the community development department on the forms provided by the department. The applicant shall pay a fee as set by the board. The applicant shall provide written verification that all public utility or video service providers have approved the application. The application shall also include a legal description and exhibit prepared and signed by a surveyor licensed in the State of Nevada, unless the county engineer waives the requirements of retaining a state licensed surveyor for the preparation of the documents. The director shall provide all conditions of approval to the applicant in writing within 45 days of receiving an application.

3. Decision. The director of the community development department, or his designee, may issue a written order abandoning a public utility easement after:

a. Receiving a complete application;

b. Providing notice to each owner of the property abutting the easement to be abandoned. Such notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient. Property owners shall be given 10 days to respond;

c. Obtaining written approval from all public utility or video service providers indicating that they no longer request the reservation of the easement(s);

d. Verification that the applicant has fulfilled all prescribed conditions; and

e. A determination that the subject public utility easement is no longer necessary or useful to Douglas County and that the public will not be materially injured by the proposed vacation.

4. Other easements. The abandonment of a public utility easement pursuant to this section does not affect an easement held by a private utility company even if such private utility easement was created by the same instrument or it has the same legal description, and also does not affect an easement held by the public as distinguished from an easement held by Douglas County or a public utility owned or controlled by Douglas County.

5. Appeal. A decision of the director made under this section may be appealed in the manner provide for in 9.18: Post Decision Proceedings.

6.

9.35 Boundary Line Adjustment

A. Applicability.

This chapter applies to an adjustment of the boundary line between two abutting parcels or the transfer of land between two owners of abutting parcels.

B. Exclusions.

1. An adjustment of the boundary line between abutting parcels or the transfer of land between two owners of abutting parcels may not be approved if it reduces the size of a non-conforming parcel or results in the creation of a non-conforming parcel.

2. An adjustment of the boundary line between abutting parcels or the transfer of land between two owners of abutting parcels may be disapproved if it does not contain adequate access, utility,

water conveyance and drainage easements to serve the resulting parcels.

C. Standards for approval.

1. The adjustment of the boundary line between abutting parcels or the transfer of land between two owners of abutting parcels shall be approved without conditions or further administrative proceedings when:

a. It does not result in the creation or reduction in size of non-conforming lots;

b. The map meets the formal requirements of NRS 278.5693;

c. The map is not in conflict with the provisions of this development code and NRS 278.010 to 278.630, inclusive.

2. If the proposed configuration results in the creation of parcels subject to new residential, commercial or industrial development, the director or his designee may require, prior to approval and recordation of the map, that public facilities and improvements be constructed, in the manner and at the same level as if parcel map approval had been sought.

9.36 Special Use Permits

A. Purpose and intent.

1. Specially permitted uses are those uses which are generally compatible with the land uses permitted by right in a given zoning district, but which require individual review of their location, design and configuration and the imposition of conditions to ensure the appropriateness of the use at a particular location within a given zoning district.

2. Only those uses that are enumerated as special permitted uses in a particular zoning district or those nonconforming uses which are permitted to be reestablished or expanded pursuant to 1.06: Non-Conforming Uses and Structures shall be authorized. A special use permit must not be required for a use allowed as a permitted use in a given zoning district. No specially permitted use shall be established until a special use permit is issued in accordance with the provisions of this chapter.

B. Limits on authority.

1. The planning commission, and the board when a special use permit is associated with an application that requires a hearing by the board or on appeal, shall have no authority to vary, modify or waive any of the regulations or standards prescribed for any use for which a special use permit is required and any purported such modification, variance or waiver shall be void.

2. This provision must not prevent the property owner from concurrently applying for a variance pursuant to 9.38: Variances.

C. Status of specially permitted uses.

1. The designation of a use in a land use district as a specially permitted use does not constitute an authorization or assurance that such use will be approved.

2. Approval of a special use permit must authorize only the particular use for which the permit is issued.

3. No use authorized by a special use permit shall be enlarged, extended, increased in intensity or relocated unless an application is made to modify the special use permit in accordance with the procedures set forth in this code.

4. Development of the use must not be carried out until the applicant has secured all the permits and approvals required by this title, the Douglas County code, or regional, state and federal agencies.

D. Application for special use permit

1. An application for a special use permit may be submitted by the property owner or by an agent on the owner's behalf.

2. The application must be processed as provided in 9.05, 9.06, 9.07, 9.08, and 9.09.

3. If the proposed use requires a division of land as provided in this title, an application for a land division permit shall be submitted in conjunction with the application for a special use permit. Approval of the special use permit shall not become effective until final approval of the land division permit; provided, that if the land division is proposed in phases, the approval of the special use permit shall take effect upon final approval of the phase of the land division containing the property on which the specially permitted use is to be located.

E. Procedures for special use permits.

1. The director must submit his report to the planning commission containing the required findings and recommendations on each application for a special use permit.

2. The planning commission must hold a public hearing not later than 65 days after the application has been deemed complete. Published and personal notice of the public hearing must be given in the manner provided in 9.16: Notice Provisions. The public hearing must be conducted in accordance with 9.17: Public Hearing Procedures.

3. When a special use permit is associated with an application that requires a hearing by the board or on appeal, the application shall be processed in accordance with 9.14: Review and Decision by Board of County Commissioners.

F. Findings. When considering applications for a special use permit, the commission or board, where applicable, must evaluate the impact of the special use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location and make the following findings:

1. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both, to mitigate such impacts;

3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

4. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties;

6. The project is not located within an identified archeological or cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;

7. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and

8. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.

G. Decision on special use permit and appeal. The planning commission must render its decision on the special use permit application in accordance with 9.13: Review and Decision by Planning Commission, and may impose conditions in accordance with 9.15: Conditional Approval. If the appropriateness of the use cannot be assured at the location, the application for special use permit shall be denied as being incompatible with existing uses or uses permitted by right in the district. Appeal must be to the board of adjustment in accordance with 9.14: Review and Decision by Board of County Commissioners. The planning commission is the final decision maker, unless an application for a special use permit is associated with an application that requires a hearing by the board, or the final decision of the planning commission is appealed, then the planning commission must forward a recommendation to the board.

H. Amendments and revisions to a special use permit. Applications for amendments and revisions to a special use permit must be processed in conformance with the provisions of 9.18 (D).

9.37 Design Review

A. Applicability.

1. Development subject to design review shall include all new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involves structures used for multi-family residential, commercial, industrial or public purpose and are identified as permitted subject to design review in the specific zoning districts. No building permit shall be issued for a development subject to design review until a design review has been approved in accordance with this chapter and conditions of approval have been met.

2. The following uses are exempt from the design review requirements:

a. Interior remodels which do not result in substantial changes in the character of the occupancy or use, or cause greater impact on traffic, water or sewer usage, as determined by the director;

b. Repair and maintenance of structures or parking areas constrained by the existing structure and not altering existing drainage patterns or easements;

c. Replacement or repair of a structure partially destroyed by fire, flood or other natural occurrence, when the repair of such structure is determined by the director to be consistent with the design, use and intensity of the original structure and consistent with the zoning and master plan designations;

d. Reductions of floor area or building area within a previously approved design review where it is determined that the modification would not result in a significant change in site design, building design, or functionality of the site;

e. Single-family residential development.

3. The following projects are subject to minor design review:

a. Accessory dwelling units;

b. Expansions of multi-family residential, institutional, commercial or industrial buildings of less than 25% in total floor area, where the proposed expansion will not cause increased impacts on existing infrastructure and public services, as determined by the director;

c. Changes in use requiring additional parking, where the proposed use will not cause increased impacts on existing infrastructure and public services, as determined by the director, and the use is proposed in existing structures;

d. Exterior remodeling;

e. Residential multi-family projects consisting of two dwelling units.

f. Telecommunications sites as defined in 7.05 (O).

g. Non-commercial telecommunications site, multiple structures, or those not meeting setback or height requirements, including station antenna structures, as defined in 1.12: Land Use Definitions, with notice to adjoining landowners, pursuant to 9.16 (D).

h. Metal Storage containers, sea cargo, cargo, or similar containers.

i. All wind energy conversion systems located in residential zoning districts with a total system height greater than 35 feet. Noticing of abutting parcels is required.

j. All wind energy conversion systems located in non-residential zoning districts.

B. Application for design review.

1. An application for design review may be submitted by the property owner or by an agent on the owner's behalf.

2. The application shall be submitted in accordance with 9.05: Standardized Forms through 9.09: Processing of Application and Report to the community development department. The application shall be processed as provided in 9.05: Standardized Forms through 9.09: Processing of Application and Report.

3. If the design review is submitted concurrent with a request for a division of land, an application for a land division permit shall be submitted in conjunction with the application for design review. Approval of the design review shall not become effective until final approval of the land division permit; provided that if the land division is proposed in phases, the approval of the design review shall take effect upon final approval of the phase of the land division containing the property on which the design review is to be located.

C. Procedures for design review. The director shall be the final decision-maker for design review applications. Design review applications are subject to administrative review and do not require a public hearing. Notice of the filing of the project shall be in accordance with 9.16 (D).

D. Findings. When considering applications for design review, the director shall evaluate the impact of the design review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the following findings:

1. The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

2. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but shall not be limited to

the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;

3. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

4. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

5. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;

6. The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;

7. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of 8.03: Public Facilities and Improvements Standards; and

8. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.

E. Decision on design review and appeal.

1. The director shall approve, deny or conditionally approve the design review within 30 working days of the project being deemed complete in accordance with 9.05: Standardized Forms through 9.09: Processing of Application and Report. Appeal of the director's decision shall be to the planning commission.

2. The director in his sole discretion may refer the design review for review and decision by the planning commission in lieu of rendering a decision on the application. In such event, the planning commission shall consider the design review at a public hearing and render its decision in accordance with 9.18 (B). Appeal shall be to the board in accordance with 9.18 (B). The planning commission and the board shall apply the standards set forth in this chapter in acting on the design review.

3. The director shall approve, deny or conditionally approve a minor design review within fifteen working days of the project being submitted to the community development department.

9.38 Variances

A. Major and minor variances.

1. Applications for variances which request reductions to the requirements of the base zoning district of 35% or less for off-street loading, 20% or less for building setback or fence height, or 10% or less for off-street parking or open space area, are minor variances and may be approved administratively by the director. An increase in accessory dwelling floor area of 10% or less in cases where there is an existing accessory building proposed to be converted to an accessory dwelling is also considered to be a minor variance.

2. All other applications for variances, including those related to sign permits, are major variances and must be approved by the planning commission, the final decision-maker. The director must be

responsible for processing such applications for major variances.

B. Application for variance. An application for a variance may be submitted by the property owner or an agent authorized in writing to act on the owner's behalf to the community development department in accordance with 9.05: Standardized Forms through 9.09: Processing of Application and Report.

C. Procedures for minor variance. The director must render a decision on each minor variance application in accordance with 9.11: Decision by the Director and may impose conditions pursuant to 9.15: Conditional Approval. Appeal of the decision must be to the planning commission in accordance with the procedures set forth in 9.18 (B). Notice of the filing of the application must be made in accordance with 9.16 (D).

D. Procedures for major variance.

1. The director must submit his report to the planning commission containing the county staff's findings and recommendations on each application for a major variance in the manner provided in 9.13: Review and Decision by Planning Commission.

2. The planning commission must hold a public hearing not later than 65 days after the application has been deemed complete. Published and personal notice of the public hearing must be given in the manner provided in 9.16: Notice Provisions. The public hearing must be conducted in accordance with 9.17: Public Hearing Procedures.

3. When a variance is associated with an application that requires a hearing by the board or on appeal, the application shall be processed in accordance with 9.14: Review and Decision by Board of County Commissioners.

E. Findings for variances.

1. The director must not approve a minor variance unless undue hardship is self-evident and the following findings are met:

a. The granting of the variance will not substantially impair the intent and purpose of this title or the goals, policies and objectives embodied in the master plan;

b. The variance is not requested exclusively on the basis of economic hardship to the applicant; and

c. The variance does not result in the establishment of a use (including lot size) which is not permitted within the specific zoning district.

2. The planning commission must not approve a major variance unless it finds that:

a. By reason of exceptional narrowness, shallowness, or shape of the property in question, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the property in question, the strict application of the provisions of that title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the applicant;

b. The circumstances or conditions do not apply generally to other properties in the same land use district; and

c. The granting of the variance will not result in material damage or prejudice to other properties in the vicinity, substantial impairment of natural resources or be detrimental to the public health, safety and general welfare.

F. Decision on variance. The planning commission must approve, conditionally approve or deny the application for major variance. The commission may impose conditions in accordance with 9.15: Conditional Approval and 9.38 (G). Appeal of the decision must be to the board of adjustment in accordance with 9.14: Review and Decision by Board of County Commissioners. The planning

commission is the final decision maker, unless an application for a variance is associated with an application that requires a hearing by the board, or the final decision of the planning commission is appealed, then the planning commission must forward a recommendation to the board.

G. Limitations on variance.

1. No minor or major variance shall be granted that allows a land use prohibited in the zoning district in which it is located or that changes any boundary of the district, nor shall any variance be granted that changes the density of residential use or that changes the intensity of non-residential use. Any variance so granted is null and void, and any activities undertaken pursuant to such variance must be deemed in violation of this title.

2. The planning commission, in approving a major variance, and the director, in approving a minor variance, must impose the following conditions:

a. Where no other discretionary permit is required, the variance will expire and become null or void if the project does not comply with the provisions of 9.19: Expiration of Approval of Development Permit;

b. Where approved concurrent with another discretionary permit, the variance must run with the time established for the other permit; and

c. Conformance to plans approved as a part of the variance.

3. No variance shall be granted which alters or modifies the procedures under Part I or Part II of this title.

9.39 Modifications to Approved Permits

9.40 Sign Permit

A. Purpose. The board finds and declares that the establishment of regulations and minimum standards for the erection and maintenance of outdoor signs and billboards within the county are necessary for the purpose of promoting the public health, safety, and general welfare, and the establishment of such regulations and minimum standards are in accordance with the provisions of and purposes of the NRS. The board further finds that the sign provisions provide minimum standards to safeguard life, health, property and public welfare in keeping with the unique character of the county by regulating and controlling the size, height, design, quality of materials, construction, location, electrification, and maintenance of all signs and signs structures not located within a building, and including temporary signs attached to or affixed upon windows, and to accomplish the following results:

1. To protect and enhance the character of residential neighborhoods, open views and vistas, and property values by prohibiting obtrusive and incompatible signs;

2. To promote and maintain healthy commercial centers and property values for effective communication of the nature of goods and services and avoidance of wasteful, ugly and unsightly competition in signs;

3. To provide a reasonable and comprehensive system of control of signs, integrated within a part of the general planning program and zoning ordinance, and not as a distinct police power that is exercised separate and apart from the zoning power;

4. To encourage signs which are well-designed and pleasing in appearance and to provide incentive and latitude for variety, good design relationship and spacing and location;

5. To encourage a desirable area character with a minimum of overhead clutter;

6. To attract and direct persons to various activities and enterprises in order to provide for the maximum public convenience; and

7. To enhance the economic value of the community and each area in it through the regulation of size, location, design and illumination of signs.

B. Permit required. It is unlawful for any person to erect, enlarge, alter, or relocate, within Douglas County, any sign or other advertising structure as defined in appendix A of this title without first obtaining a sign permit and building permit except as otherwise provided in 8.15: Sign and Advertising Control. Sign permits are valid for 180 days after issuance.

C. Application for sign permit. An application must be submitted by the property owner or by an agent on the owner's behalf on the form provided by the county with the fee established by resolution.

D. Procedures for sign permit.

1. The director shall check the application, plans and specifications for sign permits. No permit shall be issued unless the plans and specifications have been reviewed and approved by all applicable departments and divisions. If the department is satisfied that the work described in an application for permit and the plans and specifications filed therewith conform to the requirements of 8.15: Sign and Advertising Control and all other laws and ordinances, and that the appropriate fees have been paid, a sign permit shall issued and forwarded to the building division for building permit issuance.

2. If the community development department determines from the application or from the inspection of the premises that signs or other advertising structures exist on the premises, no permit shall be issued for any new sign or advertising structure which would increase the gross size or dimensional area of all signs or advertising structures beyond the allowable limits.

3. If the community development department determines from the application and accompanying plans or drawings that a proposed sign or advertising structure is, by reason of unusual or unique shape, color combination or context, likely to be out of harmony with the prevailing style or pattern of signs or advertising structures in the area of the county in which it is proposed to be located, the director shall forthwith submit the application and accompanying data as herein required to the planning commission, and the commission shall consider and review the same within 30 working days from the date of filing. If the commission finds and determines that the proposed sign or advertising structure is offensive or undesirable from the standpoint of color harmonics, size or if by reason of its shape, context or unique graphic portrayal of an object or objects it will create disharmony, it may reject or disapprove the application. In the alternative, it may recommend any changes, alterations or modifications of the proposed sign or advertising structures as will cause it to harmonize with the prevailing architectural or existing sign or sign pattern or patterns. In the event the application is rejected or disapproved, or in the event the applicant refuses or declines to comply with any recommendations of the planning commission for change, alteration or modification, the applicant may appeal as provided in this title.

E. Inspection. Every sign erected in the county shall be subject to inspection by the community development department to ensure compliance with all provisions of this section and title, as amended.

9.41 Temporary Use Permits

A. Purpose. The purpose of this chapter is to regulate land use activities of a temporary nature so as to protect the public health, safety, and welfare. The intent of these regulations is to ensure that temporary uses will be compatible with surrounding land uses, to protect the rights of adjacent residents and landowners, and to minimize any adverse effects on surrounding properties and the

environment.

B. General provisions.

1. Temporary uses shall be permitted only as specified in those zone districts where temporary uses are specifically permitted.

2. A temporary use or structure which does not have a valid temporary use permit is declared to be a public nuisance, subject to the enforcement provisions of this code and other applicable laws.

3. A change in ownership or operator of a use or structure subject to a temporary use permit, as specified in this chapter, or an approved change or modification to the structure or use allowed on a parcel subject to a permit, shall not affect the time periods established by this chapter to allow the temporary uses or structures.

4. When the last period of time allowed by this chapter has lapsed, the temporary use permit and any extension is void.

5. Noncompliance with the conditions of approval for the use permit shall be grounds for the reviewing authority to cancel and void any permit for a temporary use. The reviewing authority shall give notice of the action, along with the reasons for the action, to the permittee. The permittee may appeal the decision by filing an appeal as allowed and specified in 9.18: Post Decision Proceedings.

6. Except as otherwise provided in this chapter, the director is authorized to approve, conditionally approve or deny a permit for a temporary use. The director may establish conditions and limitations, including but not limited to hours of operation, provision of parking areas, signing and lighting, traffic circulation and access, temporary or permanent site improvements, and other measures necessary to minimize potential effects on properties adjacent to and in the vicinity of the proposed temporary use.

7. Except for temporary signage permits, the community development department may require a cash deposit or other security to defray the costs of cleanup of a site in the event the applicant fails to leave the property in a presentable and satisfactory condition, or to guarantee removal or re-conversion of any temporary use to a permanent use allowed in the subject zone district.

C. Permits required. Applications for temporary uses and temporary sign permits must be filed with the community development department, planning division, along with the required fee, and shall be subject to the specified requirements and criteria and to any other additional conditions reasonably required by the county.

D. Temporary banner permits.

1. A temporary banner permit is required for any business or civic organization which proposes to use a temporary banner for advertising purposes, except as provided in an approved outdoor festival and entertainment permit. A temporary banner permit may be obtained and used with a temporary inflatable device permit. Prior to the issuance of a permit, an applicant must provide evidence and certify that they will comply with the following:

a. Prior to installation of a temporary banner, a temporary banner permit must be obtained by the business, unit of operation or civic organization. The permit may be issued for a single event or for an entire calendar year or portion thereof;

b. A temporary banner may be maintained for a period not to exceed ten consecutive days within any calendar month (maximum 120 days per calendar year);

c. No more than one banner may be used per unit of operation, except when the unit of operation occupies more than one story, a second banner may be allowed.

d. A banner must be securely affixed to a permanent structure or an alternative means as

approved by the director;

e. Maximum size of a banner is 32 square feet, except for signs permitted to span U.S. Highway 395 or U.S. Highway 50.

E. Temporary A-frame sign permits.

1. A temporary sign permit is required for any business or civic organization which proposes to use a temporary A-frame sign for advertising purposes, except as provided in an approved outdoor festival and entertainment permit. Prior to the issuance of a permit, an applicant must provide evidence and certify that they will comply with the following:

a. Prior to installation of a temporary A-frame sign, a temporary sign permit must be obtained by the business, unit of operation or civic organization. The permit may be issued for the business, tenant, or civic organization and is nontransferable to any new tenant, business, or civic organization.

b. No more than one A-frame sign may be used per unit of operation.

c. A temporary A-frame sign may only be displayed during business hours or during the civic event.

d. The A-frame sign may be placed in the following locations: (a) in front of the unit of operation, adjacent to the storefront entrance door, (b) on the parcel where the business or civic event is located and placed along the street frontage, or (c) if the business is located within a commercial or industrial complex, the sign may be placed on any parcel within the complex fronting a public street with written permission from the property owner. The sign must be securely affixed to the ground (bolted or weighted), and must not block a public sidewalk or be placed in the public right-of-way, and must not block site visibility along the street or pose a traffic hazard.

e. The maximum size of an A-frame sign structure is limited to 7.85 square feet in area, including sign support, with a maximum height of 3.75 feet or 45 inches, and a maximum width of 2.08 feet or 25 inches.

f. The sign area must be designed as follows:

1. A maximum of six square feet of sign area, which may include a logo.
2. Sign area must be of uniform type and color.
3. Sign display must be permanently affixed to the sign. Magnetic or decal lettering is acceptable.
4. Erasable sign display is allowed.

g. The sign structure must be square or rectangle in shape with an overall design that is compatible with the business it serves, or compliments the streetscape.

h. The A-frame sign must be made of durable, low-maintenance material, which will withstand extreme weather conditions.

F. Temporary balloon and inflatable device permits.

1. A temporary inflatable device permit is required for any business or civic organization which proposes to utilize balloons or inflatable devices for advertising purposes, except as provided in an approved outdoor festival and entertainment permit. A temporary inflatable device permit may be obtained and used with a temporary banner permit. Before the issuance of a permit, an applicant must provide evidence and certify that they will comply with the following:

a. Before installation of balloons or an inflatable device, a temporary inflatable device permit

must be obtained by the business, unit of operation or civic organization. The permit may be issued for a single event or for an entire calendar year or portion thereof;

b. Temporary balloons or an inflatable device may be maintained for a period not to exceed five consecutive days within any calendar month (maximum 60 days per calendar year); and

c. Balloons or inflatable devices must be securely affixed to the ground and may not exceed the height of the main on-site structure or 20 feet, whichever is greater.

G. Temporary use permit. A temporary use permit shall be required for the following temporary uses:

1. "Parking lot and sidewalk sales" located within a commercially designated property, subject to the development standards and sign standards contained within this development code and including the following requirements:

a. The sales shall be limited to not more than 12 days, including setup and tear-down, of operation in any 60 day period;

b. One banner per street frontage may be utilized, provided the size of each banner does not exceed 32 square feet, except for signs permitted to span U.S. Highway 395 or U.S. Highway 50, and provided that the banner is securely affixed to a permanent structure or an alternative means as approved by the director and is displayed for no more than 10 days;

c. One inflatable device, in addition to balloons, is permitted per event provided that the inflatable device and balloons are securely affixed to the ground and may not exceed the height of the main on-site structure or 20 feet, whichever is greater, and limited to a period of five consecutive days; and

d. Pennants and pinwheels may be utilized provided that their height does not exceed the height of the main on-site structure or 20 feet, whichever is greater.

2. "Grand openings and anniversary events" for businesses located within a non-residentially zoned property, subject to the development standards and sign standards contained within this development code and including the following requirements:

a. The events shall be limited to a maximum of seven days, including setup and tear-down, and be held no more than once annually.

b. One banner per business that is included in the grand opening or anniversary event may be utilized, provided the size of each banner does not exceed 32 square feet, except for signs permitted to span U.S. Highway 395 or U.S. Highway 50, and provided that each banner is securely affixed to a permanent structure or an alternative means as approved by the director;

c. One inflatable device, in addition to balloons, is permitted per event provided that the inflatable device and balloons are securely affixed to the ground and may not exceed the height of the main on-site structure or 20 feet, whichever is greater, and limited to a period of five consecutive days;

d. Pennants and pinwheels may be utilized provided that their height does not exceed the height of the main on-site structure or 20 feet, whichever is greater.

3. "Outdoor art and craft shows and exhibits", within an existing commercial center, subject to the following requirements:

a. The event shall be limited to a maximum of 12 days, including setup and tear-down, of operation or exhibition in any 60 day period.

b. One banner per street frontage may be utilized, provided the size of each banner does not exceed 32 square feet, except for signs permitted to span U.S. Highway 395 or U.S. Highway 50, and provided that each banner is securely affixed to a permanent structure or an alternative means as approved by the director;

c. One inflatable device, in addition to balloons, is permitted per event provided that the inflatable device and balloons are securely affixed to the ground and may not exceed the height of the main on-site structure or 20 feet, whichever is greater, and limited to a period of five consecutive days;

d. Pennants and pinwheels may be utilized provided that their height does not exceed the height of the main on-site structure or 20 feet, whichever is greater.

4. "Temporary office modules for construction sites". The use of temporary structures, such as trailers or pre-fabricated structures for use as interim construction and businesses offices on active construction and lumbering sites may be permitted in any zone which allows the permanent use, subject to the following requirements:

a. The director may approve a temporary office module for the duration of the construction project, or for a specified period of time;

b. Installation of structures may occur only after a valid building permit (where required) has been issued by the county;

c. The temporary office module installation must meet all applicable requirements of the county;

d. Any permit issued pursuant to this chapter in conjunction with a construction project shall become invalid upon cancellation, expiration or issuance of the final certificate of occupancy use has been approved;

e. The permitted office module shall be removed from the site within 30 days following the issuance of the final certificate of occupancy, completion of project or upon occupancy of the permanent sales office where the structure is used as a temporary sales office;

f. No recreational vehicles shall be used for this purpose.

5. "Temporary office modules, other than construction sites". The use of temporary structures, such as trailers or pre-fabricated structures for use as temporary headquarters for political parties or other similar uses may be permitted in any non-residential zone, subject to the following requirements:

a. The director may approve a temporary office module for a period not to exceed 65 days. A temporary office module may be located on the site no more than 60 days prior to any countywide election, special event or holiday and is to be removed within five days of the election day, special event or holiday;

b. Installation of a structure may occur only after a valid building permit (where required) has been issued by the county;

c. Vehicles or modular structures permitted pursuant to this chapter shall not exceed a maximum gross square footage of six hundred fifty square feet in size (tongue not included). Where applicable, a valid Nevada vehicle license must be affixed to the vehicle;

d. The temporary office module installation must meet all applicable requirements of this code;

e. No recreational vehicles shall be used for this purpose.

6. "In-tract model home sales complexes". A model home sales complex may be constructed within a recorded subdivision pursuant to the approval of a temporary use permit. One model within the tract may be used as an office solely for the sale of homes within the tract or complex. All complexes are subject to the following conditions:

a. The sales office shall be located within a garage or the main structure of one of the dwelling units within the complex. A modular office may be utilized on the site for up to 180 days;

b. Model home sales complex approvals shall be valid for an initial period of three years, or as otherwise approved in the temporary use permit. Upon expiration of the temporary use permit, the sales office shall be terminated, the structure restored to a residential use and all appurtenant structures related to the model home complex removed. Extensions may be granted by the director in one year increments until all units are sold;

c. A cash deposit, letter of credit, or other security approved by the county, if applicable, shall be submitted to the community development department, in an amount to be established by the building official, to ensure the restoration of the sales office and the removal of parking facilities and other structures associated with the complex;

d. The sales office is to be used only for transactions involving the sale, rent, or lease of lots or structures within the subdivision in which the sales office is located, contiguous subdivisions, phases or a planned community;

e. Street improvements and temporary parking at a rate of two spaces per model, or a minimum of four spaces, whichever is greater, shall be completed as approved by the director, prior to commencement of sales activities or the display of model homes;

f. All fences proposed in conjunction with the model homes and sales office are to be located outside the public right-of-way, except as approved by the county engineer. An encroachment permit will be required for any fence or structure proposed to be located within a public right-of-way;

g. Signs are permitted and regulated pursuant to the applicable chapters of this title;

h. Adequate on-site lighting may be required to ensure a safe and secure environment, while at the same time being designed and placed to prevent stray light or glare from becoming a nuisance factor for adjacent properties. The lighting design shall be submitted for review and approval of the director prior to the issuance of building permits on the subject site;

i. Adequate paved access from a public right-of-way shall be provided to the model home complex and sales office per Part I, Division D of this title.

7. "Other". For those other uses identified as temporary uses, the director may approve a temporary use permit subject to the following:

a. Installation of a structure may occur only after a valid building permit, where required, has been issued.

H. Application procedure. Applications for any permits to establish temporary signage or uses, as described in this chapter, must be filed with the community development department in a manner prescribed by the director, along with the required fee as established by resolution of the board.

I. Review criteria. No temporary use shall be approved unless it can be determined that:

1. The use will be compatible with adjacent uses and will not adversely affect the surrounding area by means of noise, odor, dust or other nuisances;

2. Any increase in traffic resulting from the use will not adversely affect the surrounding area or county at large;

3. The proposed use conforms with all applicable policies and ordinances of the county.

9.42 Capital Improvements Plan

A. Planning and Preparation: With the planning commission's advice, comment and recommendation, acting as the capital improvements plan committee, the board shall annually adopt a short term capital improvements plan. This plan shall identify and schedule the construction and funding of capital improvements for the ensuing five-year period.

B. Budget Procedure: The county manager shall cause to be prepared and presented a capital improvements plan and budget, which shall include, but not be limited to the following:

1. For any project involving the acquisition, development, or improvement of specific real property, a legal description of the parcel(s) and a current title report;

2. A current inventory of capital improvement projects proposed by all county departments, including an estimated cost for each such project in current dollars and an estimate of ongoing costs for operation and maintenance of the same;

3. A list of ongoing projects, commenced in previous years, but not complete, with a summary of the progress, the funds committed, the funds spent, and the schedule for completion of each such project;

4. A summary of the funds and revenue sources available for capital improvements for the ensuing fiscal year and in the coming five years;

5. An analysis of the relative importance of the proposed improvements, which may include analyses of the levels of service provided by the various agencies and departments and the relationship between the capital improvements projects and the levels of service;

6. An analysis of the proposals in comparison with the adopted master plan and approved capital improvements program;

7. An analysis of the feasibility of using impact fees to fund improvements, to the extent that such imposition of such fees is permitted by law.

C. Planning Commission Review: The capital improvements plan will be presented for review to the planning commission in the fall of each year, and no later than its regular meeting in January, for its advice, comment and recommendations for the formation of the plan for the following five years. The planning commission shall consider and act upon the same on or before its regular meeting in February of each year, and forward its report to the board.

D. Board Adoption: The tentative capital improvements budget and plan shall be considered by the board as part of the annual budget process, and the plan for the coming fiscal year and the four years thereafter shall be adopted no later than the adoption of the final budget in each fiscal year.

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Article 10 Building and Construction Permits

10.01 Numbering of Street and Structures

A. Purpose. The purpose of this chapter is to establish a uniform county-wide system of assigning addresses and street names to facilitate locating buildings in order to protect the public health and safety by enabling a quicker response time by police, fire, ambulance, and other emergency services, and to provide for more efficient delivery of county services, such as building inspections, property tax administration, data collection, property mapping and other county affairs, and to provide for efficient parcel delivery, common carriers, and mail delivery systems in Douglas County by:

1. Creating a coordinated system with standards and regulations, as written in the Address Numbering and Road Naming Guide, for the naming of public and private roads.

2. Creating a formal numbering system with standards and regulations, as written in the Guide for assigning addresses.

3. Providing for notification of interested parties of assigned new road names and address numbers, and address changes.

4. Providing minimum standards and regulations for display of addresses and road signs.

5. Providing for the enforcement of this ordinance.

6. Provide for an appeal process.

B. Duplication or similar road names. A road may not be given a road name which duplicates the road name of any other road in the county or which is the same or similar in spelling or pronunciation to an existing road within the Douglas County emergency services dispatch area. See the Guide for details and guidelines.

C. Naming new roads. A property owner or developer must submit an application for approval of proposed road names on an application form provided by the planning division, along with a map showing the layout and extent of the proposed roads. Upon receipt of a road name application and map, the planning division will forward the application to the emergency services and GIS departments for review and approval. The planning division must notify the applicant of acceptance or rejection of the proposed names along with the rationale for the decision to reject a name. All road names being created through the land division process must be approved before the submittal of a final land division map. Redesign of the project's circulation pattern will require a resubmittal of the application to assure conformance to the street naming standards and regulations. The planning division may provide the applicant a list of existing road names for the convenience of the applicant.

An official name must be given to a private road and approved by the emergency services and GIS departments when:

1. The private road services two or more residences, or

2. The location or length of the private road is such that for safety and emergency purposes, it is more appropriate to name the private road than to assign addresses from the main road.

D. Changing existing road names.

It is the intent of this chapter to discourage the practice of changing existing road names, except in situations where:

1. Two identical or similar road names exist.

2. In other circumstances that clearly make the accurate dispatching of emergency vehicles impractical.

3. When one road has two commonly used names.

4. Where portions of what appears to be the same road has two or more names

5. Where road construction has resulted in the extension of a road to another road so that both roads are joined in a manner that both roads may be considered one road.

6. Individuals who desire a road name change may submit an application obtained from the planning division. A completed application and any applicable fees must be submitted to the planning division for approval. A road name change must be reviewed and may be recommended for approval by the emergency services and GIS departments. The planning division must notify the applicant of acceptance or rejection of the proposed name change with the rationale for the decision if the name change is rejected. Before recommending a change in a road name, the GIS department and emergency services must consider the official road name as recorded on plats and deeds of adjacent property as the most accurate historical name of the road in question. The primary consideration in determining the single road name when two or more names are commonly used is using the name causing the least disturbance to existing legal documents. The road name, which results in the fewest number of address changes, may also be considered.

E. Notification of road names.

The planning division must notify interested persons whenever a road is named for the first time, and whenever an existing road name is changed.

1. When roads or road right-of ways are named as part of the process of approving a tentative map or final map, the record in the recorder's office will be sufficient notice.

2. When roads, other than roads in section A, are named for the first time, or existing street names are changed, written notice must contain:

- **a.** The new road name.
- **b.** The former road name, if applicable.
- **c.** A structure's new address and description of the location of the structure.
- **d.** The extent of the road to which the road name is to be applied.
- **e.** A map when required the planning division.

3. Notices must be sent to the following entities or persons:

- **a.** The respective local government body.
- **b.** The planning division, community development department.
- **c.** Emergency services, 911 dispatch.
- **d.** U.S. Post Office.
- **e.** The assessor's office.
- **f.** All utilities providing service to the area.
- **g.** Residents, occupants, and owners who will have an address on the road being named. In

cases where an existing address is changed, the planning division must send an address correction notification to each resident, owner, or occupant with an affected address on the road, within ten business days by mail, or personal delivery. If rental property, the owner is responsible for notifying the tenant.

F. Address numbering-General provisions.

The number system consists of base lines from which all individual property numbers will be established. The numbers increase progressively from the base lines at a rate of approximately one number per 25 lineal feet of property street-frontage. Even numbers are (generally) assigned to all properties on the north and west tending sides of all streets and odd numbers are assigned to all properties along the south and east tending sides of streets. In order to determine the proper number for a particular location, a proportion of the distance between fixed adjacent numbers on either side or to the noted one hundred series divisions must be made, with a basic relation to the distance factor applied.

G. Address numbering system

The address numbering system is structured as follows:

1. There will be a baseline which is the south section line of Sections 1 through 6 of the respective Townships of Douglas County (T11 N, R20 E; through T11 N, R23 E). In both directions from this baseline, address numbers must be evenly spaced, 200 per mile, so that when following a northerly-southerly road one reaches address number 200 when arriving at the next section line north or south. The address numbers will continue in the same manner by 200 whole numbers for each section of each township.

a. There will be a meridian line which is the west section line of sections 4, 9, 16, 21, 28, and 33 of the respective Townships of Douglas County (T14 N, R19 E; through T12 N, R19 E). East from this meridian line, address numbers must be evenly spaced, 200 per mile, increasing as you move away from the meridian. The address numbers will continue in the same manner by 200 whole numbers for each section of each township.

b. West of the meridian line is the Lake Tahoe Basin area of Douglas County. Addresses in the Lake Tahoe Basin area do not follow the addressing grid. Addresses do need to follow the guidelines of sequential order, nonduplication, etc.

c. Even numbers must be on the westerly and northerly sides of roads, odd numbers must be on the easterly and southerly sides of roads.

d. Roads, which do not travel due north and south or meander, must be numbered as a north-south road if the major portion of the road when first recorded within Douglas County runs north-south. Once a north-south road has address numbers assigned to structures then that road will always be considered a north-south road.

e. Roads, which do not travel due east and west or meander, must be numbered as an east-west road if the major portion of the road when first recorded within Douglas County runs east-west. Once an east-west road has address numbers assigned to structures then that road will always be considered an east-west road.

f. Address numbers will be assigned so they run consecutively starting at the baseline or meridian line so that numbers are not out of sequence. Consideration will be given to addresses across the street to maintain sequence. See Guide for details and guidelines.

2. Upon determination of the planning division, address numbers in common use prior to the adoption of this ordinance may continue to be used if:

a. The existing address numbers run consecutively in the same direction as the county address system for that side of the base and meridian line where the two systems mesh.

b. The system is definable and can be administered and maintained for future construction of structures.

H. Changing address numbers.

It is the intent of this chapter to discourage the practice of changing existing addresses, or address numbers that are already in use, except:

1. If the existing address number is not in sequence or does not run consecutively in the same direction as the county address system.

2. If the existing number is such that the assignment of address numbers for new structures is not practical and in keeping with the requirements.

3. When a new road is constructed or recognized, which results in the most appropriate address for a structure to be on the new road rather than the original road, for example, where a structure is previously on land locked property, then a new road is built to service it.

4. If it is determined that an address needs to be changed for safety and emergency purposes.

I. Notification of address assignment or change. The applications for new addresses or change of address must be submitted to the planning division. The planning division may change addresses when an address is a duplication, is not in sequential order, or otherwise violates the house numbering system plan.

1. The planning division will assign new addresses.

2. Before a construction permit may be issued, the planning division must assign addresses using the change of address or new address request form. The applicant will be provided with a completed copy of the form containing the assigned address number and street name.

3. The building division may not issue a construction permit until after an address number has been issued for the proposed structure except when it is not possible for an address to be issued until after the location of the building is clearly marked.

4. When an existing address number is changed, the planning division must send an address correction notification form to each resident, owner, or occupant with an affected address, within ten business days by mail, or personal delivery. If the address of rental property is changed, the owner is responsible for notifying the tenant.

J. Administrative appeals of address designations or road names. Whenever any address, address number, or road name is changed pursuant to this chapter or the original address is issued pursuant to this chapter, any person who is affected by the action has the right to appeal the address designation.

1. Initial review.

a. All complaints or appeals of any address designation must be first submitted to the planning division on a form as prescribed by that division. The forms will be made available to the public at no cost and must contain, at a minimum, the following information:

1. The appellant's name and mailing address.
2. Relationship to the address in dispute.
3. The contested address.

4. Reason for the complaint or appeal.

2. The planning division must review the address in question to determine whether an error has occurred and whether the address designation is in compliance with this chapter. The planning division is authorized to administratively remedy any errors discovered and notify the affected property owners.

3. Within 10 working days of receipt, the planning division must review the address designation with the emergency services coordinator and any other agencies necessary to review the implications of the appeal on safety and emergency services and either grant or deny the appeal.

4. Written notification of their review and decision must be mailed to the appellant within five working days of the decision.

K. Appeal hearing.

1. The planning commission serves as the appellate body for address numbering and road naming appeals denied or not resolved by the planning division. The appeal must follow the procedure set out in 9.18 (B).

2. The planning commission must conduct all appeal hearings in conformity with 9.18 (B).

L. Regulation of display. The building official has exclusive overall administrative and coordination responsibility to administer the display of addresses and road signs. The building official has the authority to withhold or revoke any permits, including a certificate of occupancy permits, if any portion of this chapter is not complied with, or if an individual intentionally removes an address or road sign after a permit has been issued.

M. Display requirements.

1. Address numbers:

a. All structures must bear a distinctive address number assigned by the county and in accordance with this chapter. The address number must be in block or script, and of contrasting or reflected color to their background. Address numbers must be at least four inches in height for residential properties, and at least six inches in height for commercial properties.

b. The owner of any structure must place on the street front of the structure, the assigned address number. Numbers on structures must be displayed in a manner that is plainly visible and legible from a vehicle traveling on the roadway.

c. When a building is located or set back from the roadway, or the view of building is obstructed by trees, shrubs, or another building, the address number must be displayed in one of the following manners:

1. The owner of the premises may place or display the numbers on a post or supporting structure of suitable strength and construction adjacent to the driveway of the premises provided that it is not located within the right-of-way.
2. Mailboxes may be used provided that the view of both sides of the mailbox is not obstructed by other mailboxes or newspaper delivery boxes. The use of mailboxes is subject to the regulations of both the post office and the governmental organization which maintains the road.
3. Decorative displays will be allowed as long as all the visibility requirements are met.
4. Directional signs may be used for any structure located off the main road or

that requires specific knowledge to locate.

d. The manner of address display must not be in conflict with zoning regulations concerning the location and size of signs.

2. Road signs:

a. New roads must have permanent road signs posted within thirty days of the date of approval given by the planning division and before any permits are issued by the building official. Road signs for private roads are the responsibility of the owners residing on the private road and the road signs must match the signs used by on public roads for placement and height, and must display the road name on both sides.

b. The property owners are required to maintain private road signs and addresses, including replacement of damaged or missing letters or numbers, repainting, and installation of replacement signs for those that are damaged or destroyed.

c. The official colors for county road signs are green with white lettering. The official colors for private road signs are blue with white lettering. If the property owner has a mailbox at the road, the address can also be posted on the mailbox for delivery purposes. Posting of an address on a mailbox does not meet the requirements of this section.

N. Enforcement. It is a misdemeanor for any person to violate any provision of this chapter.

10.02 Site Improvement Permits

A. Site improvement permits defined. A site improvement permit authorizes construction of engineered site improvements. A site improvement permit may be issued for improvements within a public right-of-way such as site grading, installation of public utilities, drainage improvements, road improvements including curbs, gutters, sidewalks and related features, up to and including Building Pad Certification. A building permit may be issued instead of a site improvement permit which includes all on-site and off-site work including work within abutting rights-of-way.

B. Permits required. A site improvement permit is required for work, including grading, trenching, or construction of public or private utilities, drainage structures or roads unless the work is allowed under an existing building or encroachment permit, or is exempt from the requirements of this code.

C. Work exempt from permit.

1. A site improvement permit is not required for the following:

a. Work exempt from building permits pursuant to sections 105.2 and R105.2 of the IBC and IRC as amended by Appendix B;

b. Clearing and grubbing;

c. Other grading work exempted in Appendix J, Grading, in the IBC;

d. Stockpiling of up to 1,000 cubic feet of fill on private property outside the 100-year floodplain limits;

e. Work specifically approved under a building permit or encroachment permit issued under this part;

f. Routine maintenance as described in Section 12.04.015(A); and

g. Minor utility work as described in Section 12.04.015(B).

2. Exemption from the permit requirements of this code does not grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

D. Site improvement permit procedures.

1. The property owner or his authorized representative must tender a completed site improvement permit application to the Community Development Department on a form furnished by the department. The application must contain the following information:

a. A description of the work to be covered by the permit.

b. A legal description of the land on which the proposed work is to be done, street address or similar description that identifies and definitely locates the proposed work.

c. The application must be accompanied by grading plans, improvement plans, diagrams, studies, computations and specifications and other data drawn to scale and clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. For applications involving design reviews which are located within the towns of Genoa, Gardnerville or Minden, a 318 General Improvement District or TRPA, the applicant must provide a copy of any required permit or the plans shall be reviewed by the respective agency.

d. All applications must be accompanied by copies of all conditions of approval issued by the County and any local, regional, state, or federal agencies.

e. The application must be accompanied by either (1) an itemized Probable Opinion of Cost of Work ("Opinion of Cost") issued by a Nevada licensed professional engineer or (2) a licensed contractor's executed contract with an itemized contract amount ("Contractor Amount"), signed and dated with the contractor's license and bonding limit.

f. The signature of the property owner or the property owner's authorized representative. Work on multiple parcels requires the signatures of all property owners.

g. For permit applications which are located within a Town, General Improvement District, Private Utility Service Area, or the Tahoe Regional Planning Agency, the applicant must provide proof to the County that the agency has reviewed and approved the proposed development prior to the issuance of the permit.

2. A site improvement permit may include all site improvements or may be phased to allow for the separation of grading or site preparation and actual construction of on and off site utilities and improvements. Grading plans will only be considered after a complete submittal showing all proposed improvements has been submitted and reviewed by County staff. The application, plans, specifications, computations and other data filed by an applicant for a permit must be reviewed by the director or his designee. The plans may be reviewed by other departments of this jurisdiction and agencies to verify compliance with any applicable laws under their jurisdiction. If the director finds that the work described in an application for a permit and the plans, specifications and other data filed with the application conform to the requirements of this code, other pertinent laws and ordinances, that the plans have been signed by all responsible agencies where applicable, that security has been posted (see 9.33: Assurance for Completion and Maintenance of Improvements) and that all required fees have been paid, the director shall issue a site improvement permit.

E. Notice of Completion. A site improvement permit remains active and held securities may not be reduced below 10% of the original security amount until a "Notice of Completion" has been issued for the site improvement permit. Prior to receiving a Notice of Completion a contractor must schedule a final inspection with the Douglas County Construction Inspector. The constructed project will be

compared to the issued site improvement permit and approved plans and specifications. A deficiency list will be generated by the Douglas County Construction Inspector containing all items which are outstanding and must be completed prior to receiving a Notice of Completion. Once all punch list items are complete, the following documents must be submitted to the county engineer:

a. Complete "record drawings" as outlined in the Douglas County Design Criteria and Improvement Standards.

b. "Letters of acceptance" for the public improvements from any other agency, Town, General Improvement District, Fire District, or private utility company which will own or maintain the improvements after project completion.

c. All materials test results have been received and are in compliance with the Douglas County Design Criteria and Improvement Standards Manual and the Standard Specifications for Public Works Construction.

F. Retention of plans.

1. One set of approved stamped plans, specifications and computations must be retained by the department and one set of approved stamped plans and specifications must be kept on the site of the construction work at all times during which the work authorized is in progress.

2. The department must retain one permanent set of approved stamped improvement plans, specifications and computations, including all required "Record Drawings."

G. Expiration of permits.

1. Every site improvement permit approved by the department under the provisions of this code will expire and become void if the permit has not been issued to a properly licensed contractor within 180 days after notification of permit approval is provided. The applicant may request one additional 180-day extension to secure the permit which may be granted solely at the discretion of the county engineer. If the site improvement permit approval expires any requested documents submitted to the County as part of the permit submittal shall be returned to the applicant upon request.

2. Every site improvement permit issued by the department under the provisions of this code will expire and become void if the work authorized by the permit is not commenced within 180 days from the date of the permit issuance, or if the work authorized by the permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before any work can be recommenced, a new permit must be first obtained and a fee in the amount of one half that required for a new permit for the work, provided no changes have been made or will be made in the original plans and specifications for the work, the plans were approved under the prevailing development code provisions, and that any suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee must obtain a new permit for the work and pay a new full permit fee.

3. Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reason. The director may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit may be extended more than once.

4. Every site improvement permit issued by the department expires and becomes void after a period of two years from the date of issuance. When a 180-day extension has been granted for

commencement of work, it expires after a period of two years and six months from the date of issuance. Before work can be recommenced, a new permit must be obtained, and fee in the amount of one-half that required for a new permit for the work, provided no changes have been made or will be made in the original plans and specifications for the work, and provided that the plans were approved under the prevailing uniform codes.

H. Fees. Fees for site improvement permits and posting of security application are established by resolution of the board.

10.03 Encroachment Permits

A. Encroachment permit defined. An encroachment permit authorizes construction within a public easement or right-of-way.

B. Permits required. The county engineer or his designee has exclusive jurisdiction and authority to issue an encroachment permit within the county. Except as otherwise approved under a building permit or site improvement permit, no work of improvement, including grading, trenching or construction of public or private utilities and drainage structures is allowed within a public easement or right-of-way unless an encroachment permit has first been obtained from the county engineer.

C. Encroachment permit procedures.

1. The applicant must tender a completed encroachment permit application to the county engineer on a form furnished by the county engineer. The application must contain the following information:

a. A description of the work to be covered by the permit.

b. The street address or similar description of the land on which the proposed work is to be done that identifies and definitely locates the proposed work, and the parcel number assigned by the county assessor.

c. The application must be accompanied by improvement plans, diagrams, studies, computations and specifications and other data drawn to scale and clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations. Evidence is required that the applicant has identified the location of all underground utilities in the vicinity of the project. For applications which are located within the towns of Genoa, Gardnerville, or Minden, a 318 General Improvement District or TRPA, the applicant must provide a copy of any required permit or the plans must be reviewed by the respective agency.

d. The applicant must show all existing rights-of-way, edge of pavement, curb, gutter, sidewalks, and utilities on the plans.

e. The signature of the applicant or the applicant's authorized representative.

f. Any other data and information as may be required by the county engineer.

2. The county will submit all completed encroachment permits to the town, General Improvement District, or District formed pursuant to chapter 318 of the Nevada Revised Statutes within whose jurisdiction the work of improvement is planned to occur for its review and comment.

3. The application, plans, specifications, computations and other data filed by an applicant for a permit must be reviewed by the county engineer or his designee. The plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the county engineer or his designee finds that the work described in an application for a permit and the plans, specifications and other data filed with the application conform to the

requirements of this code, other pertinent laws and ordinances, that security has been posted, where required, and that all required fees have been paid, the county engineer or his designee must issue an encroachment permit. The county engineer or his designee must, at the time of permit issuance, provide the applicant with conditions, specifications and testing requirements for all work approved under the permit.

4. Any town, General Improvement District, or District formed pursuant to chapter 318 of the Nevada Revised Statutes may accept responsibility to supervise and oversee materials testing and inspection for work performed under an encroachment permit. By accepting responsibility for supervising testing and inspections related to an encroachment permit, a public entity agrees to hold the county harmless for any work performed under the encroachment permit.

D. Retention of plans.

1. One set of approved stamped plans, specifications and computations must be retained by the county engineer and one set of approved stamped plans and specifications must be kept on the site of the construction work at all times during which the work authorized is in progress.

2. The county engineer must retain one permanent set of approved stamped improvement plans, specifications and computations.

E. Expiration of permits.

1. Every encroachment permit issued by the county engineer or his designee under the provisions of this code will expire and become void if the work authorized by the permit is not commenced within 90 days from the date of the permit, or if the work authorized by the permit is suspended or abandoned at any time after the work is commenced for a period of 90 days. Before work can be recommenced, a new permit must be first obtained and a fee in the amount of one half that required for a new permit for the work is paid, provided:

a. No changes have been made or will be made in the original plans and specifications for the work.

b. The plans were approved under the prevailing development code provisions; and

c. The suspension or abandonment has not exceeded 180 days. In order to renew action on a permit after expiration, the permittee must obtain a new permit for the work and pay the full fee for a new permit.

2. Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reason. The county engineer may extend the time for action by the permittee for a period not exceeding 90 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit may be extended more than once.

3. Every encroachment permit issued by the county engineer or his designee will expire by limitation and become null and void 180 days from the date of issuance, including any extensions that may have been granted.

F. Collection of Fees. Fees for encroachment permits are established, from time to time, by resolution of the board. All fees authorized by the board and collected pursuant to the issuance of an encroachment permit must be paid to the county.

G. Payment of Fees.

1. The county will retain any base encroachment permit fee authorized by the board to defray the costs to process the encroachment permit. All other fees authorized by the board and collected by

the county related to the issuance of an encroachment permit, including fees for excavation, direct burial, street boring, street cutting, driveway connections, culvert placements and concrete curbs, gutters, pads and sidewalks, will be paid to the county, town or general improvement district within whose jurisdictional boundaries the work of improvement was conducted.

2. The county will track the number of encroachment permits it issues and the fees the county collects for each fiscal quarter and provide a written report accounting for the fees collected, and remit the fees due, to each town or general improvement district within 90 calendar days of the end of each fiscal quarter.

H. Appeal of Accounting. Within 45 calendar days of the receipt of the monies paid by the county pursuant to 10.03 (G), any town or general improvement district who believes either the report provided by the county is inaccurate or the monies remitted to it by the county are incorrect, may challenge the county's action after filing a written appeal in the following manner:

1. The appellant must file a written notice of appeal to the county's chief financial officer. The written notice must state the reason for the appeal, include a statement of any facts that support the appellant's claims, and a copy of any documents relevant to the appeal. The county's chief financial officer will provide a written decision within 45 days following receipt of the appeal. The chief financial officer's failure to render a decision within the prescribed period shall constitute a denial of the appeal.

2. If the appeal is denied, the appellant may file a written request for reconsideration to the county manager within ten days of receipt of the county's chief financial officer's written decision on appeal or the expiration of the prescribed period to render a decision. The county manager may rule upon the request for reconsideration based on the papers submitted or he may set the matter for a hearing. The decision of the county manager shall be binding upon the appellant and the county and shall not be appealable.

I. Work exempt from permit.

1. An encroachment permit is not required for work within a public easement for the following:

a. Work exempt from building permits pursuant to sections 105.2 and R105.2 of the IBC and IRC, as amended by Appendix B;

b. Clearing and grubbing;

c. Other grading work exempted in Appendix J, Grading, in the IBC;

d. Stockpiling of up to 1,000 cubic feet of fill on private property outside the 100-year floodplain limits;

e. Work specifically approved under a building permit or site improvement permit issued under this part;

f. Routine maintenance as described in Section 12.04.015(A); and

g. Minor utility work as described in Section 12.04.015(B).

2. Exemption from the permit requirements of this code does not grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction, including any public right of way, access or use.

10.04 Building and Construction Permits

A. Purpose.

The purpose of this part is to prescribe regulations governing conditions hazardous to life and property from fire or explosion; to provide minimum standards to safeguard life or limb, health,

property, and public welfare by regulating and controlling the design, construction, encroachment of public rights-of-way, quality of materials, use and occupancy, location and maintenance of all buildings, structures, public and private utilities and infrastructure within Douglas County and certain specifically regulated equipment. The purpose of this part is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

B. Permit Policy and Procedures.

It is the county's policy that the issuance of building and construction permits is subject to the control of the county pursuant to the Master Plan for the orderly, planned, efficient, and economical development of the county.

1. The county issues the following building and construction permits: building, site improvement and encroachment. Requirements for such permits and procedures to obtain such permits are set forth in the nationally recognized codes adopted in 1.13: Measurements, Construction, and Code Terminology Definitions, as amended.

2. Before issuing a permit, the property must be able to be used safely without danger to health or peril from fire, flood, slope instability or other menace, and that adequate public facilities and improvements exist or are proposed to be constructed and proper drainage, water, sewerage, and capital improvements such as schools, parks, recreation facilities, transportation facilities are provided, and improvements comply with the provisions of this code.

C. Specialized or uniform codes adopted.

The board adopts the following nationally recognized codes together with the 2024 Northern Nevada Amendments to those codes along with Appendix B, B1 and B2 of Title 20 stating portions these codes being deleted, modified or amended.

1. The International Building Code ("IBC"), 2024 Edition, including section 113, and Appendices C, I and J as amended, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

2. The International Residential Code ("IRC"), 2024 Edition, and Appendices BB and BF as amended, except the portions deleted, modified or amended by the 2024Northern Nevada Amendments and Appendix B of Title 20.

3. The Uniform Mechanical Code ("UMC"), 2024 Edition, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20

4. The Uniform Plumbing Code ("UPC"), 2024 Edition, and the IAPMO Installation Standards except for the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

5. The National Electrical Code ("NEC"), 2023 Edition, except for the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

6. The International Energy Conservation Code ("IECC"), 2024 Edition, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

7. The International Existing Building Code ("IEBC"), 2024 Edition, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

8. The International Fuel Gas Code ("IFGC"), 2024 Edition, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

9. The International Mechanical Code ("IMC"), 2024 Edition, except the portions deleted, modified

or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

10. The International Fire Code ("IFC"), 2024 Edition, except the portions deleted, modified or amended by Appendix B1 (East Fork Fire Protection District) or Appendix B2 (Tahoe Douglas Fire Protection District) of Title 20.

11. The International Wildland Urban Interface Code ("WUI"), 2024 Edition, except the portions deleted, modified or amended by Appendix B1 (East Fork Fire Protection District) or Appendix B2 (Tahoe Douglas Fire Protection District) of Title 20.

12. The International Swimming Pool and Spa Code ("ISPSC"), 2024 Edition, except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20.

13. The Standards for Accessible and Usable Buildings and Facilities (ICC A117.1-2017), except the portions deleted, modified or amended by the 2024 Northern Nevada Amendments and Appendix B of Title 20[1].

D. Terms.

Wherever the term "International Plumbing Code" is used throughout any of the adopted specialized or uniform codes, that term is deleted and replaced with "2024 Uniform Plumbing Code."

E. Interpretation, conflict, and separability.

In the interpretation and application of code, the provisions of this chapter and the adopted codes described in 10.04 (C) are the minimum requirements for the promotion of health, safety, and general welfare of the public. Such codes are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law.

Where conflicts occur between the technical codes, those provisions providing the greater safety of life shall govern. In other conflicts where sanitation, life safety, or fire safety are not involved, the most restrictive provisions shall govern. Where in a specific case different sections of the technical codes specify different materials, methods of construction or other requirements, the most restrictive shall govern. When there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. When conflicts occur between specific provisions of this code and administrative provisions in a technical code which is then applicable within this jurisdiction, those provisions becoming the law most recently shall prevail.

F. Validity of permit.

1. The issuance or granting of a permit or approval of plans, specifications and computations will not be construed to be a permit for, or an approval of, any violation of any of the provisions of these codes or other law. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction are not valid.

2. The issuance of a permit based on plans, specifications and other data will not prevent the Building Official from requiring the correction of errors in the plans, specifications and other data, or from preventing building operations when in violation of these codes, other law.

G. Emergency powers.

In case of catastrophe, such as fire, earthquake, flood or explosion, the Building Official, in case of actual and immediate danger of failure or collapse of a building or structure or portions of the

[1] All new sites, facilities, buildings, and elements required to be accessible shall comply with ICC A117.1-2017. Existing sites, facilities, buildings, and elements may comply with either ICC A117.1-2017 or ICC A117.1-2009.

building or structures that endangers life or property, may order and require occupants to vacate immediately. The Building Official may, when necessary for the public safety, temporarily close sidewalks, streets, buildings, structures and places adjacent to buildings or structures and prohibit them from being used until emergency measures have been taken to remove all possible hazards of life and property.

H. Enforcement, violations, and penalties.

The Building Official is established as the code enforcement agency for these codes.

1. It is the duty of all officers and the Building Official of the county to enforce these regulations and to bring to the attention of the Director and District Attorney any violations.

2. No owner, or agent of the owner, of any parcel of land or structure shall construct, erect, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of these codes.

3. No person shall construct, alter, move, demolish or repair roads, utilities or drainage facilities in violation of these codes.

4. Any person who fails to comply with, or violates, any of these regulations is guilty of a misdemeanor. Each person is guilty of a separate offense for each and every day during which a violation of any of the provisions of these codes is committed, continued or permitted.

I. Stop work orders.

Whenever any work is being done contrary to the provision of these codes, or other pertinent laws or ordinances implemented through the enforcement of this code, the Building Official may order the work stopped by issuance of a written stop work order. The stop work order shall be served on any persons engaged in or causing the work to be done and shall be posted on site.

1. Upon receiving a stop work order, all persons must stop work until authorized in writing by the Building Official to proceed.

2. No person shall remove a posted stop work order until authorized in writing to do so by the Building Official.

J. Notice of correction.

If the Building Official determines that any improvements required by a building permit or site improvement permit have not been or are not being constructed in accordance with the requirements of the permit and the work does not pose a threat to the health, safety and welfare of the public, or threatens the overall integrity of the project, the Building Official may issue a written notice of correction. The notice of correction must state the nature of the problem, the corrective action to be taken and the time frame in which the corrective action must be performed.

K. Nonliability of County.

This chapter must not be construed to relieve from responsibility any party owning, operating, controlling or installing any improvement for damages to persons or property caused by any defect therein, nor shall the county be liable for any such damages by reason of the inspection authorized herein or the issuance of a certificate of occupancy.

Article 11 Code Enforcement 490

11.01 Code Enforcement 490

Article 11 Code Enforcement

11.01 Code Enforcement

A. Procedures.

1. Any activity contrary to the provisions of this title is declared to be unlawful, and may constitute a public nuisance if the activity is or may become a detriment or menace to the public health, welfare, and safety. Unless the activity is deemed a public nuisance subject to the notice procedures set forth in 8.02: Property Maintenance of this Title, the following procedures shall apply to the enforcement of the provisions of this title:

a. Upon written or oral notice given to the code enforcement officer, building inspector, or other appropriate County official of a violation of this title, the County code enforcement officer, or his representative(s), upon determining that an activity is unlawful shall deliver to the party or parties in violation of this title, a written notice of violation and order to comply with the provisions of this title within ten days or other reasonable time frame established in the written notice.

b. Upon failure of the party or parties to comply with this title within ten days of the mailing of the notice or other time-frame established by the notice of violation, or to appeal the written notice of violation in accordance with 8.02 (BB) to (CC) of this Title, and upon receipt by the district attorney of a written statement signed by the code enforcement officer, building inspector or director setting forth the violations, the background of the violation, the parties involved, the date of delivery of notice to comply, and the date of inspection on which it was determined that the party had not complied within the time limits allowed for compliance, the case is considered referred to the district attorney's office for a decision concerning the filing of criminal charges.

c. Enforcement by injunction. Compliance with the provisions of this title may also be enforced by injunction order at the suit of the county or one or more owners of real property situated within an area affected by the regulations of this title.

d. The civil penalty provisions of 8.02 (DD) and/or (EE) may be applied by the Director and/or his designee to any party or parties engaging in activity contrary to the provisions of this Title.

B. Remedies. All remedies provided for by this title shall be cumulative and not exclusive. The conviction and punishment of any person hereunder shall not relieve any person from the responsibilities of correcting prohibited conditions or removing prohibited buildings, structures or improvements, nor prevent the enforced correction or removal thereof.

C. Penalties. Any person, firm or corporation, whether as principal agent, employee or otherwise, found to be violating any provision of this title or violating or failing to comply with any order or regulation made hereunder, is guilty of a misdemeanor. The person, firm or corporation is guilty of a separate offense for each day and every separate offense during which the violation of this title or failure to

comply with any order or regulation as committed, continued or otherwise maintained.

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12.02 Appendix B -East Fork Fire Protection District Amendments

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12.04 Appendix D – Hillside Grading Graphics

12.05 Appendix E - Engineering Design Criteria and Improvement Standards

Title 20 Location References

Current Code	Updated Code
20.01 General Provisions, Consistency w/ Master Plan and Right to Farm	1.01 - 1.10
20.02 Development Permits	9.10 Development Permits, 9.23 Classification of Development Permits
20.04 Application Process and Official Filing Date	9.05 Standardized Forms 9.06 Determination of Complete Application 9.07 Design criteria and improvement standards 9.08 Official filing date 9.09 processing the application and report
20.06 Decision by the Director	9.11 Decision by Director
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20.200 Surveys	8.04 Surveys
20.220 Installing Utilities Underground	8.08 Installing Utilities Underground
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20.460 Reimbursement Agreements	8.12 Reimbursement
20.470 Maintenance Districts	8.13 Maintenance Districts
20.471 Maintenance District 1 - Monterra	8.14 Maintenance District 1 - Monterra
20.500 Transfer Development Rights	2.10 Transfer of Development Rights (A-19 and FR-19)
20.550 Growth Management	9.42 Capital Improvements Plan

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20.600 General Provisions	3.01 A and B and 7.02 FF
20.602 Pre-Application Conference	9.04 Pre-Application Conference
20.604 Special use permits	9.36 Special Use Permits
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20.608 Amendment to Master Plan	9.24 Master Plan Amendments
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20.612 Specific Plan	9.26 Specific Plan
20.614 Design Review	9.37 Design Review
20.618 Sign Permit	9.40 Sign Permit
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20.622 Lake Tahoe Vacation Home Rentals	5.05 Vacation Home Rentals (Tahoe Basin)
20.650 Zoning Districts and Standards	3.02 General Provisions A and B
20.654 Ag and Forestry Range Districts	Article 7
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20.660 Use Regulations	Article 7
20.662 Agricultural, Forest and Range, and Residential Land Use District Specific Standards (Table)	Article 3
20.664 Agricultural, Forest and Range, and Residential Land Use Specific Standards	Article 7
20.666 Non-Residential Specific Standards for Permitted, Development Permitted and Special Use permit uses (Table)	Article 3
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20.672 Livestock Overlay Zoning District	7.01 F and 4.02 LO (Livestock Overlay)
20.674 Manufactured Housing Overlay District	4.02 MH (Manufactured Housing Overlay)
20.675 Mixed-use Commercial (MUC) Overlay District	4.04 MUC (Mixed Use Commercial Overlay)
20.676 Planned Development (PD) Overlay District	4.05 PD (Planned Development Overlay)
20.678 Residential Office (RO) Overlay District	4.06 RO (Residential Office Overlay)
20.680 Genoa Historic (GH) Overlay District	4.07 GH (Genoa Historic Overlay)
20.682 Clustered Residential Subdivision (CR) Overlay	4.08 CR (Clustered Residential Subdivision Overlay)
20.685 Gaming District (GD) Overlay	4.09 GD (Gaming District Overlay)
20.690 Property Standards	8.01 Property Standards
20.691 Property Maintenance	8.02 Property Maintenance
20.692 Off-Street Parking and Loading	8.05 Parking and Loading Standards
20.694 Landscape Standards	8.06 Landscaping Standards
20.696 Sign and Advertising Control	8.15 Sign and Advertising Control
20.698 Nonconforming Uses and Structures	1.06 Non-conforming uses and structures

Current Code	Updated Code
20.700 Applicability and Procedures (Tahoe)	5.01 Applicability and Procedures
20.702 Zoning Districts and Standards (Tahoe)	5.02 Zoning Districts and Standards
20.703 Tahoe Area Plan Regulations	5.03 Tahoe Area Plan Regulations
20.704 Division of Land - General Provisions	9.28 Land Division Permits
20.708 Review procedures - Subdivision Application Procedure and Approval Process	9.29 Subdivision
20.712 Parcel Maps	9.30 Parcel Maps
20.714 Division of Agricultural Land for Conservation Purposes	7.01 R Clustered Development
20.716 Division of Land into Large Parcels	9.31 Division of Land into Large Parcels
20.718 Division of Land for Agricultural Purposes	9.32 Division of Land for Agricultural Purposes
20.720 Assurance for completion and maintenance of improvements	9.33 Assurance for completion and maintenance of improvements
20.768 Land Readjustment	9.34 Land Reasdjustment
20.770 Boundary Line Adjustment	9.35 Boundary Line Adjustment
20.800 Building and Construction Permits General Provisions	10.04 Building and Construction Permits
20.830 Site Improvement Permits	10.02 Site Improvement Permits
20.840 Encroachment Permits	10.03 Encroachment Permits
20.900 Numbering structures and naming streets	10.01 Numbering of street and structures

AGENDA ITEM NO. 4.

PLANNING COMMISSION AGENDA ITEM
COVER PAGE

MEETING DATE: October 13, 2026

TIME REQUIRED:

AGENDA: **PUBLIC HEARINGS**

TITLE:
For possible action: Discussion to approve, conditionally approve, deny or continue Major Design Review application DP26-0042 for a 100-foot (monopole) cell tower and associated antennas, as well as support equipment and an emergency backup generator within a 30-foot by 30-foot fenced equipment area. The subject property is located along State Route 88, in Minden, NV, south of the Carson Valley Swim Center, in the A-19 zoning district, within the south sub-area of the Agricultural Community Plan. The applicant is Melissa Ofina of Epic Wireless on behalf of Verizon Wireless. The property owner is the Patricia L. Rand 2003 Trust. APN: 1320-31-000-016

RECOMMENDED MOTION:
Approve, conditionally approve, deny or continue Major Design Review application DP 26-0042, based upon the ability to make the required findings pursuant to 20.614.040 A-H, listed in the staff report.

FINANCIAL IMPACT:
No financial impact was determined for Douglas County.

BACKGROUND:
The subject parcel is outside of the Town of Minden boundaries, and was purchased by Patricia L. Rand, Trustee of the Rand 2003 Trust on July 24, 2024. This vacant parcel is 32 acres in size with the longest boundary (3,617.50') along State Route 88 in Minden, south of the Carson Valley Swim Center.

On March 5, 2026, a Major Design Review was submitted to Douglas County by the applicant, Melissa Ofina of Epic Wireless on behalf of Verizon Wireless. Verizon Wireless proposes a 100-foot (monopole) cell tower and associated antennas, as well as support equipment and an emergency backup generator within a 30-foot by 30-foot fenced equipment area. The subject property is located along State Route 88, in Minden, NV, south of the Carson Valley Swim Center. There will be space on the proposed tower for collocation of antennas for up to two or more additional wireless carriers.

Per exhibits to be presented by Ms. Ofina, there is an existing large gap in coverage, especially inside the buildings of Douglas High School. The proposed location is to provide the missing wireless coverage inside the high school buildings as well as surrounding areas. Ms. Ofina's presentation will include discussion and exhibits demonstrating the coverage gap and why this specific location is necessary.

ATTACHMENTS:

DP26-0042_staff_report (KMO).docx
Vicinity Map 8-26-26.pdf
Noticing_Map_1320_31_000_016_Updated.pdf
04 Project Description and Justification Final
03 Traffic Engineering Study
04 10 Plan Set 7-28-26
Findings Letter
Photo Simulations
RF Report
Epic-Rand Presentation for PC October 13 Final 100526.pdf
Public Comment-Roaldson-Verizon Cell Tower at Mackland and highway 88.pdf
Public comment-Roaldson email.pdf
Public comment-Roaldson 2025 report.pdf
Public comment-St. Germain.pdf

COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

Tom Dallaire, P.E.
DIRECTOR

775-782-6201
FAX: 775-782-6297
website: www.douglascountynv.gov

Building Division
Engineering Division
Planning Division
Code Enforcement

MEMORANDUM

Date: October 13, 2026

To: Douglas County Planning Commission

From: Linda Doherty, Assistant Planner

Subject: Major Design Review Application (ref: DP 26-0042) to allow a 100-foot (monopole) cell tower and associated equipment, including an emergency backup generator, within a fully fenced 30-foot by 30-foot lease area.

I. REQUEST

Major Design Review application DP26-0042 for a 100-foot (monopole) cell tower and associated antennas, as well as support equipment and an emergency backup generator within a 30-foot by 30-foot fenced equipment area. The subject property is located along State Route 88, in Minden, NV, south of the Carson Valley Swim Center, in the A-19 zoning district, within the south sub-area of the Agricultural Community Plan. The applicant is Melissa Ofina of Epic Wireless on behalf of Verizon Wireless. The property owner is the Patricia L. Rand 2003 Trust. APN: 1320-31-000-016

II. SUMMARY

Owner/Applicant: Patricia L. Rand 2003 Trust, Patricia L. Rand, Trustee (owner); Melissa Ofina of Epic Wireless (applicant), on behalf of Verizon Wireless

Site Location: South of the Carson Valley Swim Center, Minden

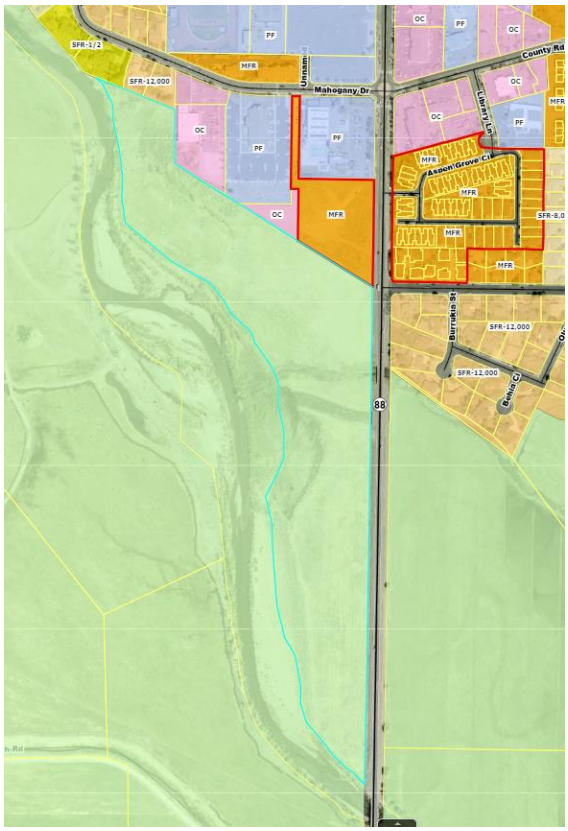
Zoning Designation: Agriculture (A-19)

Surrounding Zoning: North: Single Family Residential (SFR-1/2 and SFR-12,000), Office Commercial (OC), Public Facilities (PF) and Multi-family Residential (MFR)
West: Agriculture (A-19)
East: Agriculture (A-19) and Single Family Residential (SFR-12,000)
South: Agriculture (A-19)

Master Plan Land Use: Agricultural

Flood Zone: AE and X-shaded

Zoning Map



Surrounding Parcels

IV. BACKGROUND & PROJECT DESCRIPTION

The subject parcel is outside of the Town of Minden boundary and was purchased by Patricia L. Rand, Trustee of the Rand 2003 Trust on July 24, 2024. This vacant parcel is 32 acres in size with the longest boundary (3,617.50') along State Route 88 in Minden, south of the Carson Valley Swim Center.

Epic Wireless on behalf of Verizon Wireless has searched for a viable site in Douglas County since 2024. On March 5, 2026, a Major Design Review was submitted to Douglas County by the applicant, Melissa Ofina of Epic Wireless on behalf of Verizon Wireless. Verizon Wireless proposes a 100-foot (monopole) cell tower and associated antennas, as well as support equipment and an emergency backup generator within a 30-foot by 30-foot fenced equipment area. The subject property is located along State Route 88, in Minden, NV, south of the Carson Valley Swim Center. There will be space on the proposed tower for collocation of antennas for up to two or more additional wireless carriers.

Per various studies done by Verizon Wireless engineers, there is an existing large gap in coverage near this proposed site in Minden, especially inside the buildings of Douglas High School. The proposed location is to provide the missing wireless coverage inside the high school buildings as well as surrounding areas. Ms. Ofina's presentation will include discussion and exhibits demonstrating the coverage gap and why this specific location is necessary.

V. REVIEW AND FINDINGS

Pursuant to Code 20.614.050 Decision on Design Review and Appeal, section (B), "the director in his sole discretion may refer the design review for review and decision by the planning commission in lieu of rendering a decision on the application. In such event, the planning commission shall consider the design review at a public hearing and render its decision in accordance with section 20.28.020. Appeal shall be to the board in accordance with section 20.28.020. The planning commission and the board shall apply the standards set forth in this chapter in acting on the design review".

20.10.020 Decision by planning commission. Whenever the planning commission has been delegated as the final decision-making authority for a development permit pursuant to this title, it shall decide whether to approve, conditionally approve, deny or continue the application at a public meeting, following receipt of the report and recommendation of the director. For an approval, a majority of the commissioners present must vote to approve the item. A vote of less than a majority of the commissioners present to approve or a tie vote is considered a denial.

Design Review Findings

Pursuant to Douglas County Code Section 20.614.040, evaluation of the impact of the design review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the following findings:

A. The proposed development is consistent with the goals and policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

Applicant's Response: The proposed wireless communication facility is consistent with the goals and policies of the adopted Master Plan, which encourages the provision of telecommunications infrastructure to serve residents, businesses, and emergency services. The project complies with applicable zoning district regulations and conforms to the height, setback, and design standards established under Douglas county Code Section 20.664.180.

Staff Response: Staff believe that this finding can be met. To guarantee long-term consistency with district regulations, all applicable requirements under DCC 20.664.180 have been incorporated as formal conditions of approval. Staff will verify compliance during the standard building permit review and construction inspection phases. All conditions must be fully satisfied before the issuance of a final Certificate of Occupancy, ensuring the project conforms perfectly to the intent of the code.

The proposed monopole cell tower is designed so that it does not exceed the allowable height of 100', as allowed in the A-19 zoning district. Since the maximum allowable height is not exceeded, a Special Use Permit is not required. No variances have been submitted for any design criteria listed in DCC 20.664.180.C.

B. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These

improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both;

Applicant Response: The facility is designed to be compatible with surrounding development and to preserve neighborhood character. The 100-foot monopole structure and associated equipment are located within a secured, fully fenced lease area, with equipment placement and orientation minimizing visual impacts. Monopole design, color, and accessory screening comply with Section 20.664.180.C and the Douglas County Design Manual, ensuring minimal effect on surrounding properties.

Staff Response: Staff believe this finding can be met. The project is located on a large, 32-acre vacant parcel, which naturally provides a significant buffer from surrounding uses. The 30x30-foot fenced lease area is strategically positioned to maximize distance from neighbors. It sits approximately 140 feet west of State Route 88 (the eastern property boundary) and 271 feet 2 inches south of the Carson Valley Swim Center's property line. To minimize visual nuisances and blend into the existing environment, the monopole design, color palette, and site screening strictly comply with the specialized wireless facility standards in DCC 20.664.180. The facility will operate completely unmanned. Aside from occasional, minimal visits by a technician for routine maintenance, the project will generate no ongoing vehicular traffic or impact local road capacity. To protect the acoustic integrity of the neighborhood, the on-site emergency backup generator is subject to strict operational limits. In accordance with DCC 20.664.180.G, routine testing and maintenance of the backup generator are strictly confined to weekdays between 7:00 AM and 7:00 PM.

C. The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;

Applicant Response: The proposed facility will not generate pedestrian or vehicular traffic that would conflict with existing or anticipated traffic patterns. The site is unmanned and will require only occasional maintenance visits (typically no more than one or two per month), consistent with DCC 20.664.180.G.

Staff Response: Staff have determined this finding is met. In addition to above finding as it relates to traffic, because the wireless communications facility operates completely unmanned, it does not generate daily employees, customer, or delivery trips. Future vehicular activity is limited strictly to routine equipment maintenance and testing, which is entirely consistent with the operational expectations of DCC 20.664.180.G. The facility is a secure, utility-type installation that does not attract pedestrian traffic or conflict with existing footpaths, sidewalk networks, or the neighboring recreational facilities.

D. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets;

Applicant Response: Due to minimal traffic, no additional roadway improvements, traffic control devices, or access restrictions are necessary. Access will utilize existing circulation routes and meet the minimum 12-foot access easement and driveway standards described in Section 20.664.180.D.

Staff Response: Staff have determined this finding is met. As an unmanned utility facility requiring only periodic maintenance visits, the development generates no daily or peak-hour traffic. Consequently, additional physical infrastructure—such as off-site roadway widening, acceleration lanes, or traffic control devices—is not warranted to protect surrounding neighborhood streets. To ensure orderly and safe ingress and egress from the site, the project is required to establish a formal access easement and construct the facility's driveway in strict adherence to the driveway standards outlined in DCC 20.664.180.D. Staff will verify these access restrictions and design standards during the structural permit review phase.

E. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties;

Applicant Response: The project incorporates measures to reduce adverse visual effects, including monopole design, non-glossy finish, and placement of equipment within a fenced area screened with landscaping per Section 20.664.180.F. The facility is designed to allow future co-location by additional wireless providers, minimizing the need for multiple structures in the area (Section 20.664.180.C.5 and H.4).

Staff Response: Staff have determined this finding is met. The entire 30x30-foot leased area will be fully enclosed by fencing. This structural enclosure effectively screens all ground-mounted utility equipment—including the emergency backup generator—from horizontal line-of-sight view.
In addition, to minimize the visibility of the tower structure against the local horizon, the monopole will be coated in a non-glossy, neutral tan color. This matte finish prevents harsh sun glare and ensures the pole harmonizes with the regional landscape textures. The project is conditioned to install and maintain landscape buffers. Staff will verify that the final site plans include complete landscaping plans that strictly comply with the buffer standards outlined in DCC 20.664.180.F during the construction permit process.

F. The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report;

Applicant Response: The project site is not located within an identified archaeological or cultural study area. If any previously unknown resources are discovered, work will cease and mitigation will be performed in accordance with applicable law (Section 20.614.040.F).

Staff Response: Staff have determined this finding is met. Based on a review of official county GIS data and cultural resource maps, the subject 32-acre parcel is not located within any identified or designated archaeological or cultural study area recognized by Douglas County.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Douglas County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of chapter 20.100; and

Applicant Response: The proposed facility meets all standards outlined in Section 20.664.180, including:

- Height: 100-foot monopole, consistent with the A-19 zoning district allowance.
- Setbacks: Facility meets all required minimum property line and residential separation setbacks.
- Design: Monopole structure allows for future co-location, non-glossy color finish, and accessory screening per design standards.
- Noise and Traffic: Backup generator limited to testing and emergencies; minimal maintenance traffic.
- Signage: Identification sign to be installed at the site entrance.
- Landscaping: Existing vegetation will be retained where possible and supplemented with native species to screen the facility.

Staff Response: Staff have determined this finding is met. All specialized wireless facility development standards from DCC 20.664.180 have been incorporated into the project's formal conditions of approval. Staff will enforce these requirements through rigorous building permit plan checks, pre-construction reviews, and field inspections during the construction phase. Adequate Public Facilities (Chapter 20.100): The project satisfies the county's public facility and resource policies. Because the telecommunications facility operates completely unmanned, it requires zero connection to public water or municipal sewer infrastructure, ensuring it places no demand or strain on local utility networks.

H. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.

Applicant's Response: The facility will not materially impair public health, safety, convenience, or welfare, nor will it create hazards or cause damage to neighboring properties. The facility enhances wireless service reliability for residents, businesses, and emergency services, consistent with Sections 20.614.040.H and 20.664.180.G.

Staff Response: Staff have determined this finding is met. The project will be subjected to full construction plan checks and field inspections by the Douglas County Building, Planning, and Engineering Departments, as well as East Fork Fire. This continuous review process ensures complete structural integrity, fire safety compliance, and adherence to all local building codes. The physical location of the facility mitigates potential impacts on surrounding public uses. The 30x30-foot leased area maintains deep property setbacks. As stated previously, it sits approximately 140 feet west of State Route 88 and 271 feet 2 inches south of the Carson Valley Swim Center's parking lot. This substantial buffer ensures the installation does not interfere with the safety or convenience of visitors utilizing the adjacent recreational facility. Under the federal Telecommunications Act of 1996, local governments are legally preempted from regulating or denying wireless facilities based on the environmental or health effects of radio frequency emissions,

provided the facility complies with Federal Communications Commission (FCC) standards. The applicant is required to comply with all applicable FCC RF exposure limits. Staff's review confirms that the project satisfies all local zoning and land-use criteria within Douglas County's jurisdiction to protect public welfare.

V. THE FOLLOWING ARE SUGGESTED CONDITIONS APPLICABLE TO THE PROJECT:

The following conditions must be met at the time of the submittal of a Site Improvement Permit (submit electronically to Engineering@douglasnv.us as spelled out on the Engineering Division webpage) or Building Permit:

Engineering:

1. Comply with the requirements of DCC, Chapter 20.50 *Floodplain Management*, and provide the following:
   a) Floodplain Development Permit.

2. Submit plans and supporting documents for review and approval. Plans and documentation must be in conformance with the DCDCIS including the following project specific items:
   a) Plans and reports shall comply with all local, state, and federal standards, including but not limited to the standards set forth in Chapters 20.04, and 20.800 to 20.840 of the Douglas County Code.
   b) Civil improvement plans must be submitted in conformance with Division 2.
   c) Construct Improved Maintenance Access, at-grade, from end of pavement as shown on Project Area Enlargement on Sheet C-1. This access shall be constructed to a minimum width of 12 feet, be provided with adequate drainage, and structurally designed to support a tandem axle loading of 40 tons. The pavement section shall be no less than 3 inches of Type 2 or Type 3 asphalt concrete pavement on 6 inches of aggregate base. (Division 3.9.14 from DCDCIS).

3. Provide an owner executed legal description and accompanying graphic exhibit (with bearings, distances, and coordinates) required for non-exclusive Verizon utility and access easements that follow the driveway from the existing pavement to and including the area around the monopole tower. The documents shall be 8.5” by 11” format wet sealed by a Nevada registered land surveyor.

Planning:

4. The applicant shall provide proof of notification of an offer of co-location opportunities on the new facility to other service providers.

5. The applicant shall sign and record with the Douglas County Recorder a legally binding agreement limiting any co-location cost assessed to other service providers to a pro rata share of the ground lease, site acquisition cost, design, capital costs for construction of the tower including associated permitting costs, and reasonable maintenance, repair and replacement costs.

6. Submit revised site plans and architectural drawings for review and approval. The plans must be in conformance with the (DCC), Title 20, and the (DCDCIS) including the following project specific items:
   a) Final landscape and irrigation plans stamped by a licensed architect, landscape architect, landscape contractor, or civil engineer. Landscape and irrigation plans must be consistent with both the DCDCIS and DCC, Title 20, Chapter 20.694 and Section 20.692.080 (D).
   b) Identify the location and dimensions of all exterior utility meters, transformers, satellite dishes, radio equipment, solar panels, and other utility or mechanical equipment.
   c) All equipment installed on the ground must be screened with dense landscaping and/or approved solid fencing.

Building:

7. Plans submitted shall be designed to the following Codes:
   - 2024 Northern Nevada Code Amendments www.nnicc.org
   - 2024 International Building Code (IBC)
   - 2024 International Residential Code (IRC)
   - 2024 Uniform Mechanical Code (UMC)
   - 2024 Uniform Plumbing Code (UPC)
   - 2023 National Electrical Code (NEC)
   - 2024 International Existing Building Code (IEBC)
   - 2024 International Energy Conservation Code (IECC)
   - 2024 International Fuel Gas Code (IFGC)
   - 2024 International Mechanical Code (IMC)
   - 2024 International Swimming Pool and Spa Code (ISPSC)
   - 2024 International Fire Code (IFC)
   - 2024 International Urban Wildlife Interface Fire Code (WUI)
   - International Code Council A117.1-2017 Standards for Accessible and Usable Building and Facilities
   - Hazard Map Link: https://ascehazardtool.org/

The following conditions must be completed prior to the issuance of a Site Improvement Permit or Building Permit:

Building:

8. The applicant must submit plans to the respective Fire District for review and obtain approval.

The following conditions must be completed prior to the issuance of a Notice of Completion or Certificate of Occupancy:

Planning:

9. If approved, submit any modifications to the approved Design Review to the Community Development Department for review. All modifications must be clouded or otherwise identified on the plans and within the revision block. All revisions are subject to applicable review requirements and fees.

10. Any request for changes or modifications to the approved landscape and irrigation plans must be submitted in writing, the modified plans sealed and signed by their preparer, to the Planning Division prior to installation and final inspection.

11. If any damage to existing roads is caused by the transporting of construction equipment or materials by the applicant or any contractor of the applicant, the applicant must repair the roads to their prior condition upon notification in writing by the Community Development Department.

The following conditions are General Conditions applicable throughout the life of the project:

Engineering:

12. Maintain all on-site storm drainage facilities. Obstructing the flow or altering the course of a drainage channel is prohibited unless permitted by an authorizing agency.

Planning:

13. Comply with all conditions of this approved Design Review letter.

14. No use authorized by an approved Design Review shall be enlarged, extended, increased in intensity, or relocated unless an application is made to modify the Design Review in accordance with the procedures required by Douglas County Code.

15. The applicant must perpetually maintain all landscaping. Plants must be removed and replaced if dead or diseased and planter borders and concrete curbing must be promptly removed and replaced if damaged. All landscaped areas abutting driveways, drive aisles, parking stalls, etc. must be protected by a standard Type 1 concrete curb.

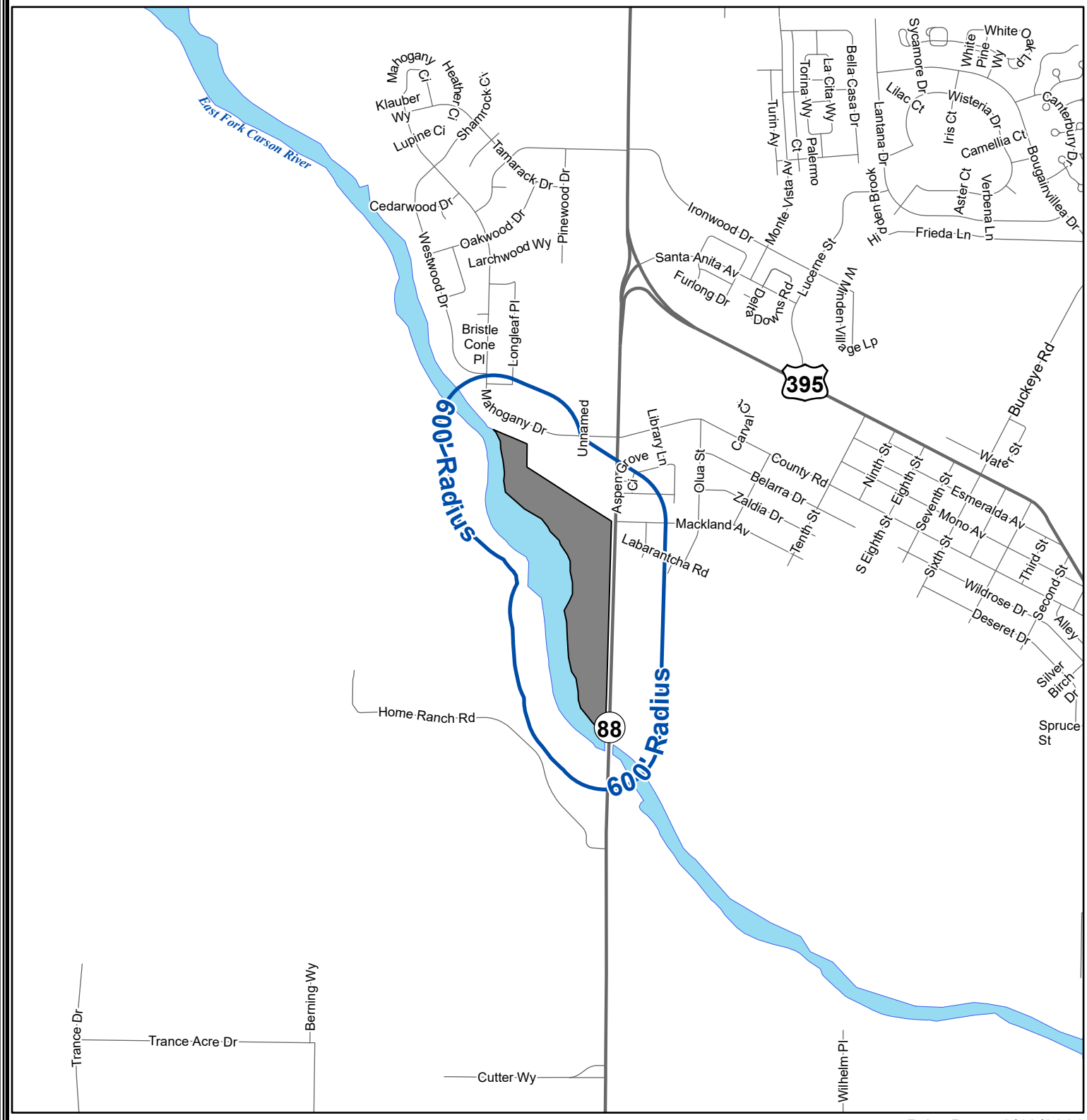
16. Maintain the site free of weeds, trash, and other debris.

VI. CONCLUSION

In conclusion, the Planning Commission shall consider the design review at a public hearing and render its decision in accordance with section 20.28.020. Appeal shall be to the board in accordance with section 20.28.020. The planning commission and the board shall apply the standards set forth in this chapter in acting on the design review.

Douglas County Vicinity Map

APN: 1320-31-000-016



1 inch = 1,500 feet

Print Date: 8/19/2026

Legend

Subject Parcel(s)

N
W
E
S

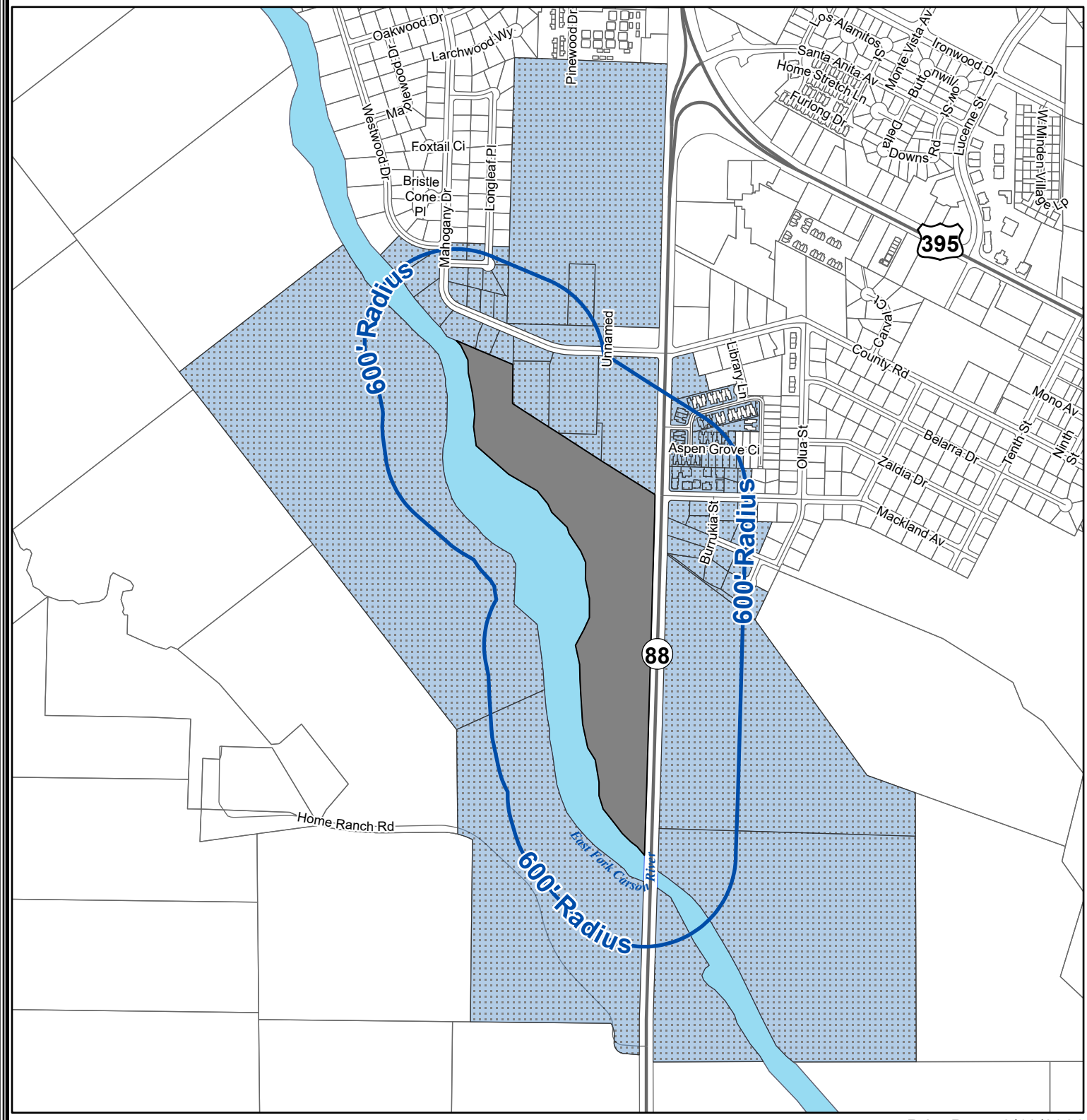
The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

DOUGLAS COUNTY
GREAT PEOPLE GREAT PLACE

Douglas County Noticing Radius Map

600' Radius

APN: 1320-31-000-016



1 inch = 891 feet

Print Date: 8/19/2026

Legend

Subject Parcel(s)

Parcels Being Noticed (97)

The data contained herein has been compiled on a geographic information system for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

Verizon Wireless Communication Facility
Rand Project

Melissa Ofina
Director of Site Development
Epic Wireless Group LLC
On behalf of Verizon Wireless, the Applicant
605 Coolidge Dr. Suite 100
Folsom, CA 95630

March 10, 2026

To: Douglas County, Nevada – Community Development

Re: Planning Submittal – Proposed Wireless Communication Facility at APN 1320-31-000-016

Dear Planning Department,

Verizon Wireless respectfully submits this application for a new wireless communication facility at APN 1320-31-000-016. This proposal is intended to address a significant gap in reliable wireless service in the surrounding area. Existing network infrastructure does not adequately cover this portion of the community due to distance from nearby sites, terrain constraints, and increasing demand for wireless connectivity. As a result, residents, businesses, and first responders currently experience inconsistent signal strength, reduced data speeds, and potential service interruptions.

The proposed facility is strategically located to enhance network performance by providing the necessary coverage and capacity to this underserved area. This installation will improve the reliability of voice and data services, support emergency communications, and ensure dependable connectivity for the community. Without this addition, the coverage gap would remain, limiting Verizon Wireless's ability to meet customer demand and maintain service standards. The chosen site represents the most effective solution to address the identified coverage deficiency while minimizing impacts to the surrounding area.

Project Description:
The project proposes the installation of a 100-foot monopole with associated antennas, support equipment, and an emergency backup generator within a fully fenced 30-foot by 30-foot lease area. The facility will be unmanned and will not result in increased daily traffic. Site access will be limited to periodic maintenance and inspections, typically occurring no more than twice per month.

Verizon Wireless appreciates the opportunity to work with Douglas County, Nevada to improve wireless service and remains committed to deploying infrastructure that supports both public safety and connectivity needs. In accordance with the applicable shot clock provisions, we note that the review

timeline has commenced, with 150 days remaining until the shot clock expiration on August 7, 2026. We respectfully request that the review process proceed in accordance with the statutory timeline to ensure timely deployment of this critical facility.

Thank you for your attention to this application. We look forward to your review and are available to provide any additional information or clarification as needed.

Regards,
Melissa Ofina, Director of Site Development
Epic Wireless Group LLC
605 Coolidge Drive, Suite 100, Folsom, CA 95630
916. 755. 2480
melissa.ofina@epicwireless.net

1. NDOT 35 MPH ENGINEERING LAYOUT & SPACING MATRIX

The technical criteria compiled below define the strict minimum work zone benchmarks required by the Nevada Department of Transportation (NDOT) for temporary right shoulder closures on 35 MPH corridors. Adherence to these dimensions ensures regulatory compliance and maintains proper driver sightlines.

POSTED CORRIDOR SPEED	SIGN SPACING A (FIRST SIGN)	SIGN SPACING B (SECOND SIGN)	SIGN SPACING C (THIRD SIGN)	SHOULDER TAPER LENGTH (L_S)	BUFFER SPACE CLEAR WINDOW
35 MPH Standard	100 Linear Feet	100 Linear Feet	100 Linear Feet	50 Linear Feet Minimum	120 Linear Feet Minimum

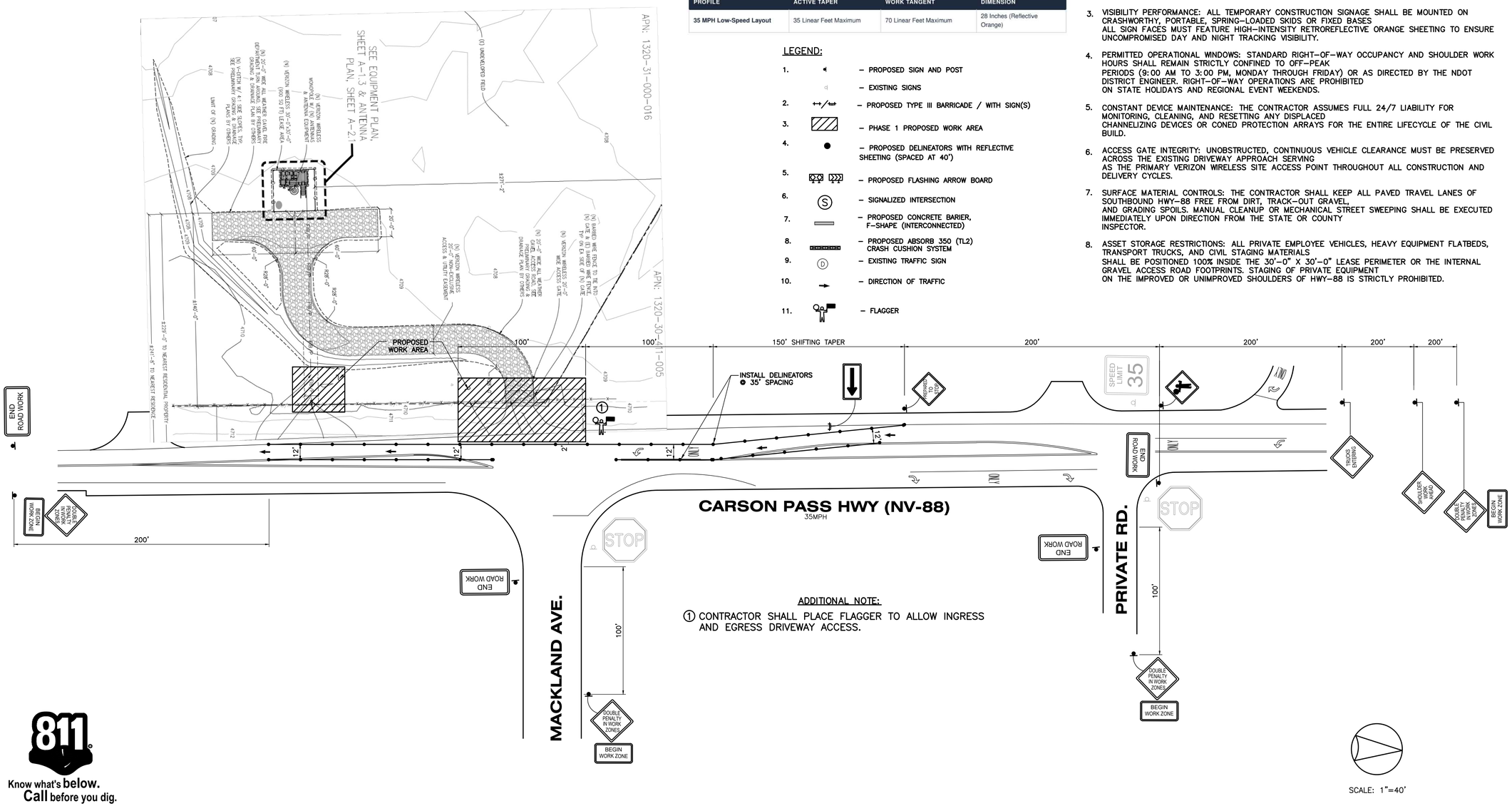
CHANNELIZATION ELEMENT PROFILE	CONE SPACING ALONG ACTIVE TAPER	CONE SPACING ALONG WORK TANGENT	MINIMUM CONE HEIGHT DIMENSION
35 MPH Low-Speed Layout	35 Linear Feet Maximum	70 Linear Feet Maximum	28 Inches (Reflective Orange)

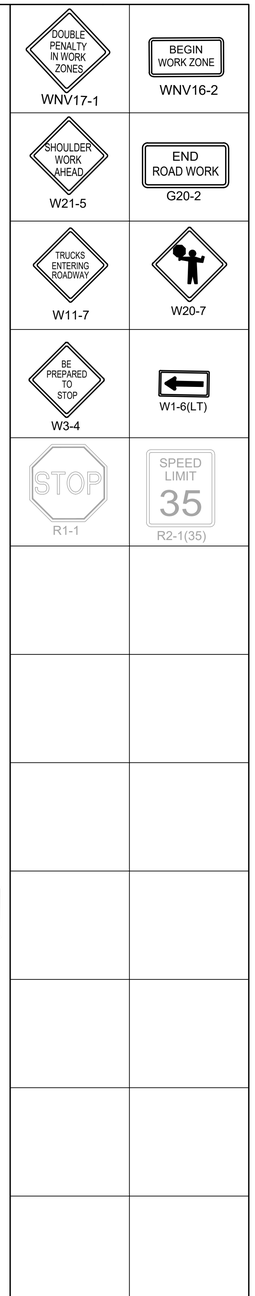
LEGEND:

1. – PROPOSED SIGN AND POST
   – EXISTING SIGNS
2. – PROPOSED TYPE III BARRICADE / WITH SIGN(S)
3. – PHASE 1 PROPOSED WORK AREA
4. – PROPOSED DELINEATORS WITH REFLECTIVE SHEETING (SPACED AT 40')
5. – PROPOSED FLASHING ARROW BOARD
6. – SIGNALIZED INTERSECTION
7. – PROPOSED CONCRETE BARIER, F-SHAPE (INTERCONNECTED)
8. – PROPOSED ABSORB 350 (TL2) CRASH CUSHION SYSTEM
9. – EXISTING TRAFFIC SIGN
10. – DIRECTION OF TRAFFIC
11. – FLAGGER

GENERAL NOTES

1. REGULATORY REFERENCE: ALL TEMPORARY TRAFFIC CONTROL OPERATIONS, WARNING SIGN PLACEMENTS, TAPER LAYOUTS, AND CONE CONFIGURATIONS SHALL COMPLY WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), NEVADA STATE SUPPLEMENTS, THE NEVADA WORK ZONE TRAFFIC CONTROL HANDBOOK, AND DOUGLAS COUNTY PUBLIC WORKS GUIDELINES.
2. PROVISION OF EQUIPMENT: THE TRAFFIC CONTROL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROVISION, DEPLOYMENT, STRUCTURAL INTEGRITY, ALIGNMENT, AND ULTIMATE REMOVAL OF ALL TEMPORARY SIGNS, CONES, AND BARRICADES DETAILED IN THIS PLAN CANVAS.
   AV TRAFFIC DESIGN ·FULL COMPREHENSIVE BLUEPRINT SPECIFICATION (NDOT TA-6) MASTER DOCUMENT REF: TCP-NV88-RAND-MASTER ·PAGE 1 OF 2
3. VISIBILITY PERFORMANCE: ALL TEMPORARY CONSTRUCTION SIGNAGE SHALL BE MOUNTED ON CRASHWORTHY, PORTABLE, SPRING-LOADED SKIDS OR FIXED BASES
   ALL SIGN FACES MUST FEATURE HIGH-INTENSITY RETROREFLECTIVE ORANGE SHEETING TO ENSURE UNCOMPROMISED DAY AND NIGHT TRACKING VISIBILITY.
4. PERMITTED OPERATIONAL WINDOWS: STANDARD RIGHT-OF-WAY OCCUPANCY AND SHOULDER WORK HOURS SHALL REMAIN STRICTLY CONFINED TO OFF-PEAK PERIODS (9:00 AM TO 3:00 PM, MONDAY THROUGH FRIDAY) OR AS DIRECTED BY THE NDOT DISTRICT ENGINEER. RIGHT-OF-WAY OPERATIONS ARE PROHIBITED ON STATE HOLIDAYS AND REGIONAL EVENT WEEKENDS.
5. CONSTANT DEVICE MAINTENANCE: THE CONTRACTOR ASSUMES FULL 24/7 LIABILITY FOR MONITORING, CLEANING, AND RESETTING ANY DISPLACED CHANNELIZING DEVICES OR CONED PROTECTION ARRAYS FOR THE ENTIRE LIFECYCLE OF THE CIVIL BUILD.
6. ACCESS GATE INTEGRITY: UNOBSTRUCTED, CONTINUOUS VEHICLE CLEARANCE MUST BE PRESERVED ACROSS THE EXISTING DRIVEWAY APPROACH SERVING AS THE PRIMARY VERIZON WIRELESS SITE ACCESS POINT THROUGHOUT ALL CONSTRUCTION AND DELIVERY CYCLES.
7. SURFACE MATERIAL CONTROLS: THE CONTRACTOR SHALL KEEP ALL PAVED TRAVEL LANES OF SOUTHBOUND HWY-88 FREE FROM DIRT, TRACK-OUT GRAVEL, AND GRADING SPOILS. MANUAL CLEANUP OR MECHANICAL STREET SWEEPING SHALL BE EXECUTED IMMEDIATELY UPON DIRECTION FROM THE STATE OR COUNTY INSPECTOR.
8. ASSET STORAGE RESTRICTIONS: ALL PRIVATE EMPLOYEE VEHICLES, HEAVY EQUIPMENT FLATBEDS, TRANSPORT TRUCKS, AND CIVIL STAGING MATERIALS SHALL BE POSITIONED 100% INSIDE THE 30'-0" X 30'-0" LEASE PERIMETER OR THE INTERNAL GRAVEL ACCESS ROAD FOOTPRINTS. STAGING OF PRIVATE EQUIPMENT ON THE IMPROVED OR UNIMPROVED SHOULDERS OF HWY-88 IS STRICTLY PROHIBITED.





811 Know what's below. Call before you dig.

REV.	DESCRIPTION	DATE	BY

DESIGNED BY: A. VENEGAS
DRAWN BY: A. VENEGAS
CHECKED BY: A. VENEGAS
SUBMITTED BY:
ART VENEGAS DATE:

TCDS ATTSA # 78010101807
AV TRAFFIC DESIGN
ART VENEGAS | Project Manager | AV TRAFFIC DESIGN, 7340 E FLORENCE AVE #210, DOWNEY, CA 9024 Office: 562.551.1861

PROFESSIONAL ENGINEER - STATE OF NEVADA ROBERT NAPLES Exp. 12/31/27 CIVIL No. 19925
Date: 06/30/26

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
RECOMMENDED FOR APPROVAL BY: DATE
APPROVED BY: DATE
AUTHORIZED SIGNATURE
R.C.E. EXP. DATE

CITY OF MINDEN
CARSON PASS HWY (NV-88)
AT MACKLAND AVENUE
SB SHOULDER CLOSURE (NDOT TA-6)

JOB No.
SHEET 1 OF 1
TC-01

CONSULTANT BUSINESS TAX REGISTRATION NUMBER : 002639637-0001-7

1"=20' ORIGINAL MAP SCALE 1"=40'
20 10 0 20 40 60 80 100 FEET
40 20 0 40 80 120 160 200 FEET

SCALES HORIZ. 1"= VERT. 1"=

SHEET 1 OF 1 INDEX NUMBER

RAND PROPERTY

NV-88, MINDEN, NV 89423
MDG LOCATION ID: 5000982487
PROJECT ID: 17539520

PROJECT DESCRIPTION

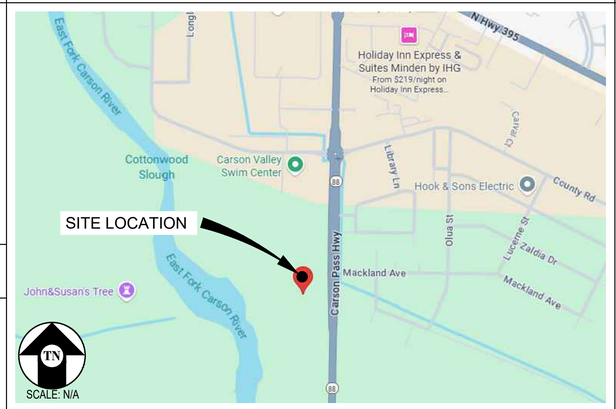
A (N) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) VERIZON WIRELESS 30'–0"x30'–0" (900 SQ FT) LEASE AREA
- (12) (N) VERIZON WIRELESS ANTENNAS ON (N) 100'–0" TALL MONOPOLE
- (3) (N) RADIO 4490HP UNITS @ ANTENNAS
- (3) (N) RADIO 4890HP UNITS @ ANTENNAS
- (2) (N) RAYCAP 6600 SURGE SUPPRESSORS, (1) @ EQUIPMENT & (1) @ ANTENNAS
- (3) (N) 3X6 HYBRID CABLES
- (1) (N) EQUIPMENT CABINETS
- (8) (N) BATTERY 6320 UNITS & (4) (N) POWER 6308 UNITS ON (N) H–FRAME
- (N) UTILITIES TO (N) SITE LOCATION

PROJECT INFORMATION

SITE NAME:	RAND PROPERTY
MDG LOCATION ID:	5000982487
COUNTY:	DOUGLAS
JURISDICTION:	DOUGLAS COUNTY
APN:	1320–31–000–016
SITE ADDRESS:	NV–88 MINDEN, NV 89423
CURRENT ZONING:	A–19, AGRICULTURAL
CONSTRUCTION TYPE:	V–B
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)
POWER:	NV ENERGY
LATITUDE:	N 38° 57' 9.78" NAD 83 N 38.952717° NAD 83
LONGITUDE:	W 119° 46' 48.38" NAD 83 W 119.780106° NAD 83
PROPERTY OWNER:	PATRICIA L. RAND 2003 TRUST 5324 LONG CANYON DRIVE FAIR OAKS, CA 95628
APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DR, BLDG 11 WALNUT CREEK, CA 94598
SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630
LEASING CONTACT:	Melissa Ofina
ZONING CONTACT:	Melissa Ofina
CONSTRUCTION CONTACT:	ATTN: BRETT EWING (916) 844–9324 BRETT.EWING@EPICWIRELESS.NET

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

1. 2024 INTERNATIONAL BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
2. 2024 INTERNATIONAL RESIDENTIAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
3. 2024 INTERNATIONAL EXISTING BUILDING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
4. 2024 INTERNATIONAL ENERGY CONSERVATION CODE
5. 2024 INTERNATIONAL FUEL GAS CODE
6. 2024 INTERNATIONAL MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
7. 2024 UNIFORM PLUMBING CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
8. 2024 UNIFORM MECHANICAL CODE AND NECESSARY ADMINISTRATIVE PROVISIONS
9. 2023 NATIONAL ELECTRICAL CODE
10. 2024 INTERNATIONAL FIRE CODE
11. 2024 WILDLAND URBAN INTERFACE CODE
12. 2024 NORTHERN NEVADA AMENDMENTS
13. CITY/COUNTY ORDINANCES
14. ANSI/EIA–TIA–222–H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS.

SHEET INDEX

SHEET	DESCRIPTION	REV
T–1.1	TITLE SHEET	–
C–1	TOPOGRAPHIC SURVEY	–
C–2	TOPOGRAPHIC SURVEY	–
A–1.1	OVERALL SITE PLAN	–
A–1.2	ENLARGED SITE PLAN	–
A–1.3	EQUIPMENT PLAN	–
A–1.4	EQUIPMENT H–FRAME ELEVATION	–
A–2.1	ANTENNA PLAN	–
A–3.1	ELEVATIONS	–
A–3.2	ELEVATIONS	–
A–4.1	DETAILS	–
A–4.2	DETAILS	–
E–1.1	ELECTRICAL PLAN	–

SHEET	DESCRIPTION	REV
	PRELIMINARY CIVIL GRADING AND DRAINAGE PLAN BY OTHERS (DATED 06/03/26):	
C1.0	PRELIMINARY GRADING AND DRAINAGE PLAN	–

Issued For:

RAND PROPERTY

NV-88
MINDEN, NV 89423

PREPARED FOR

verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000982487
PROJECT ID:	17539520
DRAWN BY:	C. CODY
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
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3	01/07/25	CLIENT REV	J.Z.
2	12/03/25	CLIENT REV	S.V.
1	10/27/25	ZD 100%	C.C.
0	09/02/25	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

Lease Area Description

All that certain lease area being a portion of that certain parcel described in Deed filed for record as Document No. 2024-1010330, said property also being depicted, labeled "1320-31-000-001 Park Cattle Company N.A.P.", on that certain Subdivision Map filed for record as Document No. 724397, Official Records of Douglas County, Nevada and being a portion of NW 1/4 of Section 31, Township 13 North, Range 20 East, M.D.B. & M., being more particularly described as follows:

Commencing at a 2" Iron Pipe set for the Northeast corner of the above referenced parcel of land from which a similar monument bears North 58°05'45" West 1112.26 feet; thence from said point of commencement South 41°03'49" West 448.49 feet to the True Point of Beginning; thence from said point of beginning South 30.00 feet; thence West 30.00 feet; thence North 30.00 feet; thence East 30.00 feet to the point of beginning.

Together with a non-exclusive easement for access and utility purposes twenty (20) feet in width the centerline of which is described as follows: beginning at the midpoint on the East boundary of the above described lease area and running thence East 10.00 feet to a point hereafter defined as Point "A"; thence continuing East 47.52 feet; thence through a tangent curve to the left having a central radius of 38.00 feet and running through an arc distance of 26.69 feet to a point hereafter defined as Point "B"; thence continuing through the previous curve for an additional arc distance of 33.00 feet; thence tangent to the last curve North 84.04 feet; thence through a tangent curve to the right having a central radius of 38.00 feet and running through an arc distance of 59.69 feet; thence tangent to the last curve East 12.21 feet more or less to the public right of way more commonly known as Hwy 88.

Also together with a non-exclusive easement for access and utility purposes twenty (20) feet in width the centerline of which is described as follows: beginning at Point "A" as previously defined and running thence both North and South from said Point "A" a distance of 60.00 feet. To include the hammerhead radii as shown hereon.

Also together with a non-exclusive easement for utility purposes ten (10) feet in width the centerline of which is described as follows: beginning at Point "B" as previously defined and running thence East 58.26 feet more or less to the public right of way.

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BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DATE OF SURVEY: 08-11-25

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, P.L.S. 13385

LOCATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

N.G.V.D. 1929 CORRECTION: SUBTRACT 3.69' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 1320-31-000-016

OWNER(S): PATRICIA L. RAND 2003 TRUST
5324 LONG CANYON DRIVE
FAIR OAKS, CA 95628

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426

Verizon Wireless

Project Name: Rand Property

Project Site Location: 1320-31-000-016, NV
Off Hwy 88
Minden, NV 89423
Douglas County

Date of Observation: 08-11-25

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

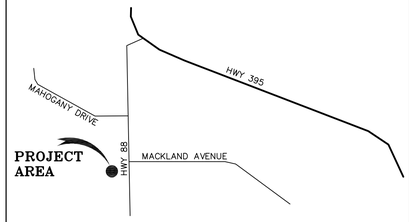
Type of Antenna Mount: Proposed Monopole

Coordinates (NAD83)
Latitude: N 38° 57' 09.78" N 38.952717°
Longitude: W 119° 46' 48.38" W 119.780106°

ELEVATION of Ground at Structure (NAVD88) 4709' AMSL

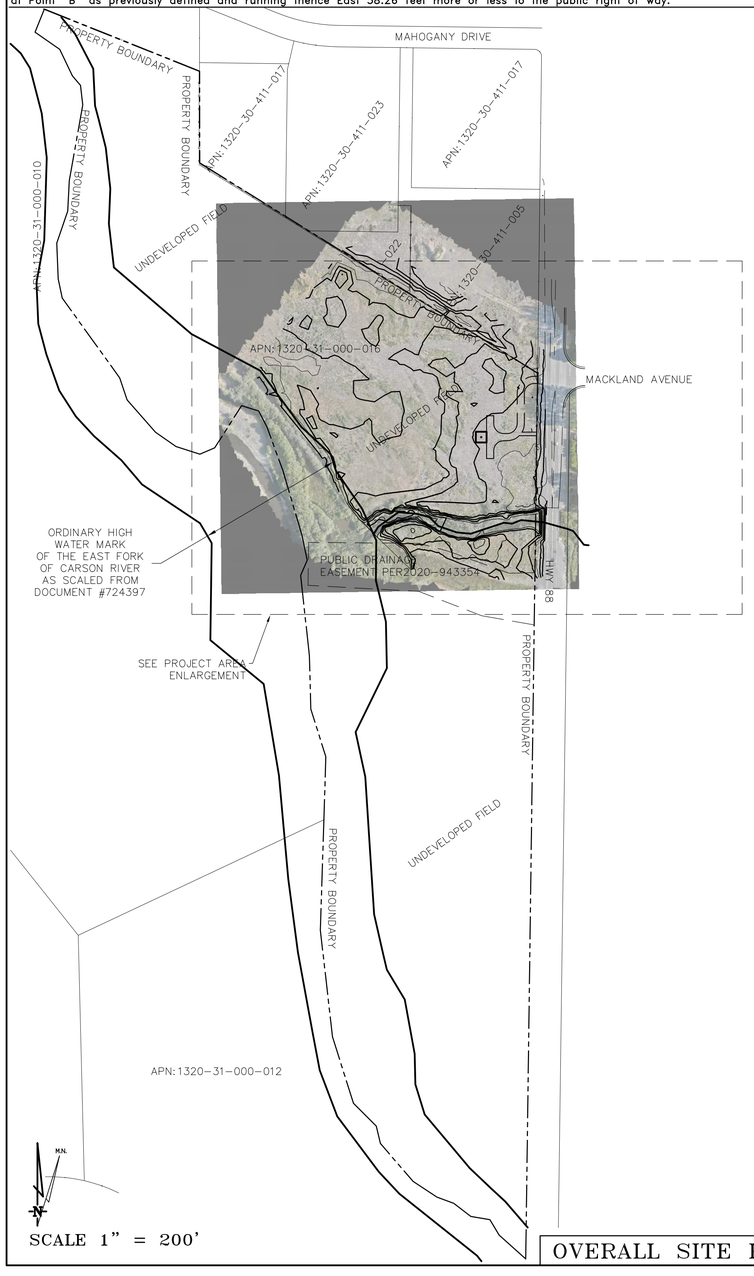
CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil Nevada PLS 13385



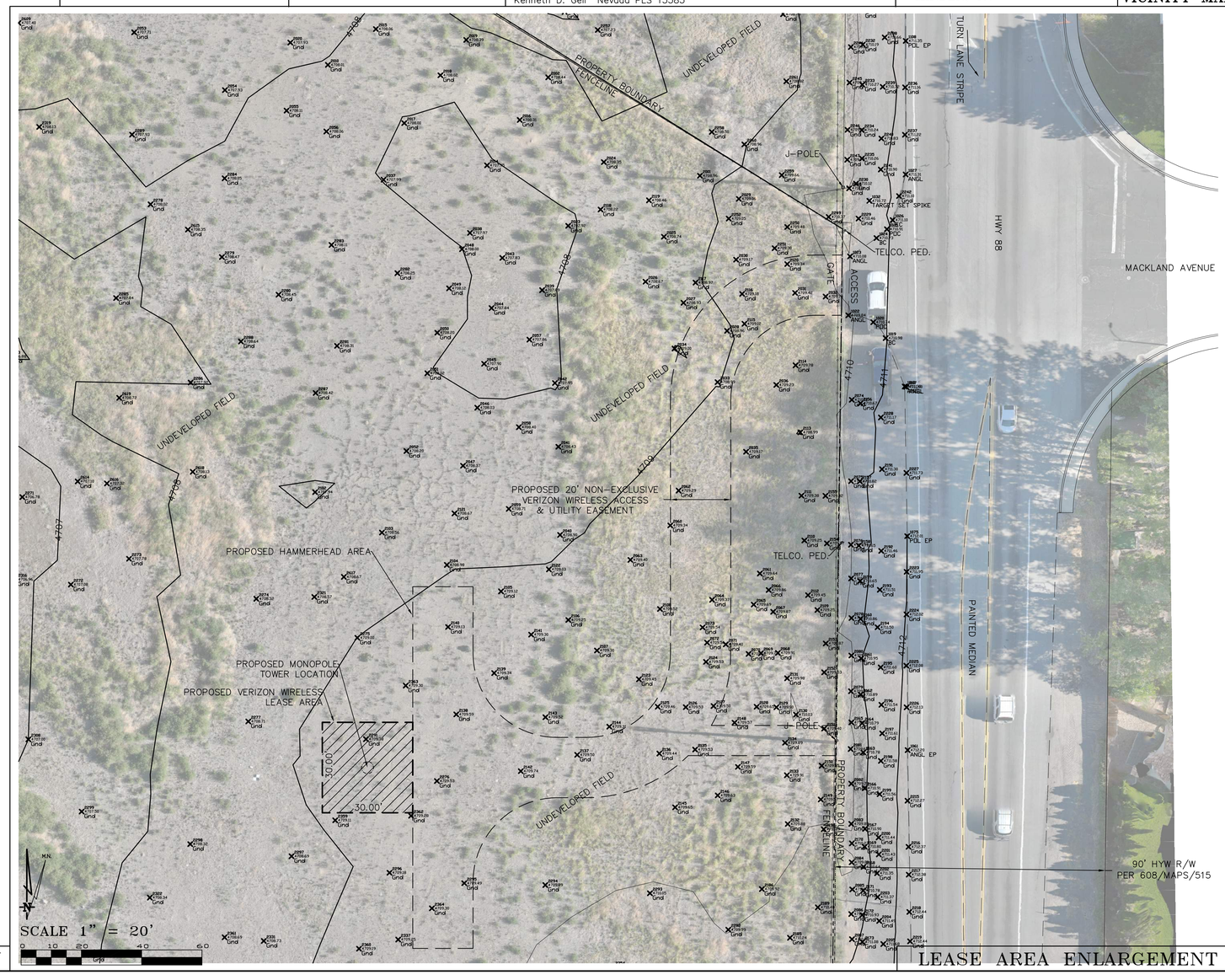
MINDEN, NV

VICINITY MAP



SCALE 1" = 200'

OVERALL SITE PLAN



SCALE 1" = 20'

LEASE AREA ENLARGEMENT

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\VN		
OPS		
EE\OUT		

Surveyor

GEIL ENGINEERING
ENGINEERING * SURVEYING * PLANNING
1226 HIGH STREET
AUBURN, CALIFORNIA 95603
phone: (530) 885-0426
fax: (530) 823-1309

verizon

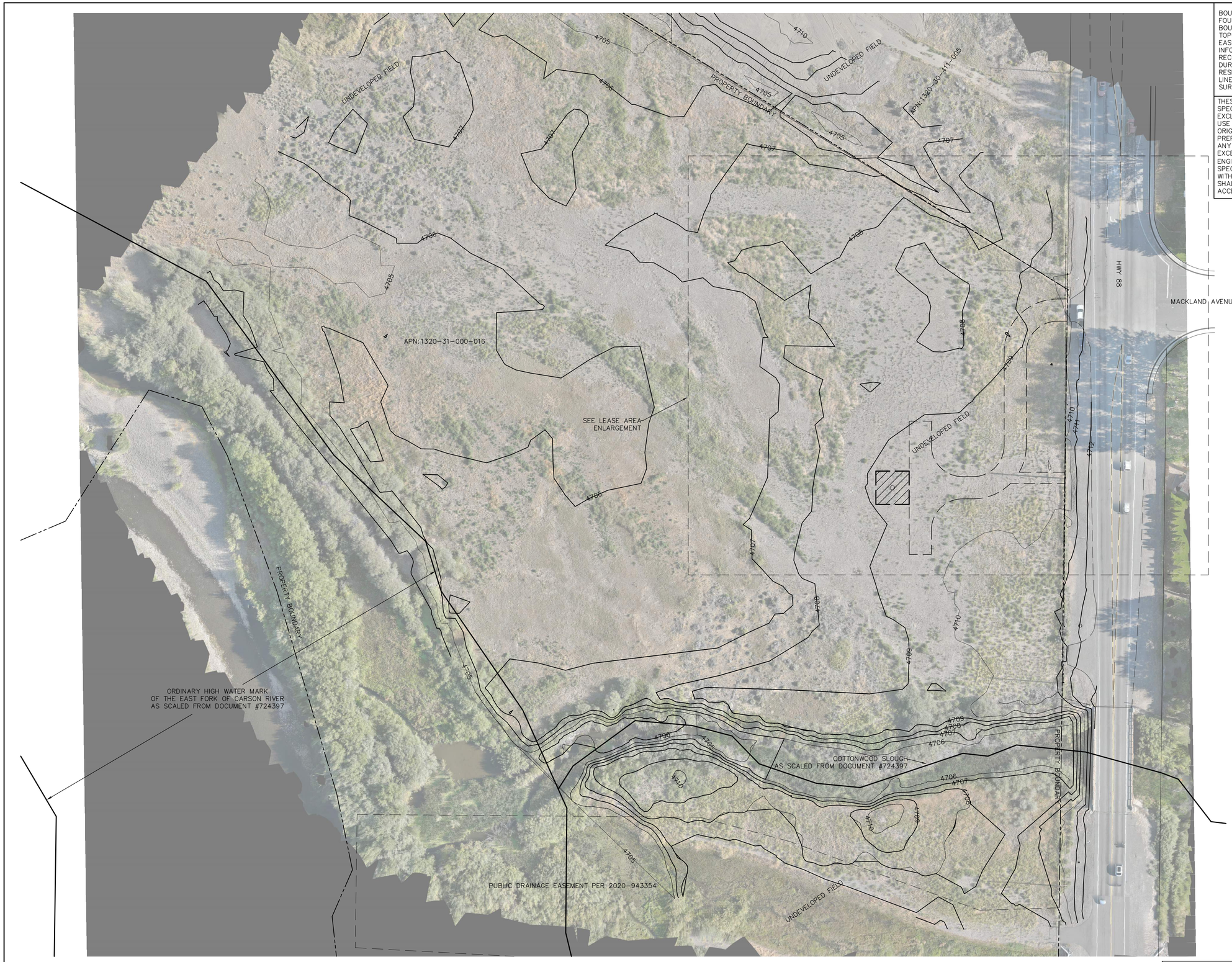
RAND PROPERTY
1320-31-000-016, NV
OFF HWY 88
MINDEN, NV 89423

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
REV	08-15-25 N. ROHDE	DRAWING SUBMITTAL
REV	09-02-25 N. ROHDE	LEASE AREA MOD.
REV		
REV		
REV		
REV		

Sheet

C-1



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DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING
ENGINEERING • SURVEYING • PLANNING
1228 HIGH STREET
AUBURN, CALIFORNIA 95603
Phone: (530) 885-0426
Fax: (530) 823-1309

verizon

RAND PROPERTY

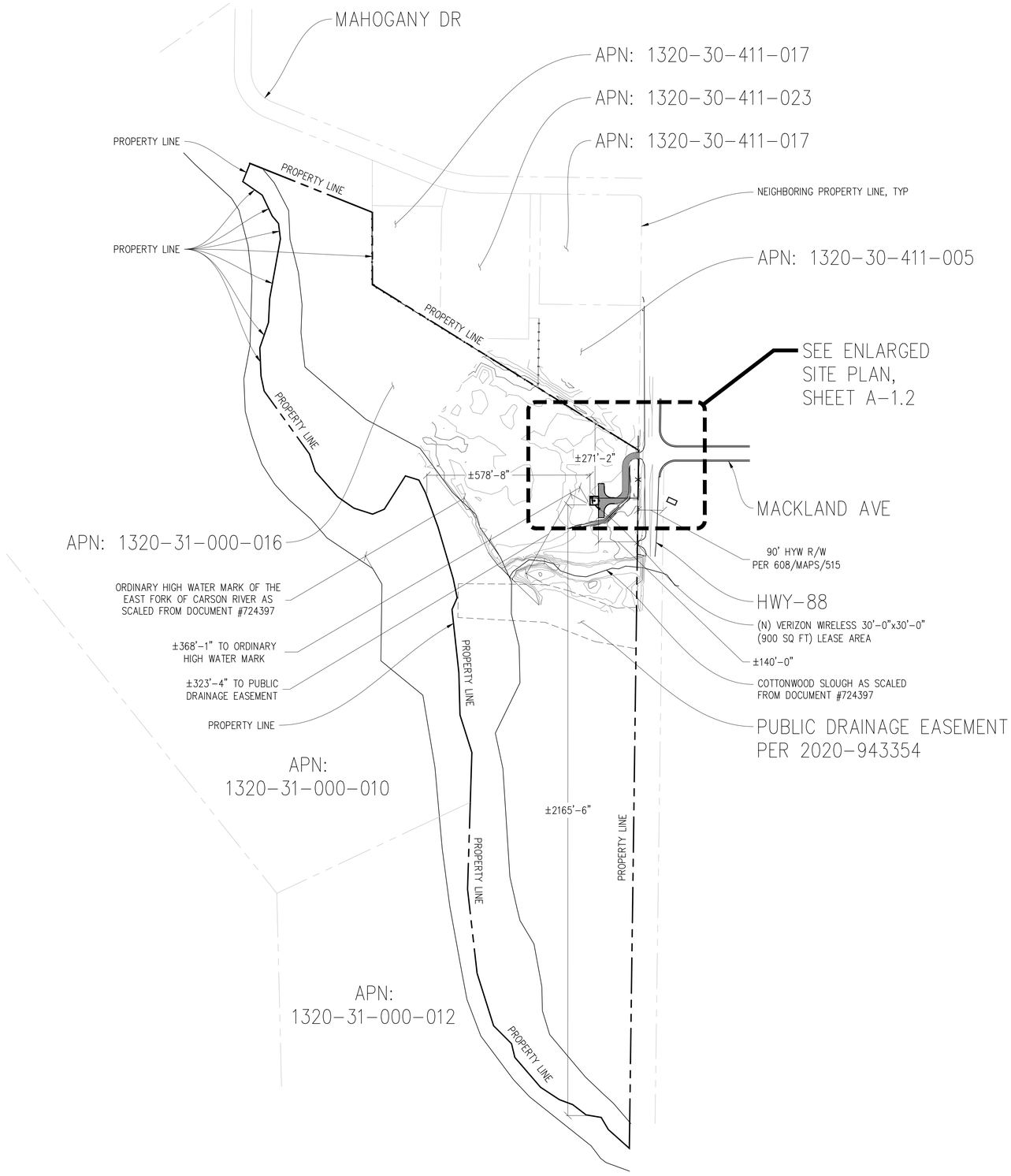
1320-31-000-016, NV
OFF HWY 88
MINDEN, NV 89423

PLOT PLAN AND
SITE TOPOGRAPHY

Sheet
C-2

SCALE 1" = 40'

PROJECT AREA ENALRGEMENT



TN

OVERALL SITE PLAN

1"=200'-0"

0 100' 200' 400' 600' 1,000'

Issued For:

RAND PROPERTY

NV-88
MINDEN, NV 89423

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000982487
PROJECT ID:	17539520
DRAWN BY:	C. CODY
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	07/28/26	CLIENT REV	J.Z.
4	06/09/26	CLIENT REV	T.T.
3	01/07/25	CLIENT REV	J.Z.
2	12/03/25	CLIENT REV	S.V.
1	10/27/25	ZD 100%	C.C.
0	09/02/25	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

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ENGINEER:

Streamline Engineering and Design, Inc.
3943 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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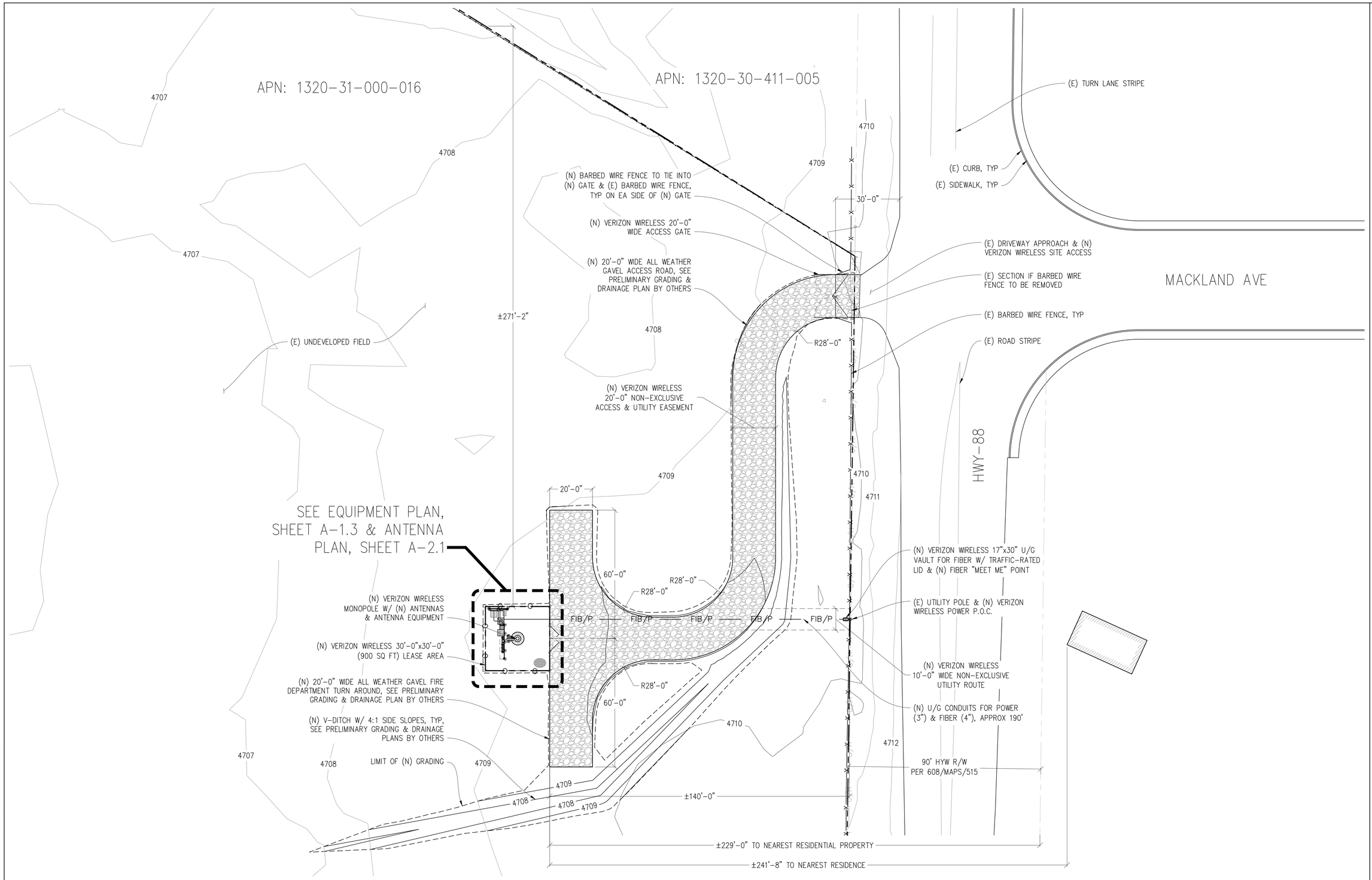
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

A-1.1



ENLARGED SITE PLAN

1"=20'-0"

0 10' 20' 40' 60' 100'

Issued For:

RAND PROPERTY

NV-88
MINDEN, NV 89423

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000982487
PROJECT ID:	17539520
DRAWN BY:	C. CODY
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Licensee:

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ENGINEER:

Streamline Engineering and Design, Inc.

3943 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1941
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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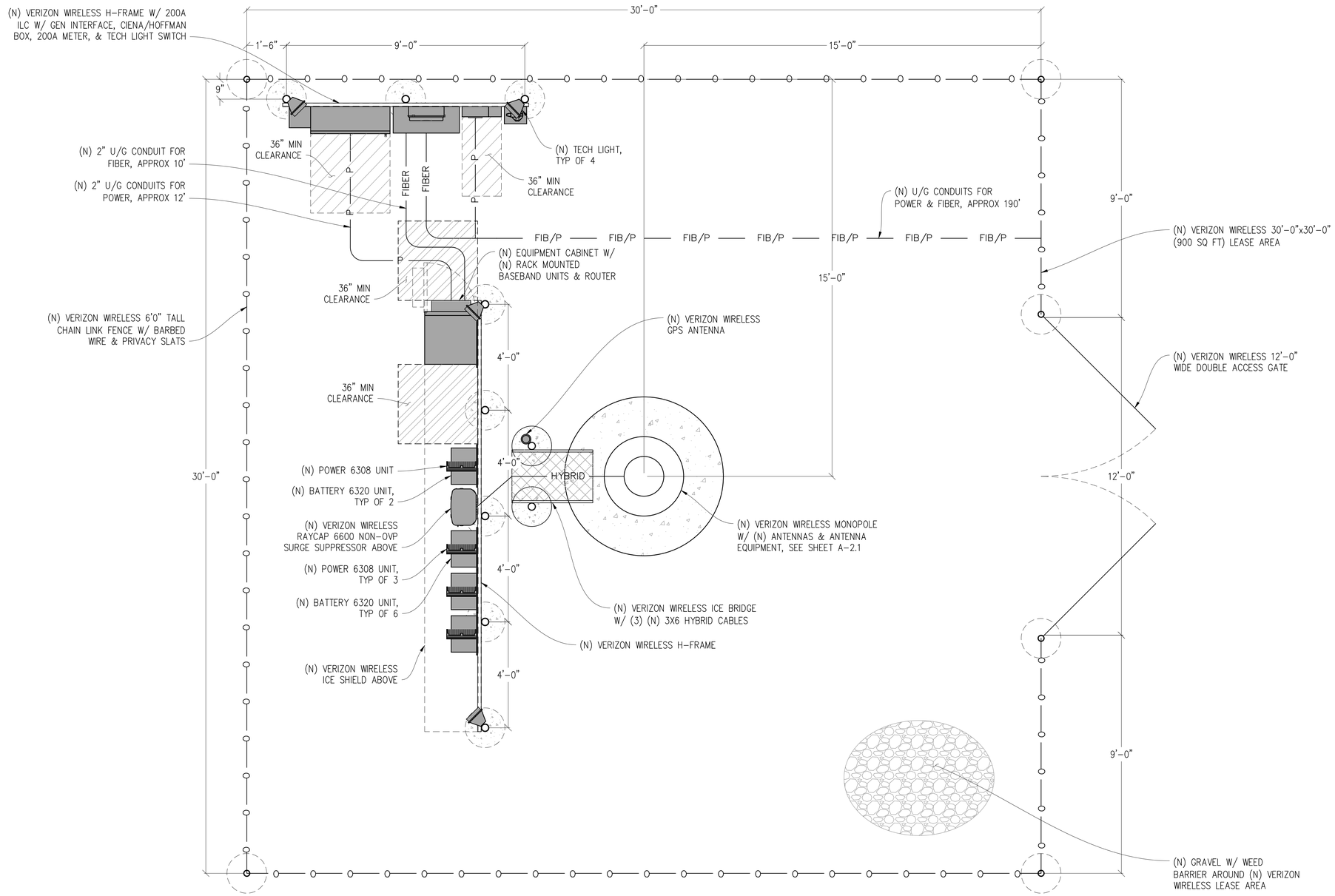
SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-1.2



EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

Issued For:

RAND PROPERTY

NV-88
MINDEN, NV 89423

PREPARED FOR

verizon

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3	01/07/25	CLIENT REV	J.Z.
2	12/03/25	CLIENT REV	S.V.
1	10/27/25	ZD 100%	C.C.
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S4469

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ENGINEER:

Streamline Engineering and Design, Inc.

3849 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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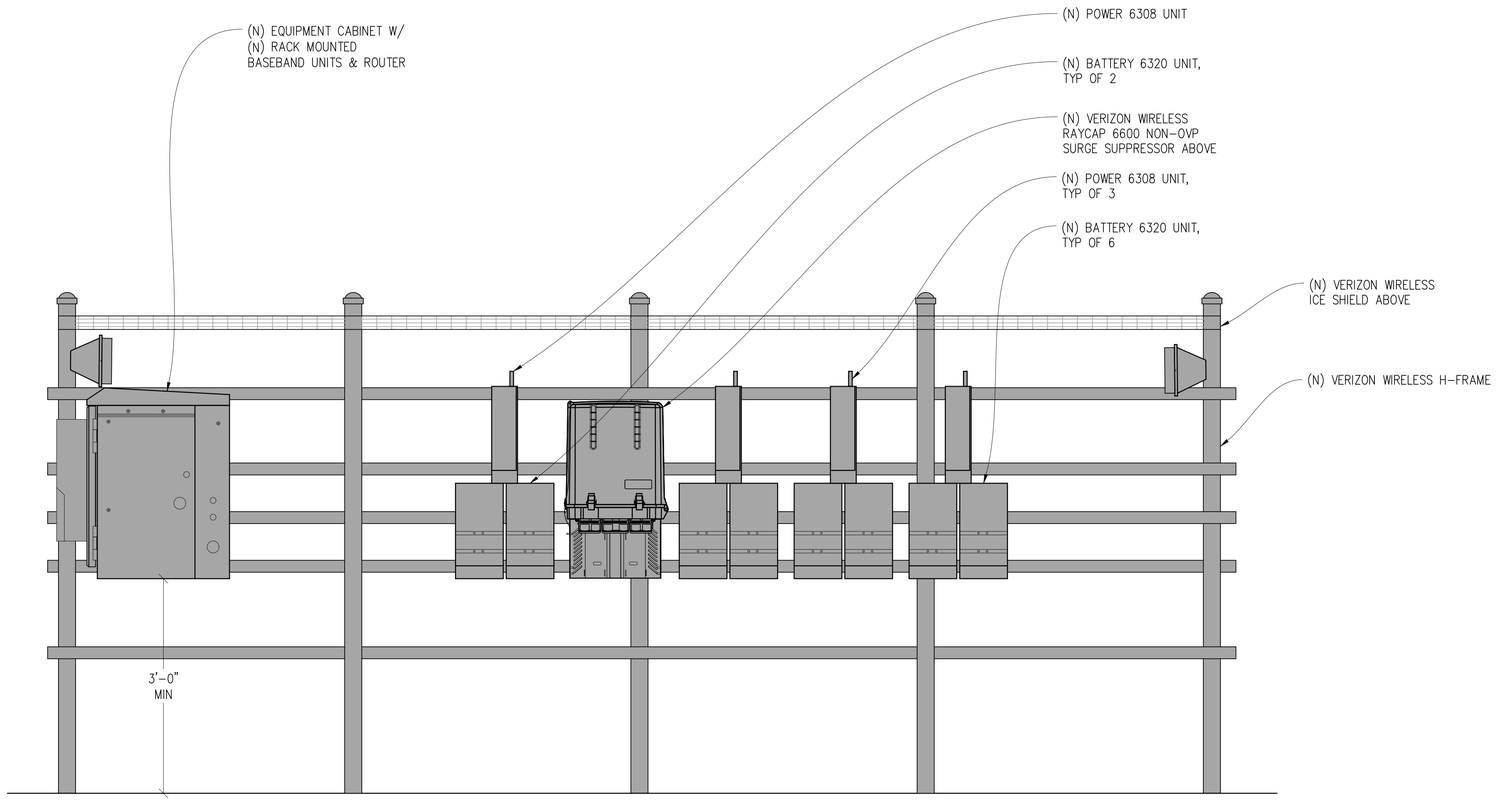
SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-1.3



EQUIPMENT H-FRAME ELEVATION

1"=1'-0"

0 3" 6" 1' 2' 3' 5'

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2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000982487
PROJECT ID:	17539520
DRAWN BY:	C. CODY
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

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SHEET TITLE:

EQUIPMENT
H-FRAME ELEVATION

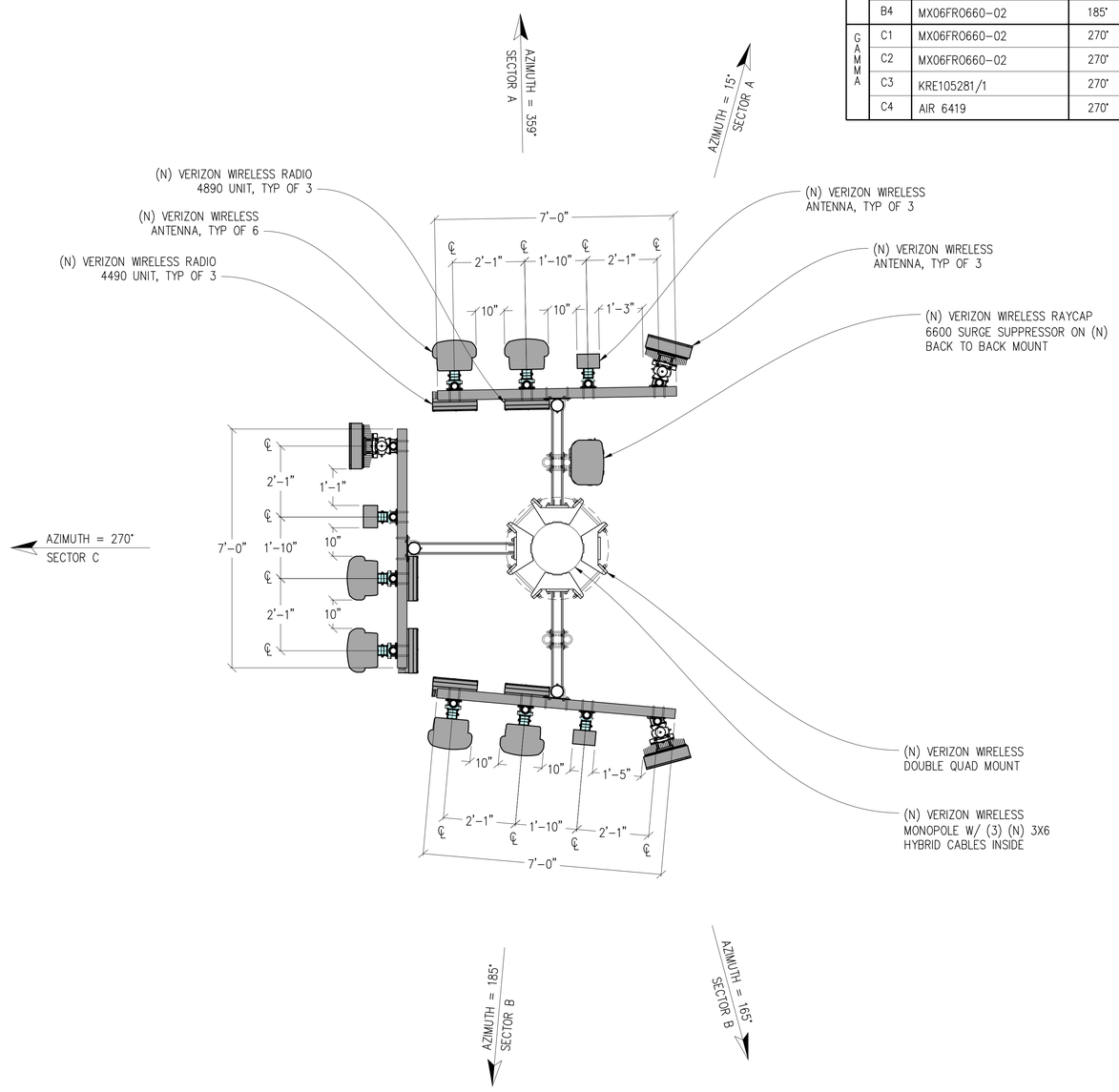
SHEET NUMBER:

A-1.4

(N) RF SCHEDULE (PRELIMINARY & SUBJECT TO CHANGE)

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR
ALPHA	A1	MX06FRO660-02	359°	±97'-0"	(1) 4490	SHARED	–	SHARED
	A2	MX06FRO660-02	359°	±97'-0"	(1) 4890	SHARED	–	SHARED
	A3	KRE105281/1	359°	±97'-0"	INTEGRATED	SHARED	–	SHARED
	A4	AIR 6419	15°	±97'-0"	INTEGRATED	(3) 3X6	±105'	(1) 6600
BETA	B1	AIR 6419	165°	±97'-0"	INTEGRATED	SHARED	–	SHARED
	B2	KRE105281/1	185°	±97'-0"	INTEGRATED	SHARED	–	SHARED
	B3	MX06FRO660-02	185°	±97'-0"	(1) 4490	SHARED	–	SHARED
	B4	MX06FRO660-02	185°	±97'-0"	(1) 4890	SHARED	–	SHARED
GAMMA	C1	MX06FRO660-02	270°	±97'-0"	(1) 4490	SHARED	–	SHARED
	C2	MX06FRO660-02	270°	±97'-0"	(1) 4890	SHARED	–	SHARED
	C3	KRE105281/1	270°	±97'-0"	INTEGRATED	SHARED	–	SHARED
	C4	AIR 6419	270°	±97'-0"	INTEGRATED	SHARED	–	SHARED

NOTE:
1. ANTENNA POSITIONS ARE LEFT TO RIGHT FROM BACK OF ANTENNA.
2. EQUIPMENT IS PRELIMINARY & SUBJECT TO CHANGE.



ANTENNA PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

NOTE:
1. ALL (N) ANTENNA MOUNTS, & EXPOSED CABLES TO BE PAINTED TO MATCH (N) MONOPINE & BE FULLY WITHIN MONOPINE BRANCH RADIUS.
2. PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (N) MONOPINE

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Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000982487
PROJECT ID:	17539520
DRAWN BY:	C. CODY
CHECKED BY:	N. GEORGE
APPROVED BY:	-

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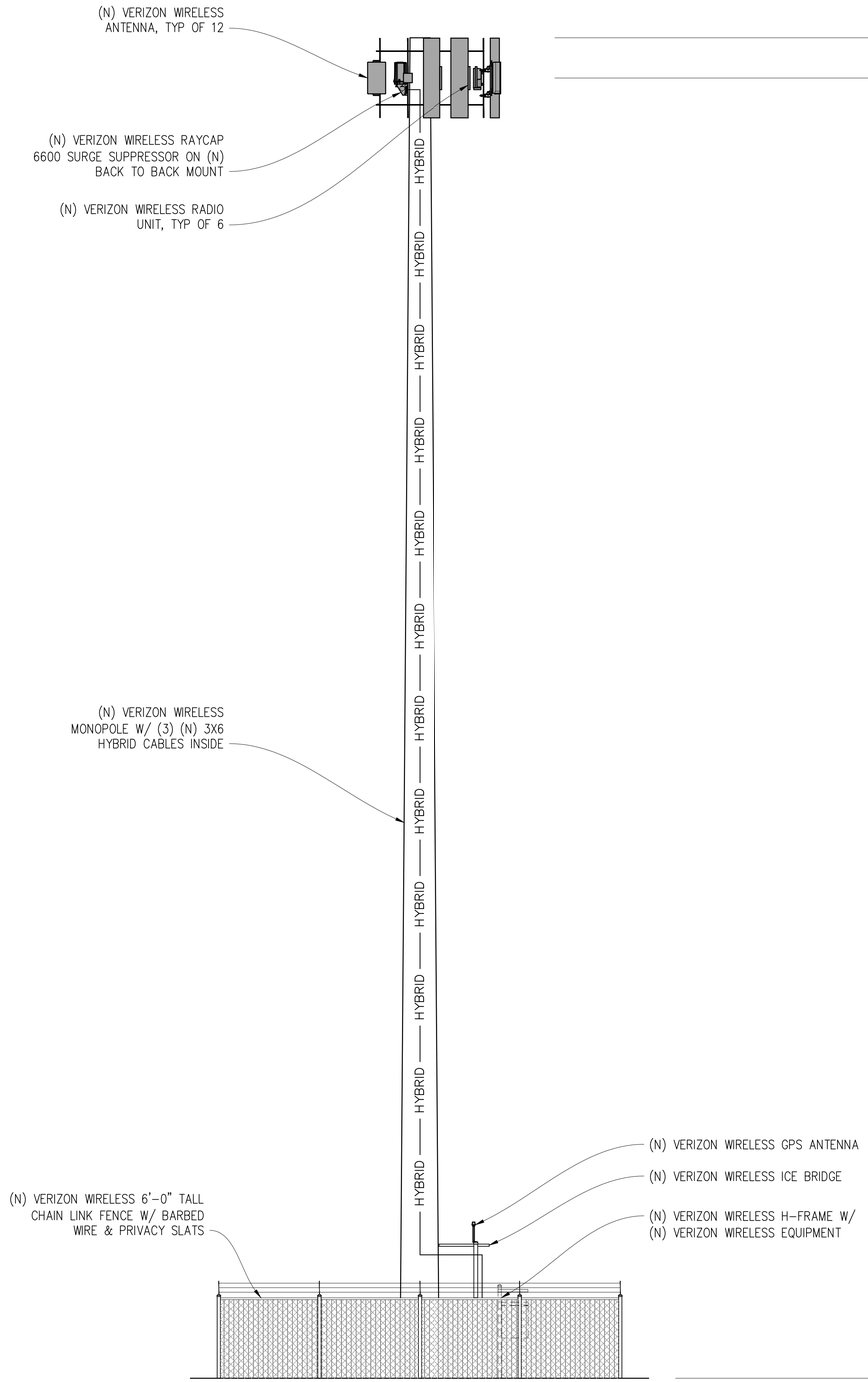
SHEET TITLE:

ANTENNA PLAN

SHEET NUMBER:

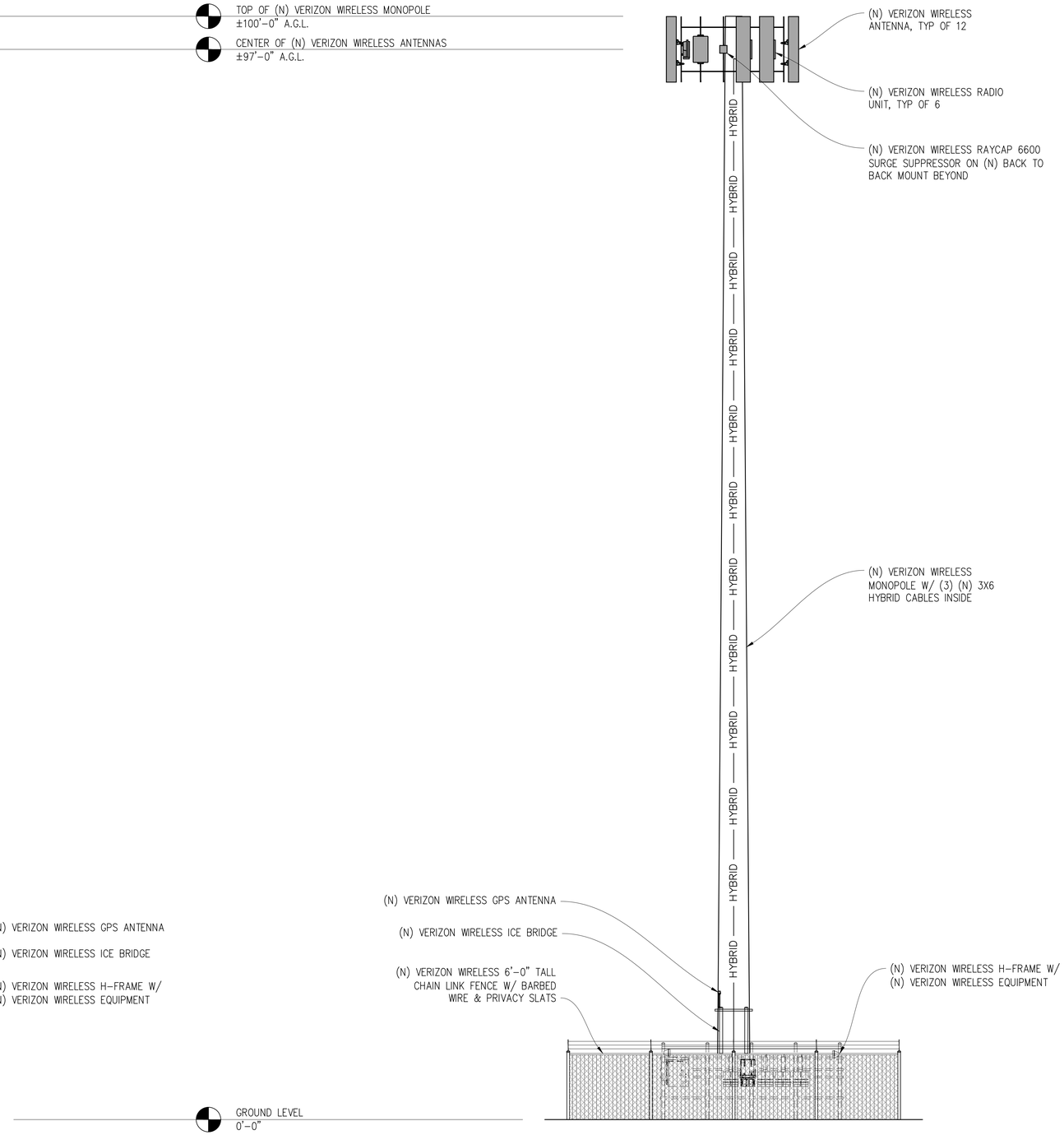
A-2.1



NORTH ELEVATION

3/16"=1'-0"

06"1' 2' 3' 5' 7' 11' 15'



WEST ELEVATION

3/16"=1'-0"

06"1' 2' 3' 5' 7' 11' 15'

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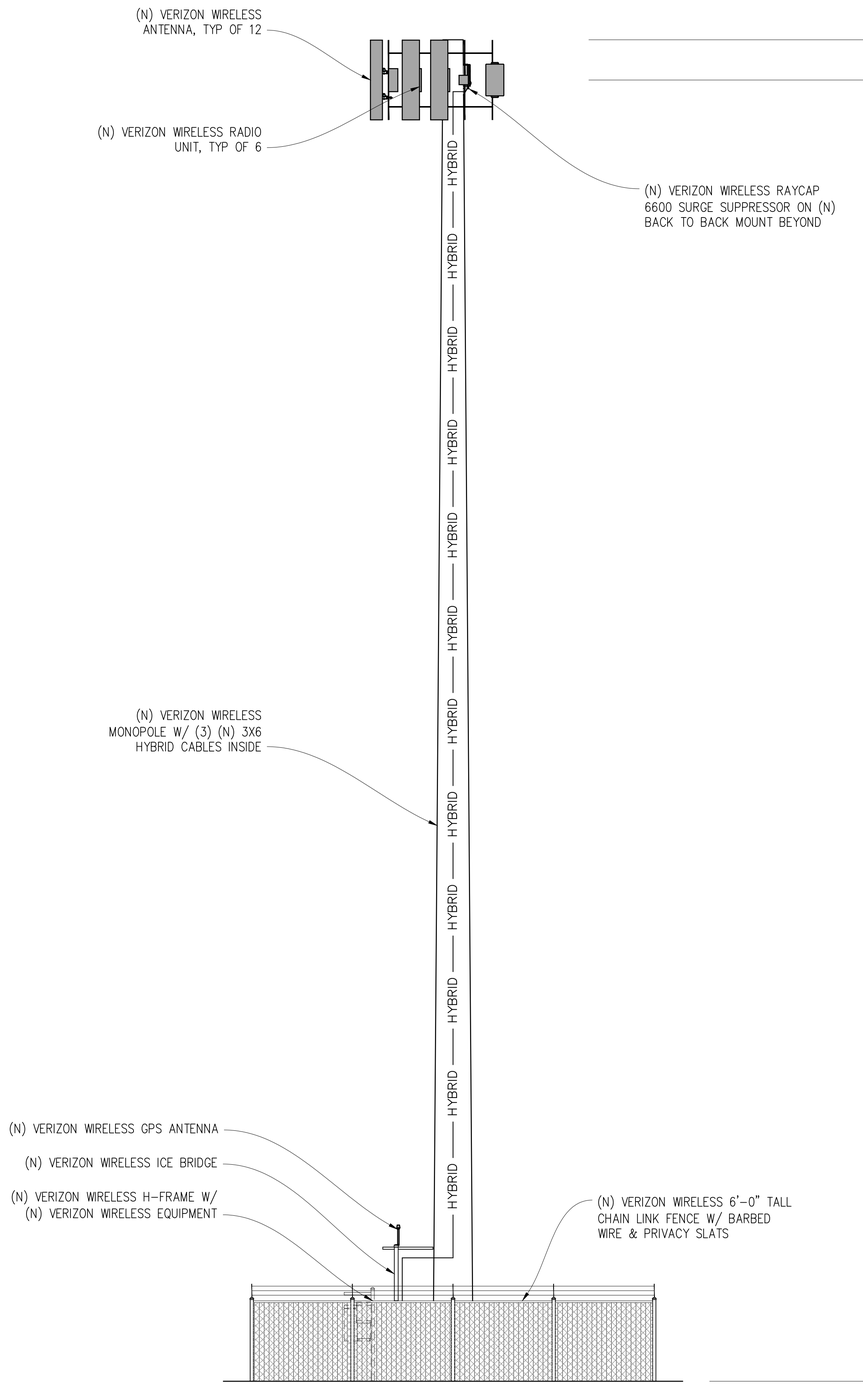
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

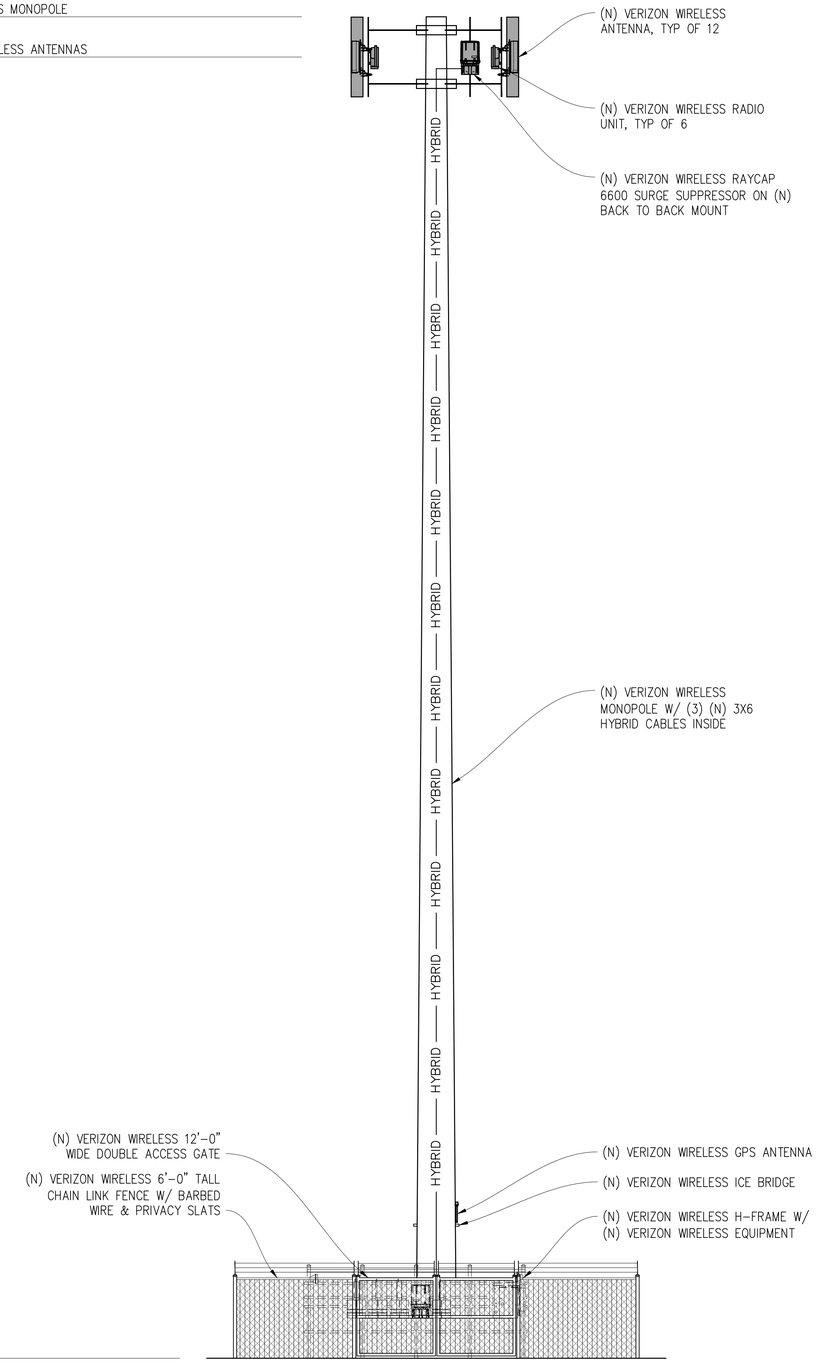
A-3.1



SOUTH ELEVATION

3/16"=1'-0"

06"1' 2' 3' 5' 7' 11' 15'



EAST ELEVATION

3/16"=1'-0"

06"1' 2' 3' 5' 7' 11' 15'

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Connecting a Wireless World

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DRAWN BY:	C. CODY
CHECKED BY:	N. GEORGE
APPROVED BY:	-

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1	10/27/25	ZD 100%	C.C.
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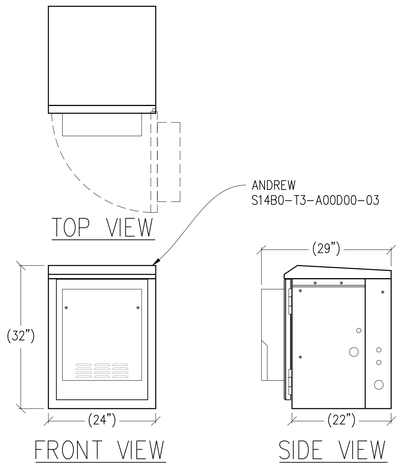
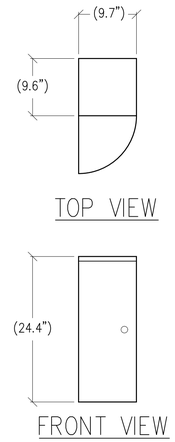
A-3.2



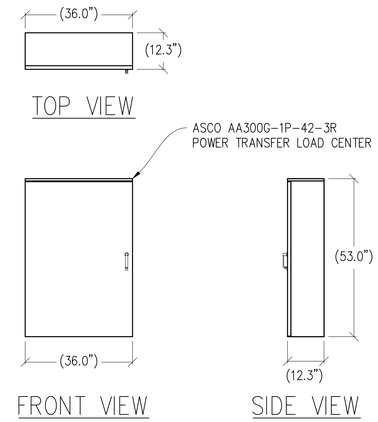
1 S14B0-T3-A00D00-03 CABINET

¾"=1'-0" MAX WEIGHT: 250 LBS



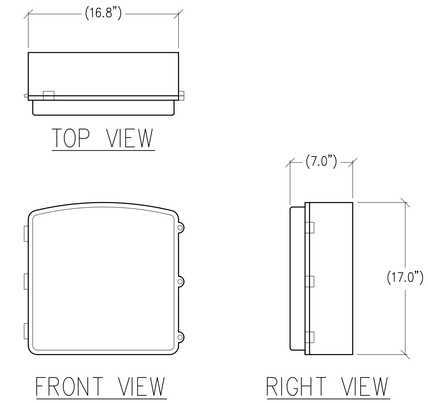
2 GENERATOR INTERSECT

1"=1'-0" WEIGHT: 13 LBS



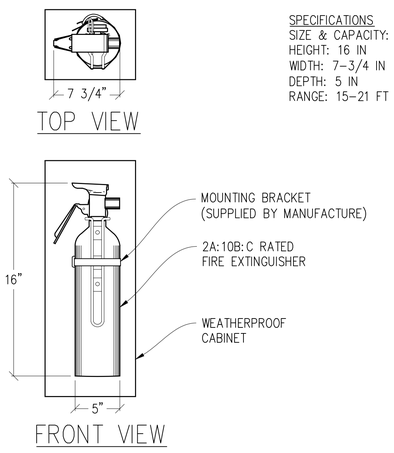
3 ILC CABINET DETAIL

½"=1'-0" MAX WEIGHT: 210 LBS



4 CN 3931 DETAIL

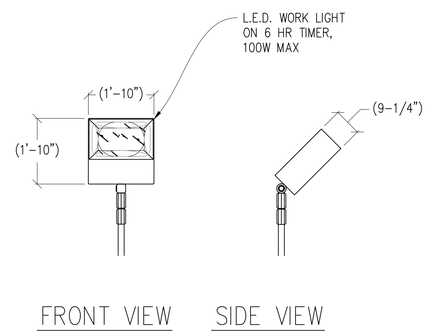
1½"=1'-0" MAX WEIGHT: 28.6 LBS



SPECIFICATIONS
SIZE & CAPACITY: 6 LBS
HEIGHT: 16 IN
WIDTH: 7-3/4 IN
DEPTH: 5 IN
RANGE: 15-21 FT

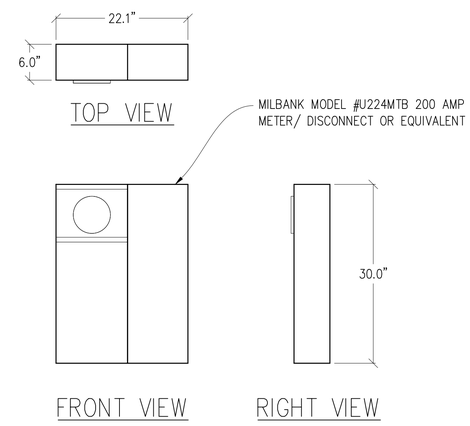
5 FIRE EXTINGUISHER DETAIL

N.T.S.



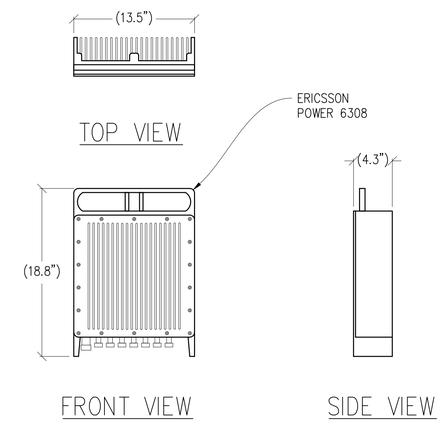
6 TECH LIGHT DETAIL

½"=1'-0"



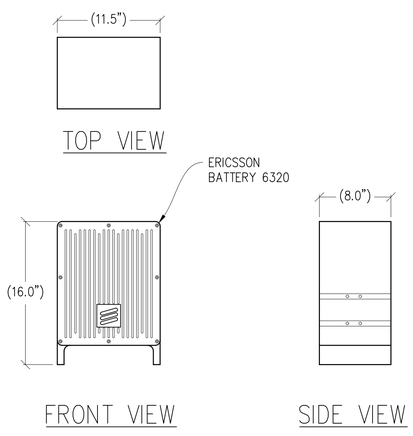
7 METER DETAIL

1"=1'-0"



8 POWER 6308 DETAIL

1½"=1'-0" MAX WEIGHT: 31 LBS



9 BATTERY 6320 DETAIL

1½"=1'-0" MAX WEIGHT: 60 LBS

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SHEET TITLE:

DETAILS

SHEET NUMBER:

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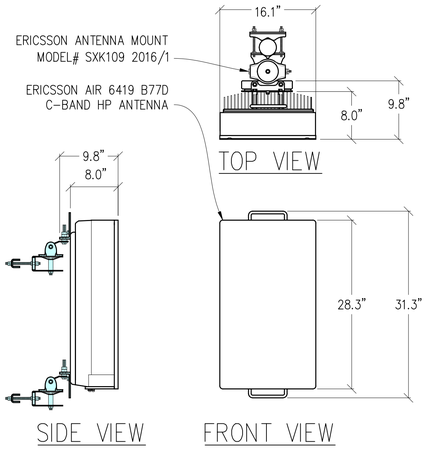

1 ANTENNA DETAIL

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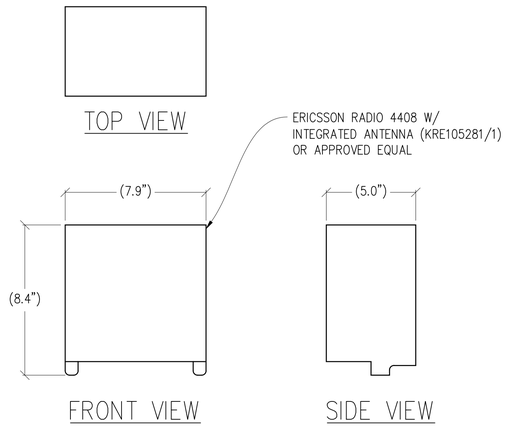
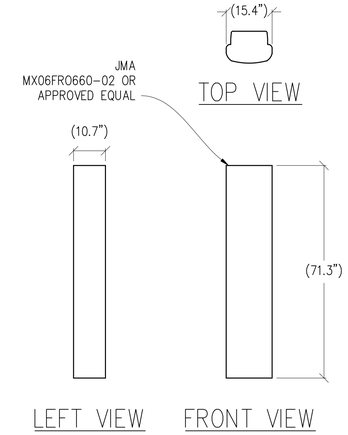


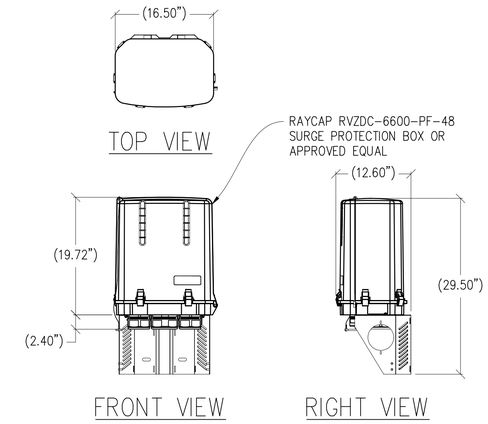
2 4408 RADIO DETAIL

3"=1'-0" MAX WEIGHT 11.1 LBS



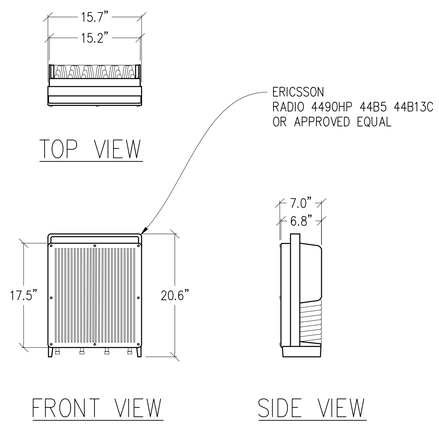
3 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 46 LBS



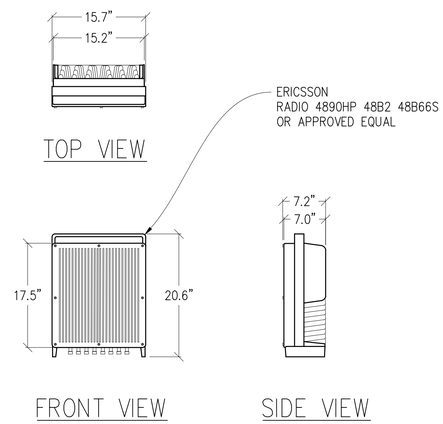
4 SURGE PROTECTION BOX

1"=1'-0" MAX WEIGHT: 32.0 LBS



5 RADIO 4490HP DETAIL

1"=1'-0" MAX WEIGHT: 68.4 LBS



6 RADIO 4890HP DETAIL

1"=1'-0" MAX WEIGHT: 69.5 LBS

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Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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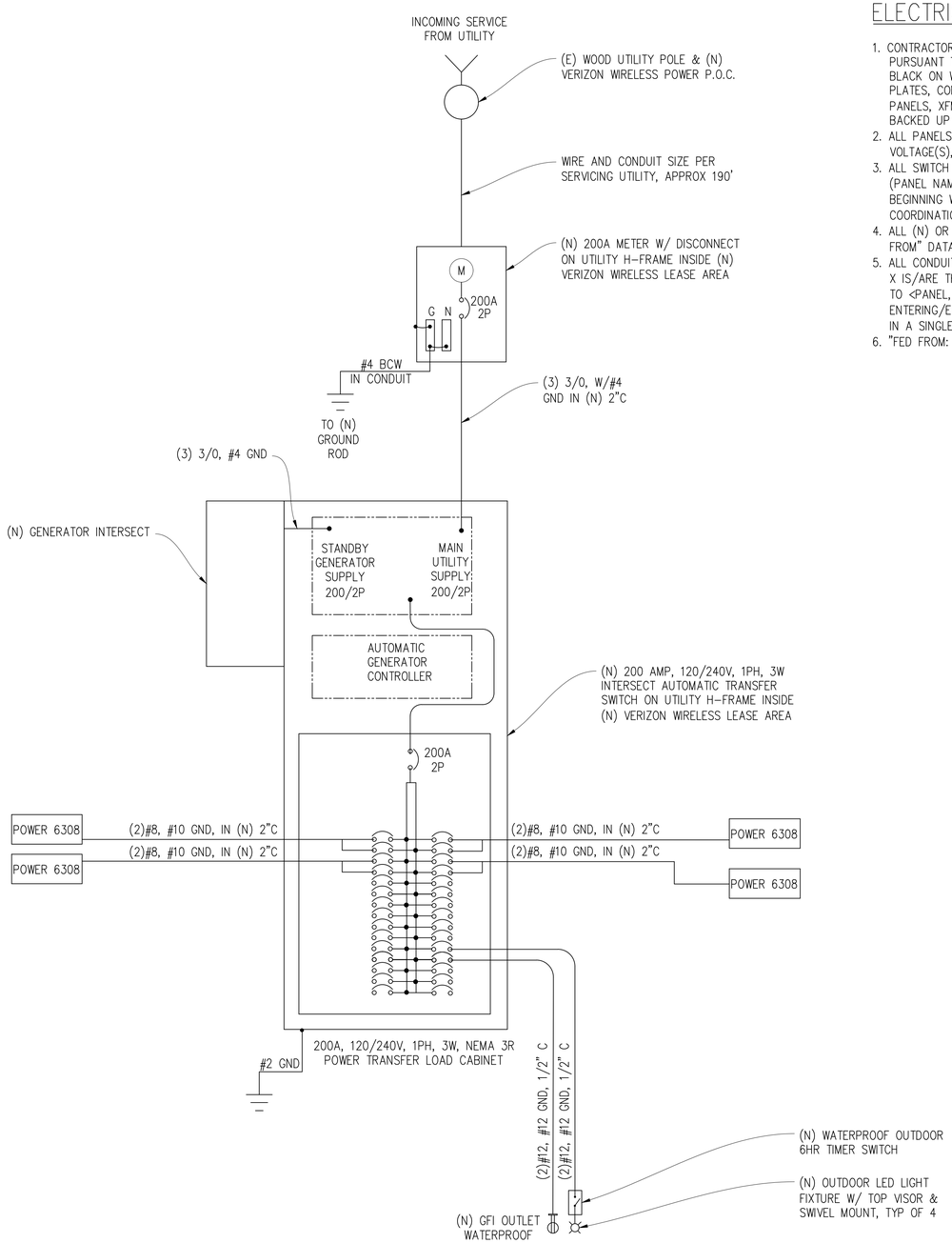
SHEET TITLE:

DETAILS

SHEET NUMBER:

A-4.2



SINGLE LINE DIAGRAM

ELECTRICAL LABELING REQUIREMENTS

1. CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR's, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
2. ALL PANELS, XFMR's AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR's, AND "FED FROM" DATA.
3. ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
4. ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
5. ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'..." WHERE X IS/ARE THE BREAKER#(S). CONDUITS EXITING XFMR'S SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>", E.G. "FEEDER TO PANEL <panel name>. CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM..." & "TO PANEL/XFMR/..."DATA.
6. "FED FROM: DATA = <panel name> <brkr#> EG: "PANEL X/1,3,5")

ELECTRIC LEGEND

- (M) METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2024 NEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

NEW PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 65,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
ØA	ØB	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	ØA	ØB
LOAD VA	LOAD VA							LOAD VA	LOAD VA
3328		POWER 6308 CABINET	40/2	1	2	40/2	POWER 6308 CABINET	3328	
	3328	" "	" "	3	4	" "	" "		3328
3328		POWER 6308 CABINET	40/2	5	6	40/2	POWER 6308 CABINET	3328	
	3328	" "	" "	7	8	" "	" "		3328
		BLANK	–	9	10	–	BLANK		
		" "	–	11	12	–	" "		
		" "	–	13	14	–	" "		
		" "	–	15	16	–	" "		
		" "	–	17	18	–	" "		
		" "	–	19	20	–	" "		
		" "	–	21	22	–	" "		
		" "	–	23	24	–	" "		
		" "	–	25	26	–	" "		
		" "	–	27	28	20/1	LIGHT		300
		" "	–	29	30	20/1	GFI RECEPTACLE	180	
6656	6656	PHASE TOTALS					PHASE TOTALS	6836	6956
TOTAL VA =	27104	TOTAL AMPS =	113						

Issued For:

RAND PROPERTY

NV-88
MINDEN, NV 89423

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000982487
PROJECT ID:	17539520
DRAWN BY:	C. CODY
CHECKED BY:	N. GEORGE
APPROVED BY:	-

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
5	07/28/26	CLIENT REV	J.Z.
4	06/09/26	CLIENT REV	T.T.
3	01/07/25	CLIENT REV	J.Z.
2	12/03/25	CLIENT REV	S.V.
1	10/27/25	ZD 100%	C.C.
0	09/02/25	ZD 90%	C.C.

Licensee:

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN
S4469

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

Streamline Engineering and Design, Inc.
3943 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1630
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

ELECTRICAL PLAN

SHEET NUMBER:

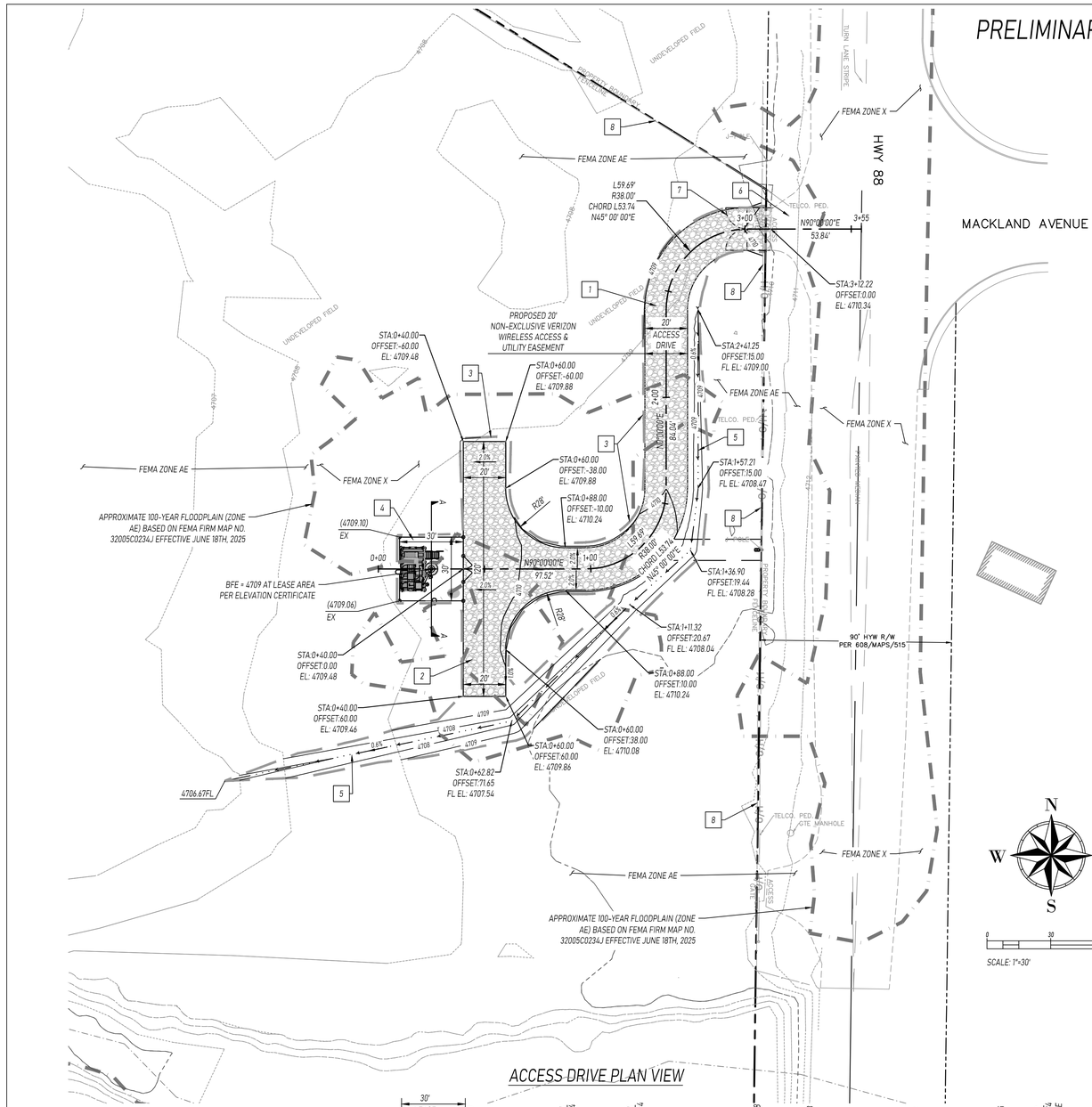
E-1.1

PRELIMINARY CIVIL GRADING AND DRAINAGE PLAN FOR:

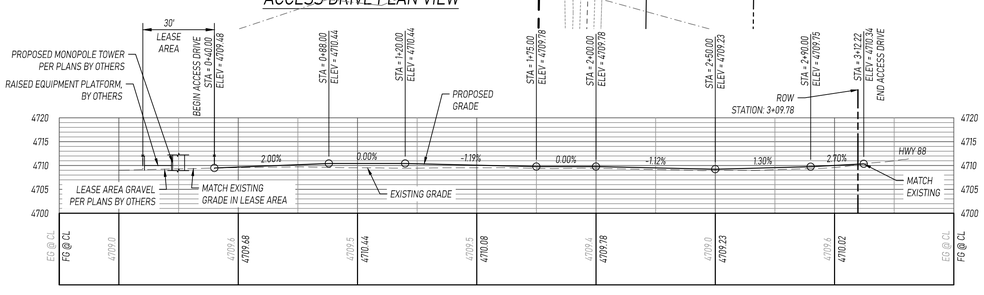
RAND PROPERTY

NV-88, MINDEN, NV 89423

APN 1320-31-000-016



ACCESS DRIVE PLAN VIEW



ACCESS DRIVE PROFILE:

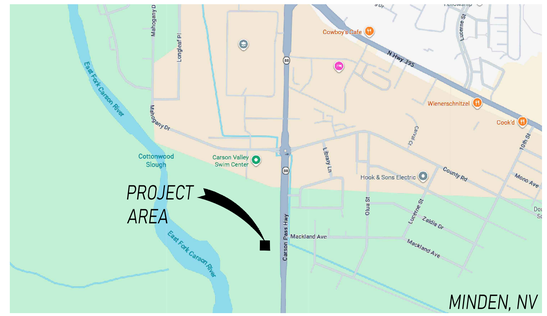
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=30'

LEGEND:

- PROPOSED LIMITS OF GRADING
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING FENCELINE
- O/H — EXISTING OVERHEAD UTILITIES
- APPROXIMATE FEMA ZONE AE BOUNDARY
- 4710 — EXISTING MAJOR CONTOUR
- 4709 — EXISTING MINOR CONTOUR
- 4710 — PROPOSED MAJOR CONTOUR
- 4709 — PROPOSED MINOR CONTOUR
- PROPOSED FLOWLINE
- PROPOSED ACCESS DRIVE (6"AB)

PRELIMINARY KEYNOTES:

1. PROPOSED 20' WIDE AGGREGATE BASE ACCESS DRIVE (6" TYPE 2, CLASS B) PER PLAN AND TYPICAL SECTION ON THIS SHEET.
2. PROPOSED FIRETRUCK TURNAROUND. USE SAME ROAD SECTION AS ADJACENT ACCESS ROUTE.
3. GRADE BACK TO EXISTING AT 3:1 MAX SLOPE. ALL GRADED OR DISTURBED AREAS SHALL BE PROTECTED FROM EROSION WITH PERMANENT STABILIZATION SUCH AS SEEDING. TEMPORARY EROSION CONTROL SHALL BE PROVIDED DURING CONSTRUCTION.
4. PROPOSED LEASE AREA W/ TOWER AND RAISED EQUIPMENT PLATFORM PER PLANS BY OTHERS. ALL EQUIPMENT SHALL BE ELEVATED ABOVE THE BASE FLOOD ELEVATION PER PLANS BY OTHERS. BASE FLOOD ELEVATION = 4709.0 PER ELEVATION CERTIFICATE.
5. PROPOSED V-DITCH WITH 4:1 SIDE SLOPES TYPICAL.
6. EXISTING ASPHALT DRIVEWAY TO REMAIN.
7. PROPOSED GATE AND BARBED WIRE FENCE PER PLAN BY OTHERS.
8. EXISTING FENCE TO REMAIN.



VICINITY MAP

NOT TO SCALE

SITE INFORMATION:

ADDRESS: NV-88, MINDEN, NV 89423

APN: 1320-31-000-016

AREA OF DISTURBANCE: 0.35 AC (+15,274 SF)

ENGINEER:

SUSAN DAHL, PE
T&S ENGINEERING
PO BOX 213
LILLIWAUP, WA 98555
360-560-0123
SUSAND.ENG@YAHOO.COM

SURVEY INFORMATION:

EXISTING FACILITIES SHOWN HEREON WERE SURVEYED ON 08-11-25 UNDER THE DIRECTION OF KENNETH D GEIL PLS 13385.

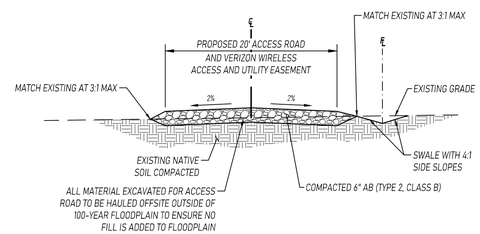
ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON USGS NAVD 88 DATUM ABOVE MEAN SEA LEVEL. FOR CONVERSION TO NGVD 1929 SUBTRACT 3.69' FROM ELEVATIONS SHOWN.

ENGINEER'S PRELIMINARY OPINION OF EARTHWORK				
	CUT (CY)	FILL (CY)	NET (CY)	
RAW SURFACE GRADING	131	117	14	CUT
SUBGRADE ADJUSTMENTS				
6"AB ACCESS DRIVE	144		144	CUT
TOWER FOUNDATION	TBD		TBD	CUT
LEASE AREA (4" DEPTH CLEAN ROCK)	11		11	CUT
TOTAL	286	117	169	EXPORT

ENGINEER'S ESTIMATE OF EARTHWORKS ARE RAW VOLUMES AND IS BASED ON EXISTING GROUND SURFACE OF THE SITE AT THE TIME OF THE SURVEY. IT INCLUDES ESTIMATED EXCAVATION FOR THE ACCESS ROAD SECTION . THE ESTIMATE DOES NOT INCLUDE EXCAVATION FOR TOWER FOUNDATION, METAL PLATFORM FOOTINGS (TBD), TRENCH SPOILS, OR SHRINK OR SWELL FACTORS. IT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR TO VERIFY ALL EARTHWORK QUANTITIES PRIOR TO BID. ALL CUT SHALL BE EXPORTED OFFSITE OUTSIDE OF THE 100-YEAR FLOODPLAIN.

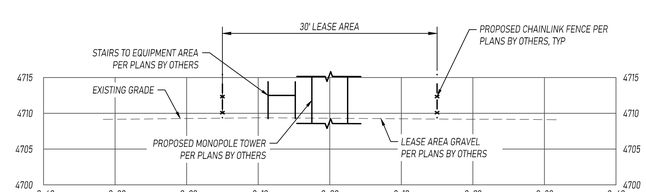
FLOODPLAIN NOTE:

SITE IS LOCATED IN FEMA FLOOD ZONE AE - MAP 32005C0234J EFFECTIVE JUNE 18TH, 2025. ALL CUT SHALL BE DISPOSED OF OFFSITE AND OUTSIDE OF THE 100-YEAR FLOODPLAIN, INCLUDING CUT FROM THE ACCESS ROAD AND TOWER FOUNDATION. NO NET FILL SHALL BE ADDED TO THE SITE WITHIN THE 100-YEAR FLOODPLAIN.



TYPICAL ACCESS DRIVE SECTION

NOT TO SCALE



SECTION A-A:

HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=10'

REVISION BLOCK

T&S ENGINEERING
CIVIL ENGINEERING
PO BOX 213
LILLIWAUP, WA 98555
360-560-0123

RAND PROPERTY
NV-88
MINDEN, NV 89423
1320-31-000-016

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.: 26004

SCALE: 1"=30'

DATE: 6/3/2026

SHEET TITLE:
PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C1.0

Verizon Wireless Communication Facility
Rand Project

March 10, 2026

FINDINGS LETTER
Verizon Wireless Proposed Communication Facility
Assessor's Parcel Number: 1320-31-000-016
Reference: Rand Property

Dear Planning Department,

This letter is provided in support of the Design Review application for the proposed Verizon Wireless communication facility located at APN 1320-31-000-016. Pursuant to Douglas County Code Section 20.614.040 and Section 20.664.180 (Telecommunications Facilities), the following findings are addressed:

A. Consistency with the Master Plan and District Regulations
The proposed wireless communication facility is consistent with the goals and policies of the adopted Master Plan, which encourages the provision of telecommunications infrastructure to serve residents, businesses, and emergency services. The project complies with applicable zoning district regulations and conforms to the height, setback, and design standards established under Douglas County Code Section 20.664.180.

B. Compatibility with Adjacent Development and Neighborhood Character
The facility is designed to be compatible with surrounding development and to preserve neighborhood character. The 100-foot monopole structure and associated equipment are located within a secured, fully fenced lease area, with equipment placement and orientation minimizing visual impacts. Monopole design, color, and accessory screening comply with Section 20.664.180.C and the Douglas County Design Manual, ensuring minimal effect on surrounding properties.

C. Traffic Impacts
The proposed facility will not generate pedestrian or vehicular traffic that would conflict with existing or anticipated traffic patterns. The site is unmanned and will require only occasional maintenance visits (typically no more than one or two per month), consistent with Section 20.664.180.G.

D. Roadway Improvements and Traffic Control
Due to minimal traffic, no additional roadway improvements, traffic control devices, or access restrictions are necessary. Access will utilize existing circulation routes and meet the minimum 12-foot access easement and driveway standards described in Section 20.664.180.D.

E. Minimization of Adverse Effects and Visual Impacts
The project incorporates measures to reduce adverse visual effects, including monopole design, non-glossy finish, and placement of equipment within a fenced area screened with landscaping per Section

20.664.180.F. The facility is designed to allow future co-location by additional wireless providers, minimizing the need for multiple structures in the area (Section 20.664.180.C.5 and H.4).

F. Archaeological and Cultural Resources
The project site is not located within an identified archaeological or cultural study area. If any previously unknown resources are discovered, work will cease and mitigation will be performed in accordance with applicable law (Section 20.614.040.F).

G. Compliance with Telecommunications Standards
The proposed facility meets all standards outlined in Section 20.664.180, including:

- Height: 100-foot monopole, consistent with the A-19 zoning district allowance.
- Setbacks: Facility meets all required minimum property line and residential separation setbacks.
- Design: Monopole structure allows for future co-location, non-glossy color finish, and accessory screening per design standards.
- Noise and Traffic: Backup generator limited to testing and emergencies; minimal maintenance traffic.
- Signage: Identification sign to be installed at the site entrance.
- Landscaping: Existing vegetation will be retained where possible and supplemented with native species to screen the facility.

H. Public Health, Safety, and Welfare
The facility will not materially impair public health, safety, convenience, or welfare, nor will it create hazards or cause damage to neighboring properties. The facility enhances wireless service reliability for residents, businesses, and emergency services, consistent with Sections 20.614.040.H and 20.664.180.G.

I. Variances and Co-Location
Verizon Wireless has demonstrated that alternative co-location opportunities are unavailable or not technically feasible, consistent with Section 20.664.180.J. The facility has been designed to allow co-location by additional providers, consistent with Section 20.664.180.H.4–5.

Based on the foregoing, the proposed development satisfies the requirements of Douglas County Code Sections 20.614.040 and 20.664.180. Verizon Wireless respectfully requests approval of the Design Review application.

Thank you for your consideration.

Kind Regards
Melissa Ofina, Director of Site Development
Epic Wireless Group LLC.
605 Coolidge Drive, Suite 100, Folsom, CA 95630
916-755-2480 | melissa.ofina@epicwireless.net

Rand Property

NV-88 -- Carson Pass Hwy
Minden, NV 89423

verizon

17539520

Aerial photograph showing the viewpoints for the photosimulations.

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Photosimulation of the view looking south along southbound Hwy 88, in front of the Carson Valley Swim Center.

Rand Property
NV-88 -- Carson Pass Hwy
Minden, NV 89423

verizon

17539520

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Photosimulation of the view looking west along Labarantcha Road.

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NV-88 -- Carson Pass Hwy
Minden, NV 89423

verizon 17539520

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Photosimulation of the view looking southeast from the parking lot of the church on Mahogany Drive.

Rand Property
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Minden, NV 89423

verizon

17539520

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Photosimulation of the view looking northbound along Hwy 88, approaching Minden.

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NV-88 -- Carson Pass Hwy
Minden, NV 89423

verizon 17539520

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RADIO FREQUENCY ELECTROMAGNETIC ENERGY EXPOSURE REPORT

PRE-Activation

Prepared for Verizon

Site Name: RAND PROPERTY
Site Num: 5000982487
Site Type: Monopole

Located at:

NV-88 APN 320-31-00-016
Minden, NV 89423
Latitude: 38.952717 / Longitude: -119.780106

Report Date: 01/05/2026
Report By: Jamie Santos, RF Engineer

Based on FCC Rules and Regulations, Verizon is compliant.

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1.0 EXECUTIVE SUMMARY

Dtech Communications, LLC ("Dtech") has been retained by Verizon, care of Epic Wireless, to determine whether its wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. This report contains a PRE-activation, computer-simulated analysis of the Electromagnetic Energy (EME) exposure resulting from the facility. The cumulative analysis includes contributions from existing wireless carriers on site, where applicable and information is provided. Results are compared to FCC's General Population (GP) Maximum Permissible Exposure (MPE) Limits. The tables below summarizes the results of our EME assessment at a glance:

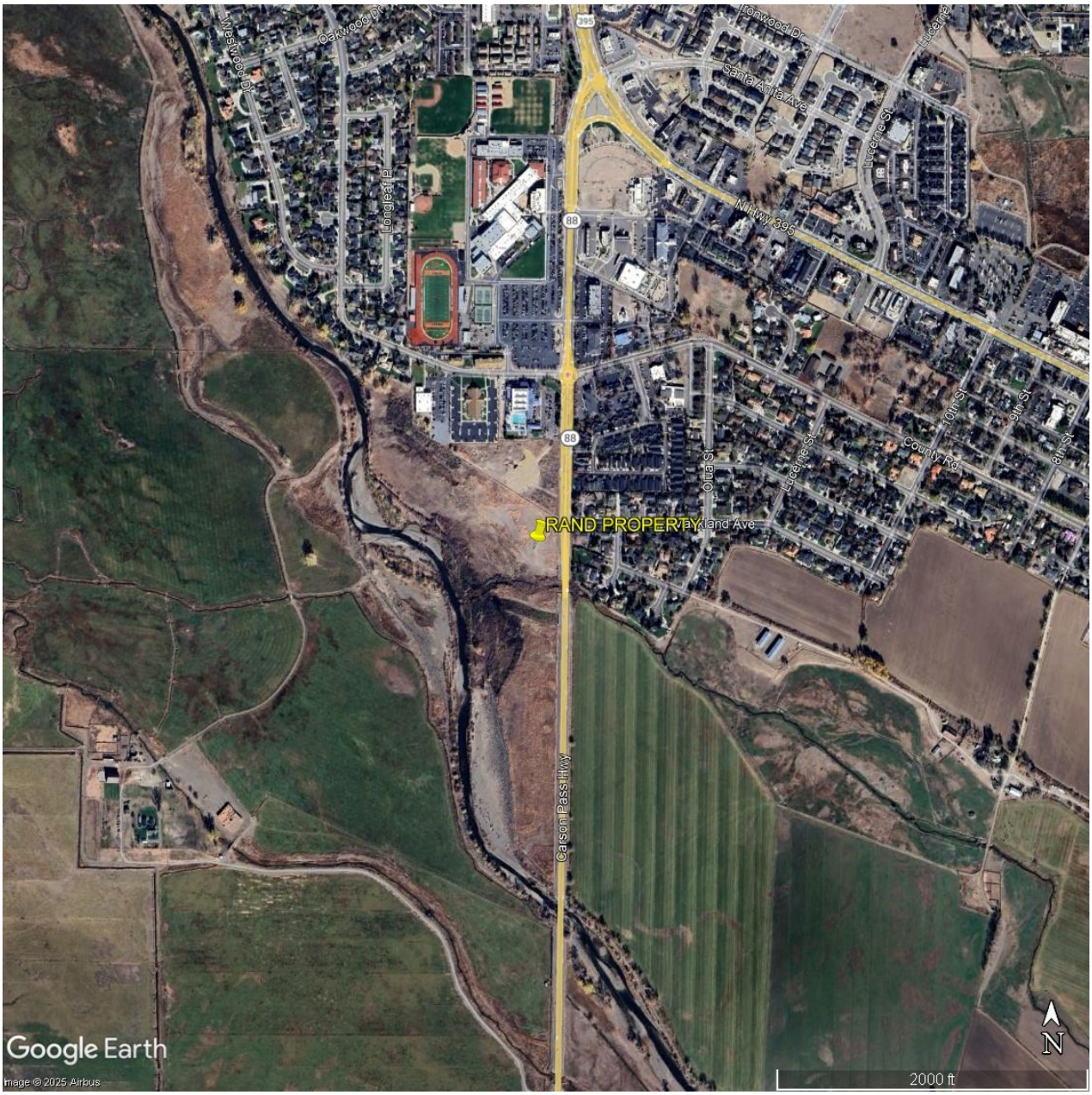
EME Summary

Analyzed Elevation(s)	Height Above Ground Level (ft AGL)	Results (% GP)	Status
Ground	0	0.5	Pass

2.0 SITE DESCRIPTION

The wireless telecommunication facility is located on the ground. The facility consists of 1 wireless carrier(s) or operator(s): Verizon. The antennas are typically grouped into sectors pointing in different directions to achieve the desired areas of coverage. Verizon's antennas are mounted on a monopole tower.

2.1 Site Map


Oakwood Dr
Westwood Dr
Longleaf Dr
Horwood Dr
Lucerne
Santa Anita Ave
Lucerne St
N Hwy 395
395
88
88
Olta St
Lucerne St
County Rd
10th St
9th St
8th St
RAND PROPERTY
Oakland Ave
Carson Pass Hwy
Google Earth
Image © 2025 Airbus
2000 ft
N

2.2 Antenna Inventory

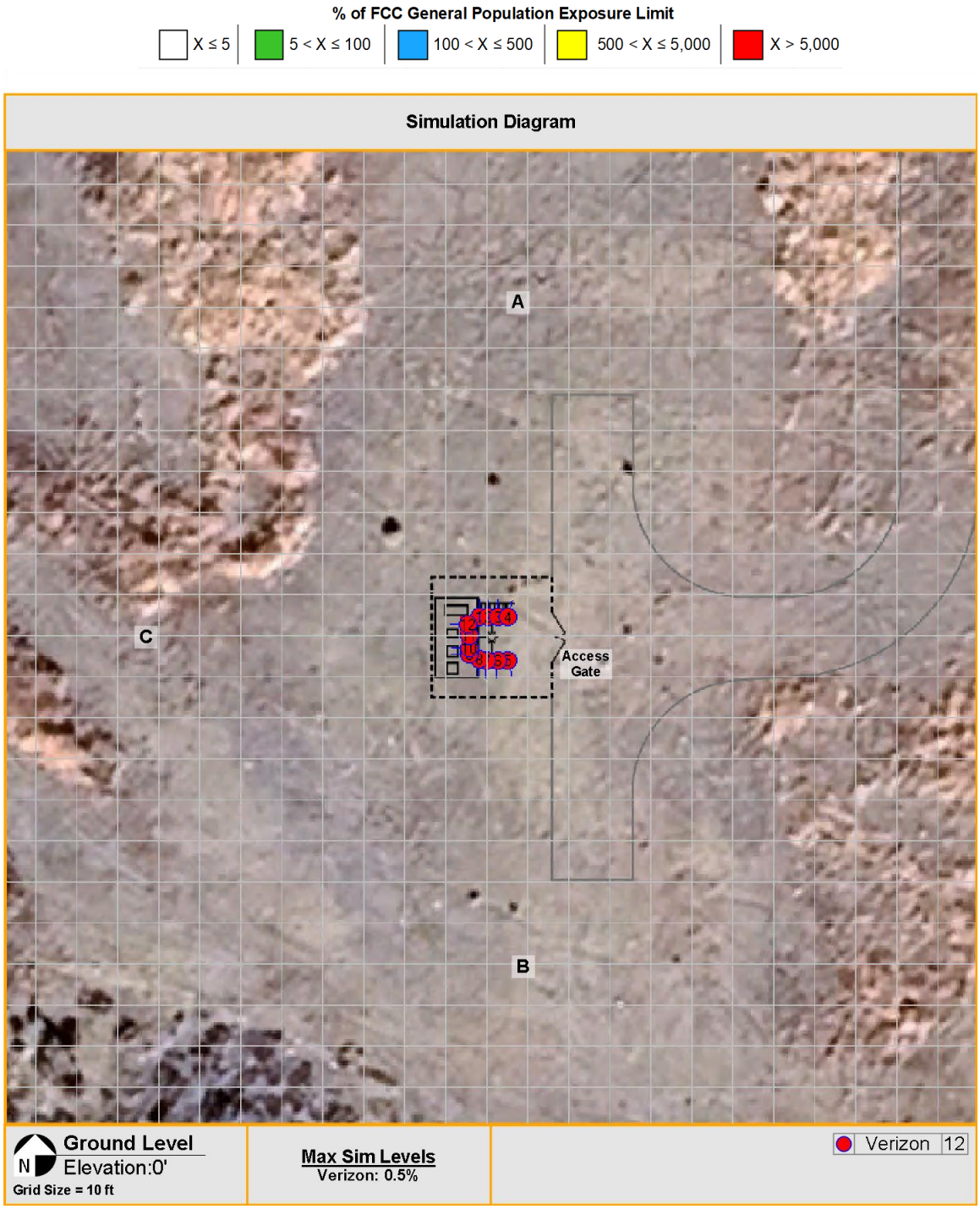
The table below reflects the technical specifications provided by our clients and/or gathered from physical field surveys where applicable. This final configuration, including power settings and antenna orientations must be maintained to remain in compliance with FCC guidelines. For co-locators or nearby transmitters, conservative estimates are used for purposes of a cumulative study where information is not provided or available.

Site Technical Specifications

Antenna ID	Antenna Num	Operator	Antenna Mfg	Antenna Model	Type	Frequency (MHz)	Orientation (°T)	Horizontal BWdth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Total Input Power (Watts)	Duty Cycle Factor	Total ERP (Watts)	Rad Center Height Above Ground (Z) (ft)
A1	1	Verizon	JMA	MX06FRO660-02	Panel	746	359	60	5.9	12.5	120	1.0	2110	97.0
A1	1	Verizon	JMA	MX06FRO660-02	Panel	880	359	53	5.9	12.4	120	1.0	2062	97.0
A1	1	Verizon	JMA	MX06FRO660-02	Panel	1965	359	55	5.9	16.0	240	1.0	9449	97.0
A2	2	Verizon	JMA	MX06FRO660-02	Panel	746	359	60	5.9	12.5	120	1.0	2110	97.0
A2	2	Verizon	JMA	MX06FRO660-02	Panel	880	359	53	5.9	12.4	120	1.0	2062	97.0
A2	2	Verizon	JMA	MX06FRO660-02	Panel	2120	359	52	5.9	15.6	240	1.0	8617	97.0
A3	3	Verizon	Ericsson	KRE105281-1	Panel	3500	359	64	0.7	9.4	20	0.8	138	97.0
A4	4	Verizon	Ericsson	AIR6419	Panel	3700	15	11	2.4	23.5	320	0.8	56669	97.0
B1	5	Verizon	Ericsson	AIR6419	Panel	3700	165	11	2.4	23.5	320	0.8	56669	97.0
B2	6	Verizon	Ericsson	KRE105281-1	Panel	3500	185	64	0.7	9.4	20	0.8	138	97.0
B3	7	Verizon	JMA	MX06FRO660-02	Panel	746	185	60	5.9	12.5	120	1.0	2110	97.0
B3	7	Verizon	JMA	MX06FRO660-02	Panel	880	185	53	5.9	12.4	120	1.0	2062	97.0
B3	7	Verizon	JMA	MX06FRO660-02	Panel	1965	185	57	5.9	15.9	240	1.0	9234	97.0
B4	8	Verizon	JMA	MX06FRO660-02	Panel	746	185	60	5.9	12.5	120	1.0	2110	97.0
B4	8	Verizon	JMA	MX06FRO660-02	Panel	880	185	53	5.9	12.4	120	1.0	2062	97.0
B4	8	Verizon	JMA	MX06FRO660-02	Panel	2120	185	52	5.9	15.6	240	1.0	8617	97.0
C1	9	Verizon	JMA	MX06FRO660-02	Panel	746	270	60	5.9	12.5	120	1.0	2110	97.0
C1	9	Verizon	JMA	MX06FRO660-02	Panel	880	270	53	5.9	12.4	120	1.0	2062	97.0
C1	9	Verizon	JMA	MX06FRO660-02	Panel	1965	270	57	5.9	15.9	240	1.0	9234	97.0
C2	10	Verizon	JMA	MX06FRO660-02	Panel	746	270	60	5.9	12.5	120	1.0	2110	97.0
C2	10	Verizon	JMA	MX06FRO660-02	Panel	880	270	53	5.9	12.4	120	1.0	2062	97.0
C2	10	Verizon	JMA	MX06FRO660-02	Panel	2120	270	52	5.9	15.6	240	1.0	8617	97.0
C3	11	Verizon	Ericsson	KRE105281-1	Panel	3500	270	64	0.7	9.4	20	0.8	138	97.0
C4	12	Verizon	Ericsson	AIR6419	Panel	3700	270	11	2.4	23.5	320	0.8	56669	97.0

3.0 ANALYSIS

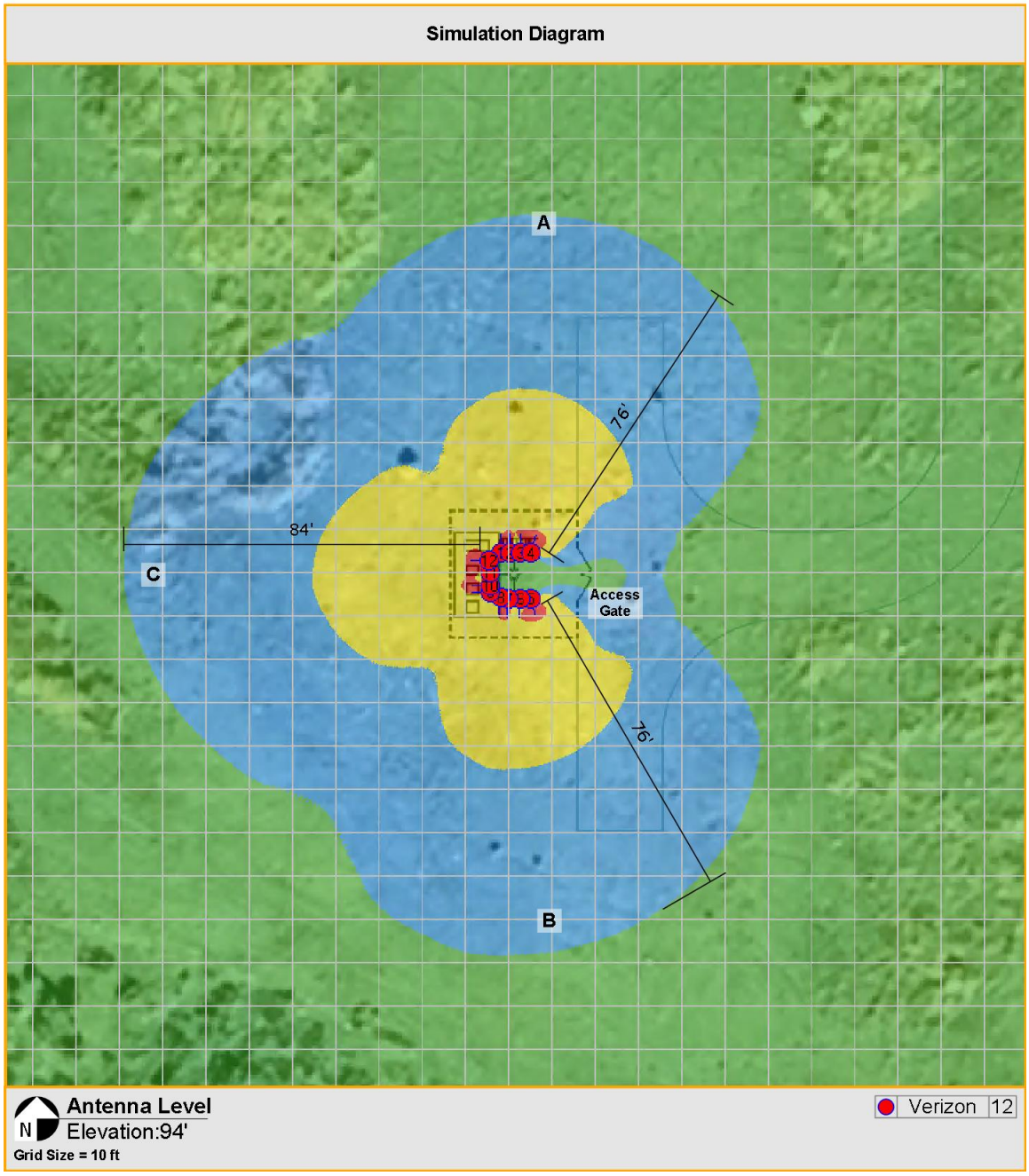
3.1 Emission Predictions[1]



[1] See Appendix C

% of FCC General Population Exposure Limit

X ≤ 5	5 < X ≤ 100	100 < X ≤ 500	500 < X ≤ 5,000	X > 5,000



4.0 CONCLUSION

4.1 Results

For a typical 6-foot person standing in accessible areas on the Ground, exposure levels for Verizon's site are calculated to be BELOW the FCC's most stringent General Population MPE Limits.

At antenna elevation, the highest calculated exposure level is above the FCC's General Population MPE Limits near the Verizon antenna(s). The maximum overexposed areas extend 84-feet from the front face of the Verizon antenna(s). There are no other buildings or surrounding structures at or higher than antenna height within the overexposed areas. Beyond this clearance distance, exposure levels are predicted to be below the FCC's General Population MPE Limits.

The antennas are mounted on a tall tower and therefore not accessible by the general public. It is presumed that Verizon employees and contractors are aware of the transmitting antennas and will take appropriate precautions when working near them.

4.2 Recommendation(s)

Further actions are not required.

4.3 Statement of Compliance

Based on the results, analysis and recommendation(s), it is the undersigned's professional opinion that Verizon's site is compliant with the FCC's RF Safety Guidelines.

4.4 Engineer Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.

Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population (GP) and Occupational (OC).

FCC MPE Limits (from OET-65)

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm^2)	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm^2)	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 – 1.0)	30	Frequency (Mhz)/300 (1.0 – 5.0)	6
1500 - 100,000	1.0	30	5.0	6

General population/uncontrolled limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

In general, when the guidelines specified in § 1.1310 are exceeded in an accessible area due to the emissions from multiple fixed transmitters, actions necessary to bring the area into compliance are the shared responsibility of all licensees whose transmitters produce, at the area in question, power density levels that exceed 5% of the power density exposure limit applicable to their particular transmitter or field strength levels that, when squared, exceed 5% of the square of the electric or magnetic field strength limit applicable to their particular transmitter.

The FCC classifies four categories, 1 through 4, reflecting potential RF exposure scenarios along with required signage:

- Category 1 - levels at or below the MPE limits (100%) - GREEN Information sign is optional.
- Category 2 - levels between 1x up to 5x GP MPE limits (100%-500%) - BLUE Notice sign required.
- Category 3 - levels between 5x up to 50x GP MPE limits (500%-5,000%) - YELLOW Caution sign required.
- Category 4 - levels greater than 50x GP MPE limits (>5,000%) - ORANGE or RED Warning sign required.

Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded. A result higher than 100% exceeds the FCC's General Population MPE Limits.

Dtech uses an industry standard power density prediction computer Model[2] to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. In addition, the analysis is performed at 80% duty cycle for all (C-Band/CBRS/mmWave/AAH) TDD technologies. All other frequencies are operating at 100% duty cycle transmitting at maximum total power. Lower Interiors (if applicable), were analyzed 10-feet below roof level with a 10dB deck attenuation. For purposes of a cumulative study, nearby transmitters are included where possible. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits.

Appendix C: Plot Legend

Plot color legends adhere to the FCC's category classification: WHITE represents areas where exposure levels are predicted to be at or below 5%; GREEN (Category 1) between 5% & up to 100%, which is below the MPE limits; BLUE, YELLOW & RED (Categories 2, 3 and 4 respectively) above 100%, which exceeds the MPE limits. Individuals can safely occupy areas in WHITE and GREEN for indefinite amount of time; whereas areas in BLUE, YELLOW & RED must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

Appendix D: Limitations

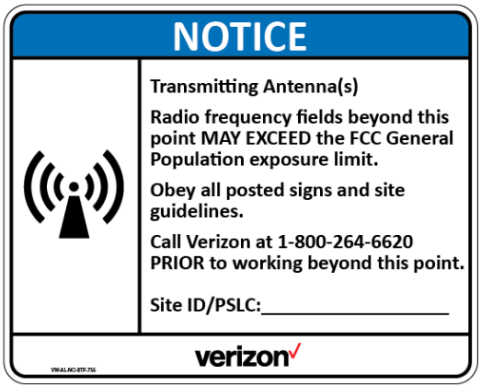
The conclusions in this document rendered by Dtech are based solely upon the information collected during the site survey and/or furnished by our Client which Dtech believes is accurate and correct. Dtech, however, has no responsibility should such Client provided information prove to be inaccurate or incorrect. Third party specification estimates used for cumulative computer simulation purposes, where applicable, are based on common industry practices and our best interpretation of available information. Data, results and conclusions in this document are valid as of its date. However, as mobile technologies continuously change, these data, results and conclusions may also be at variance with such future changes. Dtech has no responsibility to update its survey or report to account for such future technology changes. This document was prepared for the use of our Client only and cannot be utilized by any third party for any purpose without Dtech's written consent. Dtech shall have no liability for any unauthorized use of this document and any such unauthorized user shall defend, indemnify and hold Dtech and its owners, directors, officers and employees harmless from and against any liability, claim, demand, loss or expense (including reasonable attorney's fees) arising from such unauthorized use.

[2] Roofmaster(tm)

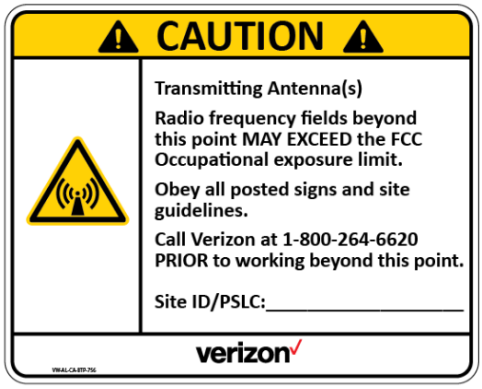
Appendix E: Sample RF Advisory Signs[3]

GUIDELINES

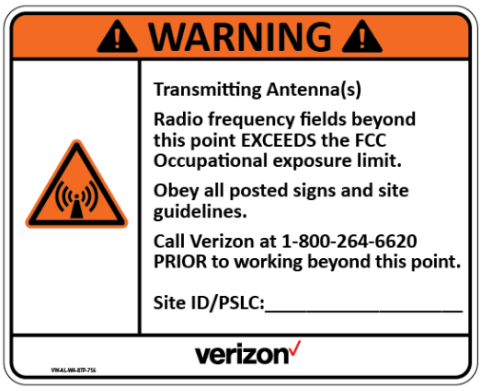
NOC INFORMATION



NOTICE



CAUTION



WARNING

[3] The above signage is for reference only. Actual signs may be updated in accordance to Verizon RF policy

Rand Property

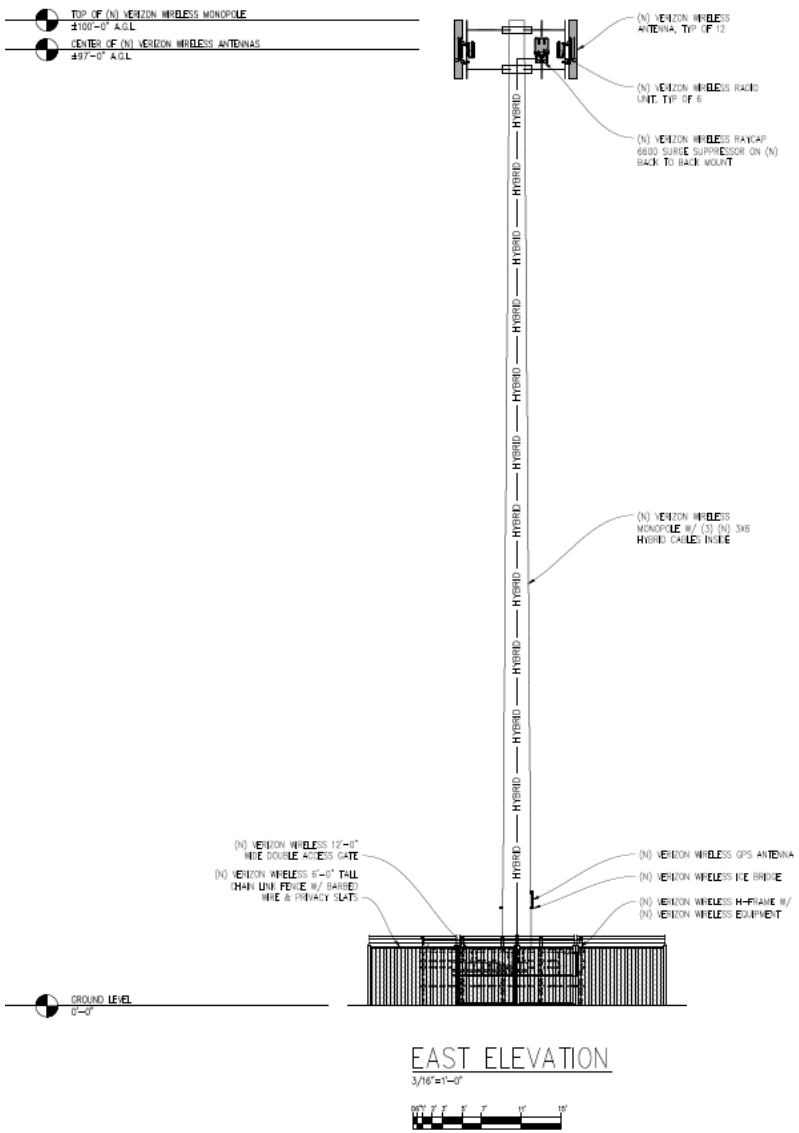
Douglas County Planning Commission
October 13, 2026

Melissa Ofina, Epic Wireless Group

verizon

Project Design

- 100-foot monopole facility
- 900-sq. foot ground equipment area enclosed by chain-link fence with privacy slats
- Room for Emergency generator
- Room for collocation by additional wireless carriers



verizon

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Photo Simulations

Looking south along Southbound Hwy 88, in front of the Carson Valley Swim Center

verizon

This simulation relies upon an artist's depiction of the information provided by the applicant.
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

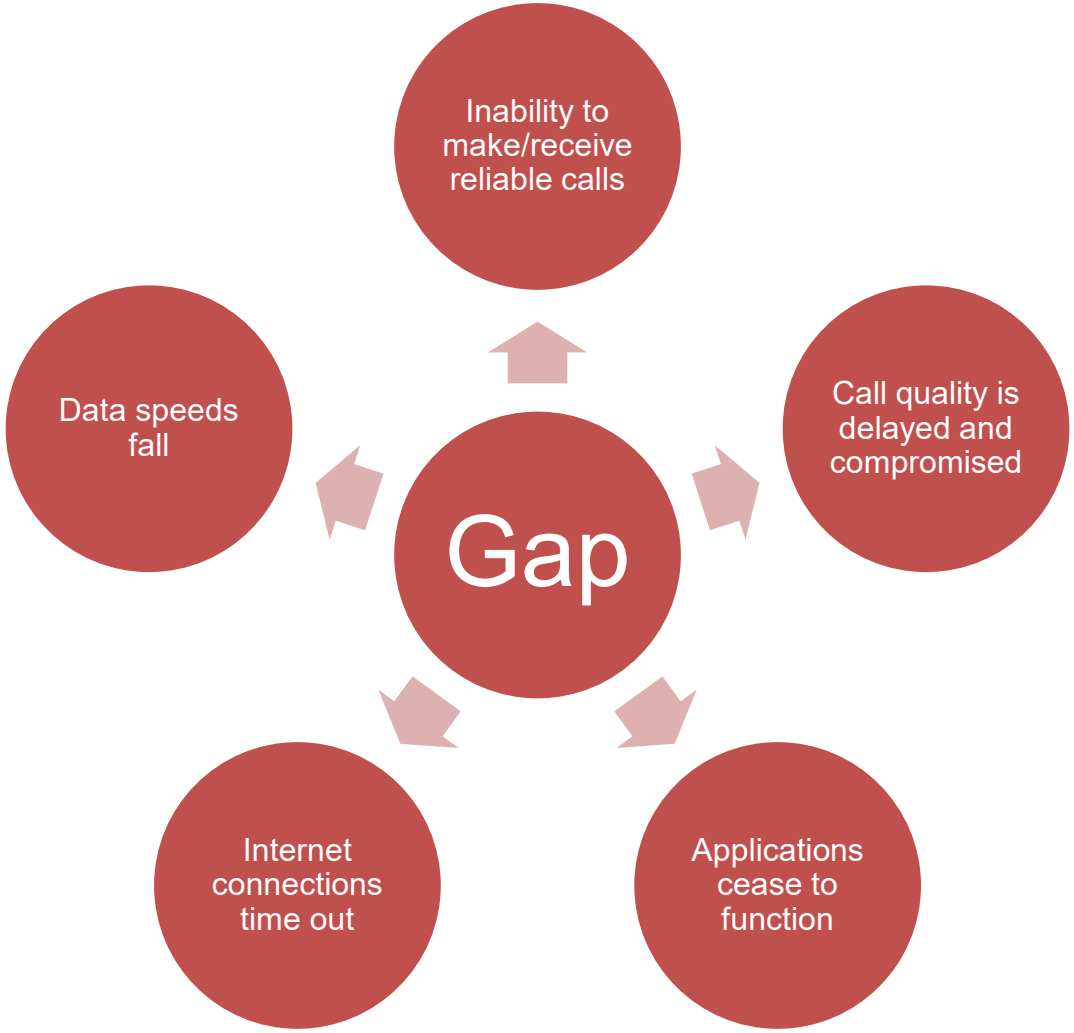
Photo Simulations

Looking Northbound along Hwy 88, approaching Minden

verizon

This simulation relies upon an artist's depiction of the information provided by the applicant.
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Why must we fill service gaps?



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Network Map

- Closest existing Verizon Wireless facility 1.8 miles southeast
- Existing facility to north is 4.96 miles distant
- Lack of coverage in west Minden primarily due to distance from existing facilities

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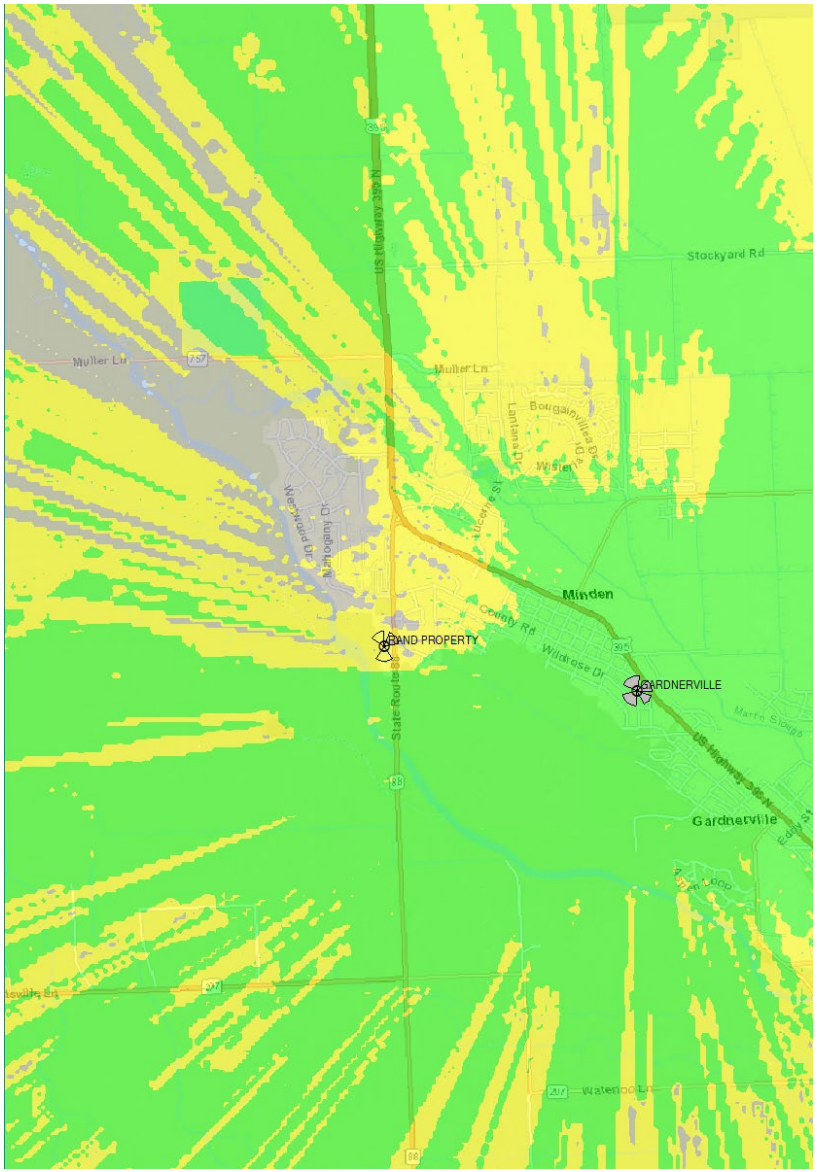
Service Gap

- Gap in in-building coverage in west Minden area
- Lack of reliable in-building coverage in commercial and residential areas, including Douglas High School campus
- Gap in in-vehicle coverage along Highway 757 and local roads



RSRP Coverage

In-building	>= -85 dBm
In-vehicle	>= -95 dBm
Outdoor	>= -105 dBm

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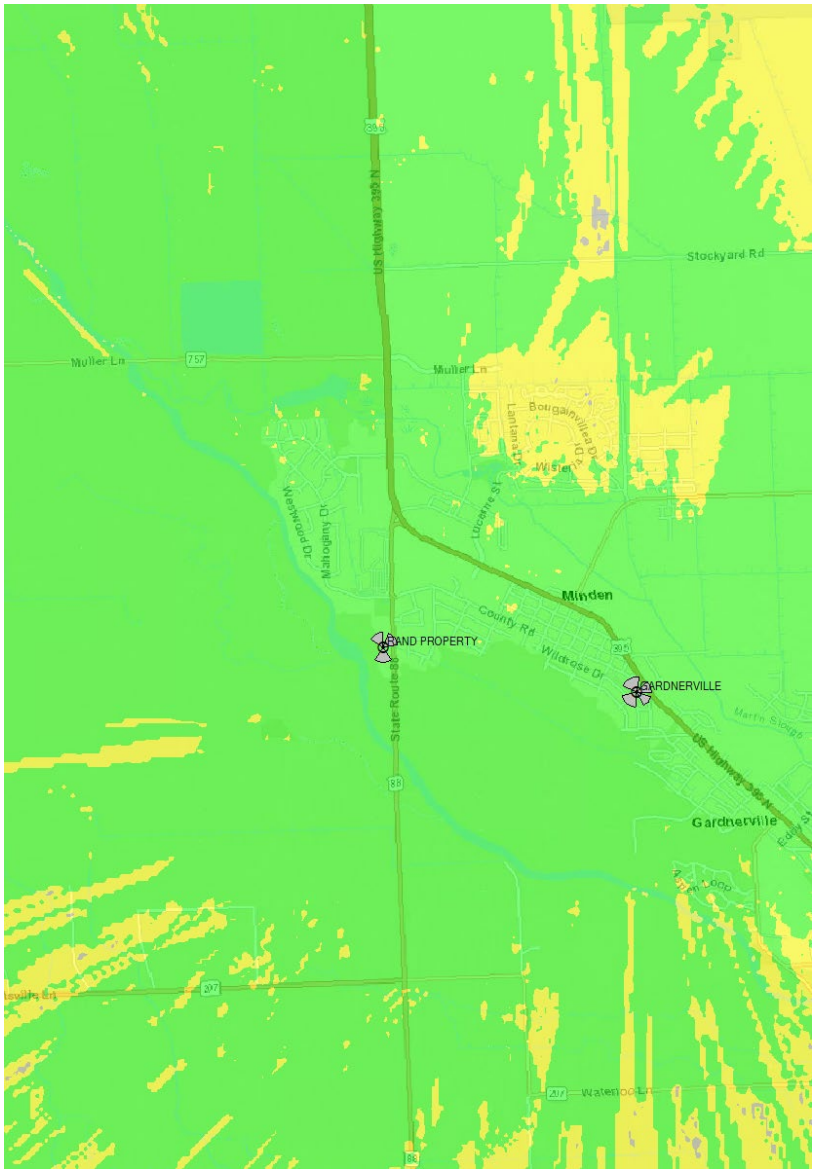
Service Gap Improvement

- Added in-building coverage in west Minden area
- Added in-building coverage in commercial and residential areas, including Douglas High School campus
- Added in-vehicle coverage along Highway 395 & 88 and local roads



RSRP Coverage

In-building	>= -85 dBm
In-vehicle	>= -95 dBm
Outdoor	>= -105 dBm

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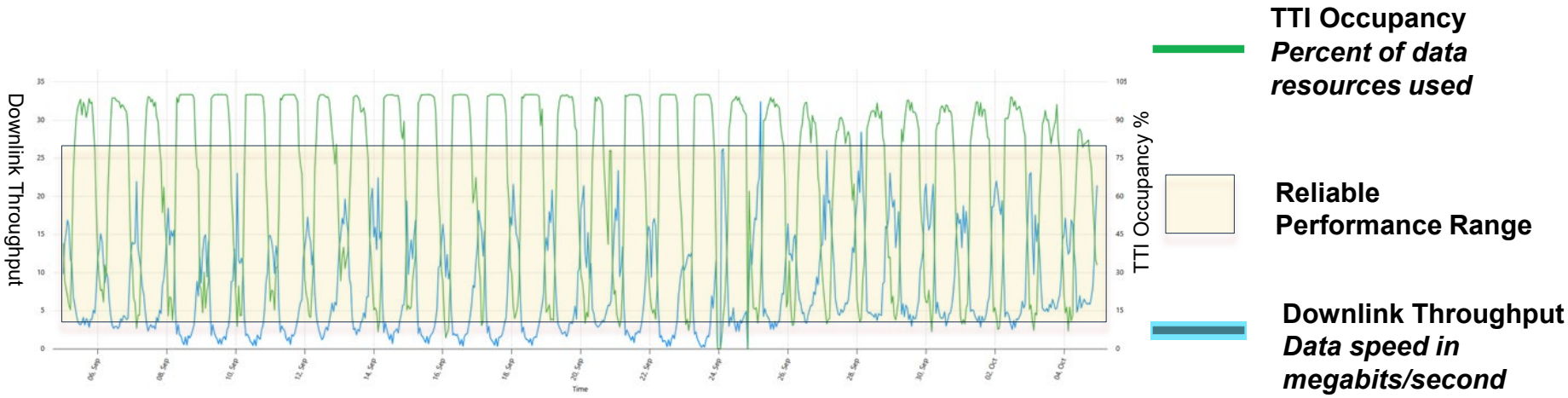
Network Exhaustion

- **Increasing demand on Gardnerville facility, 1.8 miles southeast**
- **As TTI occupancy increases, data throughput drops below 4 megabits/second**

Gardnerville Facility

Northwest-Facing Antenna Sector
Low-Band 700 MHz Frequency
September 5, 2026–October 4, 2026



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Proposed Alternative Infeasible – Ironwood Theater

- **A formal evaluation completed by a licensed structural found that the building was infeasible due to structural insufficiency of the existing roof frame.**
- **A new pole piercing the existing roof was also determined infeasible due to:**
  - Foundation Requirements
  - Renovation Conflicts – an installation to meet this immediate need could not occur
  - Access and Utility – removes infrastructure from the theater

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A
Loomis, CA 95650
(916) 660-1930
FAX (916) 660-1941

September 14, 2026

Verizon – Ironwood Dr - 5000982486
1760 US Highway 395 N
Minden, NV 89423

Subject: Verizon – Ironwood Dr - 5000982486

We have been asked to provide a letter in reference to the proposed rooftop scope of work for a new Verizon wireless site at the existing theater building located at 1760 US Highway 395 N in Minden NV.

The proposed scope of work consists of a large rooftop FRP structure proposed to be approximately 18'-0" square by between approximately 15'-0" and 27'-0" tall above the roof level.

The existing building roof framing structure consists of wood framed I-joists with various spans up to 41'-7" supported by existing 6-3/4" wide glulam beams bearing on multiple interior steel columns to the foundation below. The existing structural system would not be sufficient to support the proposed rooftop FRP structure without significant structural reinforcing. This would necessitate highly invasive support framing to be added at the proposed FRP locations, reinforcing the existing glulam beams, and/or additional support columns and footings accordingly.

The proposed rooftop FRP structure would require significant structural reinforcing of the existing building structural system. The building would also need to be evaluated for the increased lateral design forces from both wind and seismic increased design loads. This could trigger extensive and prohibitive additional reinforcing needed to the existing building's lateral force resisting system.

Based on this evaluation, I conclude that this existing building structure is not optimal for the proposed rooftop development.

Please contact us if you have any questions.

Sincerely,

Kevin R. Sorensen

Kevin R. Sorensen S.E.
S4469
Streamline Engineering & Design, Inc.

PROFESSIONAL ENGINEER – STATE OF NEVADA
KEVIN R. SORENSEN
EXP. 6/30/28
STRUCTURAL
No. 21553

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Complies with County Requirements

- Staff recommends approval of findings for major design review
- County wireless ordinance requires monopole design (§ 20.664.180)
- 100-foot monopole complies with height limit in A-19 –Agricultural zone
- Design allows for collocation by additional carriers
- Monopole satisfies findings for approval of major design review (§ 20.614.040)

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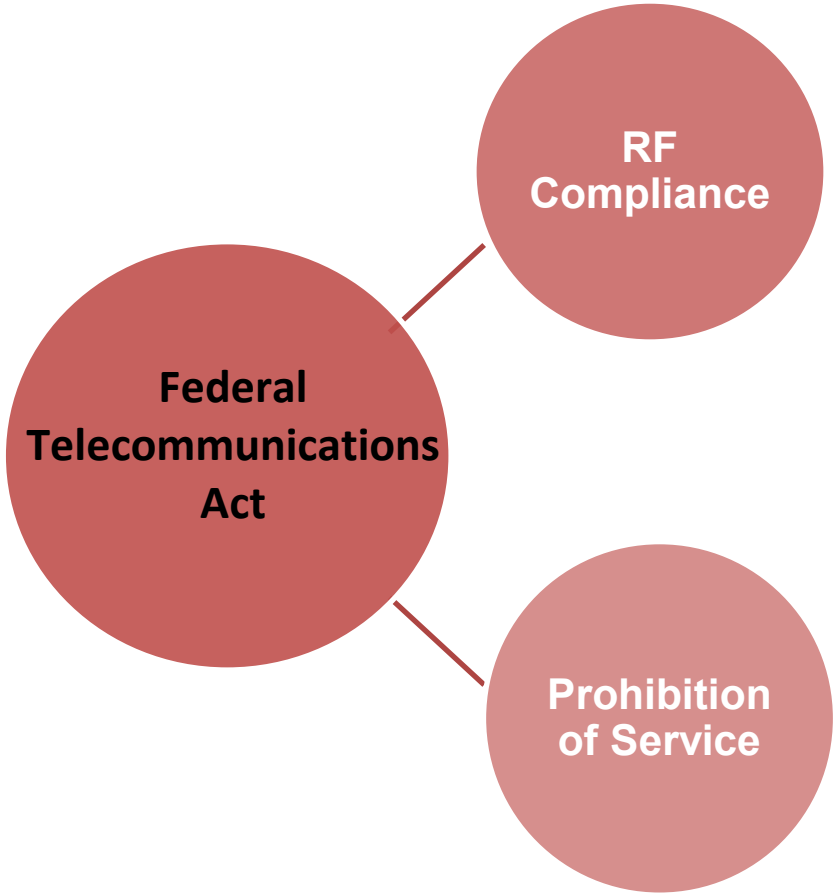
Federal Law Compels Approval



- Denial cannot be based on RF exposure concerns
- Complies with FCC guidelines
- 47 U.S.C. § 332(c)(7)(B)(iv)

- Fills a significant gap
- Least intrusive means
- 47 U.S.C. § 332(c)(7)(B)(i)(II)

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Verizon Wireless Request

- Grant Approval to:
  - Improve wireless service in the community
  - Address County, School District, and FCC coverage concerns

verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

From: groaldson@charter.net
To: Planning Department
Subject: Verizon Cell Tower at Mackland and highway 88
Date: Monday, October 5, 2026 5:41:57 PM

Douglas County planning department,

Please read this information below in regards to a 100 foot cell tower being placed at highway 88 and Mackland Ave in Minden. This is to close to our homes in Mackland, Swim Center, High school and Westwood neighborhoods. Please realize we are only asking for the tower to be placed away from sensitive areas like our homes and schools. Living close to a cell tower does pose health risks.

This link is to Environmental Health Sciences "Scientific evidence is mounting on the health risks of cell towers near homes and schools".

https://ehsciences.org/wp-content/uploads/2026/08/Cell-Towers-Near-Schools-Homes-Briefing-8.26.pdf?fbclid=IwSU9FWAUw235leHRuA2FlbQIxMABwZG9mAXNydGMGYXBwX2lkDDM1MDY4NTUzMTcyOAABHl_wWELp5X0AVTXmdLCUxBbGPmr37Ff2OfWX9gLNt7bEStUN3S5JTZLR3wlo_aem_LSJHc0MEU9X_oUdOA4K9sQ

https://ehsciences.org/u-s-health-and-human-services-seeks-public-input-on-wireless-radiation-and-emf-health-effects/?fbclid=IwdGRzaAUw2rNjbGNrBTDakGV4dG4DYWVtAjExAHBkb2YBc3J0YwZhcHBfaWQMMzUwNjg1NTMxNzI4AAEe59GVytBwaEl4lLObc3H_GVgyV2eHs8GH9Lozzk01lBXigE-YyRAXUUM56Sw_aem_moUGUjctW69unLfNwgyQqg&sfnsn=mo

*Our team hired Kent Chamberlain RF Engineer (one of the top RF Engineers in the country) and Scott McCollugh (One of the top Lawyers in the country fighting cell tower safe placement) it is all on record with the County, both reports about our cell phone coverage in Minden is not as critical as Verizon says it is. What Kent Chamberlin found was that we had areas of spotty coverage in Minden and this 100 foot cell tower is Overkill looming over our homes just for "spotty coverage". Again look at the record and the mapping that Kent Chamberlin did with Minden to prove that Verizon's statements did not match what Kent Chamberlin found. * We have a hard copy of this report at home that we will bring over to the planning department tomorrow 10/6/26 for your use. Verizon also has the option to lay wires and cables for our service in Minden that will not be obtrusive or harmful or environmentally dangerous near the Carson River but they

have also refused that too!

*Scott McCollugh our attorney found that Verizon stated “in home connection” multiple times on the record, meaning for intranet and gaming, this is what Verizon’s agenda is here in the center of Minden. For this reason the Board or Town of Minden cannot be sued, the FCC states you must allow cell towers only for average cell service for the customers!! Minden does not require a 100 foot cell tower to improve our service at all. There are many other options provided to the County by Kent Chamberlin see the records. We do not have to allow or cannot be sued for denying a tower for intranet and gaming or the deployment of 6g. We only have to allow average cell service to Minden customers not gaming and intranet.

*The FCC was sued in 2021 for refusing to produce an up to date safety studies to the Federal Courts of Appeals, showing a Cell Tower safety and RF radiation safety study on humans. This was just revisited and back in Court this September-October 2026. Information is in the above links. The history about what occurred is stated below:

Thank-you, Greg and Susan Roaldson (Minden for safe Tech) 775 721-4425

United States Court of Appeals Judgment against the FCC January 25th 2021. **Environmental Health Trust sued the FCC** in the Federal Appeals Court of the District of Columbia and won a **landmark decision** in 2021 which determined the 1996 FCC guidelines did not consider the adverse health effects of Radiofrequency pollution on human **Cellular** (**Biological)** damage only thermal effects. RF causes two types of injury thermal and biological to our bodies. **This is a critical legal concern that the FCC has only addressed the thermal effects of RF and not the biological effects on humans.** RF radiation is **non-ionizing** meaning it is not sufficiently energetic to strip electrons	**The “Federal Communications Commission” must comply with the 2021 court order** requiring that the agency to **consider thousands of scientific studies** and justify its **outdated wireless** radiation exposure guidelines, which have not been updated in **over 30 years with a produceable scientific third-party study of adults and children stating RF is safe for human exposure.** For nearly 5 years since the Children’s Health Defense won its landmark case against the federal communication commission in 2021 the **FCC has refused to comply with a court order** requiring the agency to explain why it’s 1996 wireless exposure guidelines adequately protect humans and the environment against the harmful effects of radio frequency exposure. **The FCC acts as a revolving door for**

from atoms. It can, however, heat certain kinds of materials, like food in your microwave oven or, at sufficiently high levels, **human body tissue**. Biologic effects that result from the heating of body tissue by RF energy are referred to as **"thermal" effects.** Thus, affecting cellular function and are known to be harmful to tissues, cells and nerves.

*** Verizon uses the "Waterford Radiofrequency Emissions Compliance Report".**

This report addresses public safety compliance guidelines using **1996 outdated compliance framework**. This report is based on computerized modeling to predict overall maximum permissible exposure. No human studies were done. The study was only conducted for 30 minutes! *Around the world counties are following safety guidelines that are much stricter than the US. Some are 100 times lower than the current FCC guidelines.

***The FCC has completely ignored 11,000 (Eleven thousand) pages of independent studies from around the world stating that RF exposure is harmful, these 11,000 pages of studies were used in the US Court of Appeals in 2021 and completely ignored by the FCC.**

industry lobbyists and prioritizes advancing telecom interest over public safety despite the court order, the FCC has further advanced the rapid and virtually unregulated roll out of wireless technologies and infrastructure, including 5th generation wireless networks (5g).

This failure of Verizon and FCC undermines the commissions conclusions regarding its adequacy of its testing procedures, particularly as it relates to children.

*To date there have been no safety tests ever done on children.

No test has been done proving RF pollution does not or has not harmed children.

Please note:

The **FCC antiquated study** only talks about a **30-minute exposure for humans?** We and our children will be exposed 24/7 every hour of every day!

From: groaldson@charter.net
To: Planning Department
Subject: Highway 88 cell tower information, please read
Date: Tuesday, October 6, 2026 10:14:19 AM

CAUTION: This email is from outside the organization. Only open links or attachments if you trust the sender.

Dear Planning department members,

We are making copies of a report that was sent to your dept March 31 2025 from Scott McCollough attorney and Kent Chamberlin PhD RF Engineer specializing in Cell tower radiation. They both have stated that the serious gap in service in Minden stated by Verizon is not correct and we do not require another 100 foot cell tower in Minden. A new cell tower is currently being placed on Stephine lane in Minden near the Elementary school. Especially following this new tower the need for another tower is complete overkill. As Kent states how many cell towers do you need for a population of 3400 people? Verizon's mapping of Minden's cell reception has many problems and items that prove incorrect (please see Kent Chamberlin's report). These reports and mapping of Minden that Kent Chamberlin has done will help with the decision that must be made. Verizon is attempting to set up Minden for gaming and intranet, as they stated many times to the County Board on record. A County cannot be sued from the FCC if you deny gaming and intranet and allow the least obtrusive source to manage average cell service in Minden. If you read what both Scott and Kent have summitted to the County and Planning dept on March 31 2005 it all makes perfect sense.

We hope you will all read and understand this important information.

The hard copy of these reports are on there way to your office today.

Thank-you,

Greg and Susan Roaldson
and Minden for safe Tech

Minden for Safe Technology

Memo

To: Douglas County Planning Commission Members

From: Greg Roaldson, Susan Roaldson (Minden Town Residents) GR

Date: 10/6/2027

Re: Opposition to Verizon Cell tower site on the Rand Property

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As you are aware the Planning Commission will deliberate Verizon's alterative site located on the Rand Property just south of the Carson Valley Swim center off Highway 88. Back in 2025 the Planning Commission denied Verizon's cell tower proposal for Fire Station 14 located on county road in Minden. The proposal was denied based on the proposal triggering negative findings in Douglas Counties tidal 20 codes, specifically section 20.614.040 relating to findings in A, B, E, G and H. Now Verizon comes back to us one year later asking this commission to approve a site just 0.2 miles southwest of the station 14 location. We strongly believe this triggers the same set of circumstances that led to the denial at station 14. The main difference now is they want a 100-foot tower due to its agricultural zoning codes. In addition, with the valleys historic Dangberg ranch directly adjacent to this proposed site certainly you must find that this proposed location is not compatible nor does it preserve the character and integrity of our community and neighborhood to place a 100-foot unsightly tower. This placement will also most definitely lead to reductions in property values and thus be detrimental to the public health, safety, convenience and welfare of our community and its citizens. We believe it is essential to maintain our local control using our lawfully written ordinance's so that we can preserve our public safety, community character and quality of life.

Also understand that we are not trying to prohibit Verizon's service in the area due to a stated service gap however it must be noted that to this point this service gap cannot be independently verified. The service gap must be significant of which we only know of small dead spots and thus Verizon has not proven a significant gap truly exists or explained why there is one. Also note that Verizon has placed upgrades on the tower located at the Frontier site in downtown Minden and the addition of the New Verizon tower at fire station 6 located on Stephine Lane any service gap will be mitigated. Please review the attached reports by Scott McCollough law firm and Dr. Kent Chamberlin (Nationally recognized subject matter expert on EMF) regarding the

signal levels within our area and positions on defending Douglas County Tidal 20 codes. Safe sites exist in our community i.e. **1.** Colocation at the Heritage Distillery **2.** Recently vacated veterinary property located on highway 88. **3**. Industrial area off airport road to name a few.

Furthermore, children remain uniquely vulnerable to EMF radiation. To date no safety studies exist on children. In fact, existing FCC safety studies are 30 years out dated and even then, were only performed on a 220-pound adult male subject. Currently HHS is investigating EMF, RF radiation and wireless radiation exposure. This is happening because the FCC was sued in 2021 over exposure limits and to date, they have failed to address this issue. In addition the Environmental Health Trust has sent letters to the FCC, FDA and HHS urging the FDA to revise its prior guidance to the FCC and adopt standards closer to Italy, Switzerland, China and Russia.

The planning commission possess the local control to deny this towers location, please use it and don't be intimidated by Verizon.

McCollough Law Firm PC
2290 Gatlin Creek Rd.
Dripping Springs, Texas 78620
V 512.633.3498
F 512.692.2522

W. Scott McCollough
wsmc@dotLAW.biz

March 31, 2025

Douglas County Commissioners

Chair Sharla Hales, shales@douglasnv.us
Vice Chair Mark Gardner, mgardner@douglasnv.us
Commissioner Danny Tarkanian, dtarkanian@douglasnv.us
Commissioner Wesley Rice, wrice@douglasnv.us
Commissioner Nathan Tolbert, NETolbert@douglasnv.us

Douglas County Planning Commission, planning@douglasnv.us

Development Application DP24-0202. Appeal of the Planning Commission's decision to approve Development Application DP24-0170. 1450 Stephanie Way, within the Johnson Lane Community. APN: 1420-27-401-011. Development Application DP24-0202.

Development application DP24-0204. Appeal of the Planning Commission's decision to deny Development Application DP24-0169. 1699 County Road, within the Town of Minden. APN: 1320-30-802-004.

Madam Chair and Honorable Commissioners:

The two above-described matters are up for deliberation on April 3. Minden for Safe Tech ("MFST") has actively participated in both, and three MFST members (Brian Stevens, Yvonne Stevens and David Magnotta) are accepted appellants in DP24-0202 (1450 Stephanie Way). Please accept this single unified supplemental submission for filing in each matter. Even though they are separate cases there are several overlapping issues. The Stevens and Mr. Magnotta are the recognized appellants in DP24-0202 but for ease of reference this submission will generally refer to the entire set of objectors as "MFST." Where we address an issue unique to a single matter we will so note. Citations to the evidence will refer to the Appeal Record (AR) MFST supplied with the appeal in DP-0202 and where materials overlap where the item can be found in the Agenda Packet for the April 3, 2025 appeal hearing.

This submission will briefly reprise the issues in the two appeals and then turn to what appears to be of most concern to the Board – its options and mandates in light of the federally-imposed restriction in 47 U.S.C. § 332(c)(7)(B)(i)(II) on Board action that prohibits or effectively prohibits the provision of personal wireless service. We are also attaching an engineering report by Kent Chamberlin, Ph.D, the Chair Emeritus of the Electrical and Computer Engineering Department at the University of New Hampshire. This report concludes there is not (or more properly should not be) a significant gap and that there are several less intrusive alternatives that would address any need.

MFST (Brian Stevens, Yvonne Stevens and David Magnotta) appeal points in DP24-0202 (1450 Stephanie Way)

The MFST appellants in DP24-0202 took great care to precisely identify the claimed errors. They are summarized below. The MFST appellants raised three appeal points.

1. The project does not meet the criteria for Major Design Review

The tower at 1450 Stephanie Way would be within the PF zone 80-foot height limit for Design Review but there are other aspects that should disqualify this project from Design Review. First, the tower is pre-wired for additional equipment, including another antenna that will raise the height to above 80 feet. AR 239. The County should not allow this kind of application "splitting," especially since it will not be able to apply discretionary review of any kind when the new equipment is added.[1] Second, the proposal includes diesel generators, large fuel tanks and batteries. While one of these individual features might be appropriate for design review, collectively they are not because of the cumulative impacts. When this proposal is understood in its entirety it more resembles the kinds of uses that require a Special Use Permit than those eligible for Major Design Review.

2. The Planning Commission erred by not entering adverse findings under Code §20.604.060.A, .B, .E, G, .H and .J, or, in the alternative, Development Code §20.614.040.A, .B, .E, and .H.

If the Board rules this matter was properly processed as Major Design Review, Appellees still contest the action because the Planning Commission did not make the required affirmative findings in Development Code §20.614.040. There are two problems. The Code requires affirmative findings and there are none. Second, even if the Board wanted to now adopt findings it could not because adverse findings in .A, .B, .E, G, and .H are required under the evidence.

The proposal is not consistent with the master plan goals and policies or the Johnson Lane Community Plan (Required Finding .A). Nor is the proposal compatible with or preserve the character and integrity of adjacent development and neighborhoods (Required Finding .B). The monopole will not blend with the community's rural residential character. It is obtrusive and aesthetically displeasing and will interfere with treasured scenic views. The project will reduce property values of nearby properties. There are no mitigating features to minimize these adverse effects (Required Finding .E). AR 371-373, April 3, 2025 Agenda Packet pp. 443-444; Realtor opinion and attachment, AR 386-387, AR 297-320 April 3, 2025 Agenda Packet pp. 450-451, 465-490; Casey Rogers Affidavit and Petrina French Affidavit (DP24-0202 appeal), April 3, 2025 Agenda Packet pp. 715, 1056, 1057.

Verizon did not prove compliance with all applicable standards and safety codes (Required Finding .G). Specifically, the plans and other material did not demonstrate that the project will be compliant with the building, electrical and fire codes. There are potential electrical code issues, and the wind rating is inadequate for this high-wind area. AR 373-377, 381-383, April 3, Agenda Packet pp. 493-499.

Finally, the proposal will be materially detrimental to and will damage and prejudice other property in the vicinity (Required Finding .H). An affirmative finding of no detriment cannot be made under .H for the same reasons as those mandating negative findings for .A, B and E.

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[1] Verizon's November 13, 2024 response to the MFST appeal in DP24-0202 admits on p. 3 (April 3, 2025 Agenda Packet p. 961) that subsequent additions would meet the definition of an "eligible facilities request" and therefore the federal rules prevent discretionary review.

Verizon has never acknowledged the detriments or even the possibility of them. It did not rebut the property devaluation evidence or nearby residents' oral testimony about how out of place the tower will be at this location and how it will disrupt precious scenic views. Applicant has merely contended the design meets the requirements in Code §20.664.180.C.1 and .2 and none of the other criteria matter. That is flatly wrong. The Code does prescribe a specific design, but that does not mean compliant designs automatically get a permit. Section 20.664.180.H.1-2 require vicinity maps and visual simulations even when the design meets the criteria in §20.664.180.C. A proposed facility can meet the design criteria but, as here, still not be compatible with and preserve the character and integrity of adjacent development and neighborhoods as required by §20.614.040.B.

3. The Planning Commission erred by inserting Conditions 1, 5, 6, 7, 8 and 13 and further erred by not entering the findings of "purpose" required by Development Code §20.14.010.B

This point of error challenges some of the conditions imposed by the Planning Commission. They should not have been inserted, and the Planning Commission did not make any of the "purpose" findings that are required for any conditions.

The conditions themselves are inappropriate because the issues they raise need to be addressed and resolved at the initial permit (Special Use or Design Review) stage.

Verizon appeal points in DP24-0204 (1699 County Road)

Code §20.28.020.C sets out the required contents of any appeal to the Board of Commissioners. The notice of appeal must, among other things, "contain a written statement of the reasons why the final decision is erroneous or why conditions to the approval are erroneous." Code §20.28.020.E provides that the appellate body (here, the Board) "may affirm, reverse or modify only those items raised in the appeal." (Emphasis added.) The Board's jurisdiction is limited to the appellant's specific points of appeal. It cannot change the Planning Commission decision on any ground not preserved by Verizon's Statement of Appeal.

Verizon's Statement of Appeal is not a model of clarity on the specific "items on appeal" in several respects. It is essential, however, that the Board stay within its appellate jurisdiction, which is constrained by what Verizon did and did not present in its Statement. As MFST observed in its October 21, 2024 Opposition to the appeal on pp. 2-3 (April 3, 2025 Agenda Packet pp. 440-441), Verizon did not expressly or even implicitly contest the Planning Commission's failure to enter several affirmative findings required by Code §20.614.040, which are prerequisites to the lawful issuance of a permit. The Planning Commission did not enter affirmative findings on subsections A and C-H. Verizon did not complain about the omission. The Board lacks jurisdiction to now supply them. Even if Verizon prevails on the issues it does raise the County cannot grant the permit.

MFST does strongly suggest, however, that the County craft good findings on the issues that are before it on appeal. MFST supplied some proposed negative findings for purposes of the §20.614.040.B issue (April 3, 2025 Agenda Packet p. 446), but now that Verizon is forcefully pushing an "effective prohibition" claim solid findings on why it has not proven a significant gap or proposed the least intrusive alternative will also be necessary. We address that below.

Verizon's written statement for DP24-0204 raised only five points, although some of them have two parts and seem to state different legal errors. Significantly, however, some are

also redundant. As a single example, as explained below the third point and fifth point boil down to the same claim: Verizon asserts the denial in DP24-0204 is erroneous because it results in a prohibition (or being generous) an effective prohibition in violation of 47 U.S.C. § 332(c)(7)(B)(i)(II). MFST will briefly go through each point and then dedicate the rest of this submission to the effective prohibition claim.

1. Verizon's first appeal point (in the second paragraph) claims that the Planning Commission's denial was not based on substantial evidence, as required by the federal Telecommunications Act. 47 U.S.C. § 332(c)(7)(B)(iii). Separately, Verizon asserts that the Planning Commission's findings are inadequate since the "sole finding of denial simply recited a single provision of the Douglas County Consolidated Development Code, Section 20.614.040(B)" but "provided no facts or evidence to demonstrate noncompliance with that Code finding." These are related but separate contentions. First, Verizon claims lack of evidence to support the decision support and second Verizon asserts the finding itself is inadequately stated.

There is more than adequate evidence in the record to support the §20.614.040(B) finding. The Planning Commissioners extensively deliberated and stated why they concluded Verizon had not proven that the proposed tower is "compatible with and preserves the character and integrity of adjacent development and neighborhoods" so they could not make the required §20.614.040.B finding. Several nearby businesses and residents (including MFST members) commented the tower was not compatible. They also observed that the tower is unsightly and out of place and others, including an expert, provided evidence the tower would reduce property values. Verizon bore the burden of proving compatibility and failed to carry that burden.

As to adequacy of the written decision findings, MFST has already noted it agrees with Verizon that the finding – while well-supported by the evidence – may not be fulsome enough to meet the written decision requirement in 47 U.S.C. §332(c)(7)(B)(iii). *See* MFST Opposition to Verizon's appeal, p. 2 (April 3, 2025 Agenda Packet pp. 440, 446. The Board can correct this deficiency, however. *See* Code §20.28.020.D and .E. MFST supplied suggested additional findings the Board can enter that would fulfill the federal requirement. MSFT Opposition, p. 8.

2. The last sentence in the second paragraph of Verizon's appeal introduces its second appeal point, which is also addressed in the first part of the third paragraph. Verizon argues the denial based on Code § 20.614.040.B "was erroneous because it contradicted the Code." This part of the second appeal point is redundant with its third point, summarized below.

The third paragraph then, separately, goes on to argue the proposed facility "satisfies Section 20.614.040(B) because it will be compatible with and preserve the character and integrity of adjacent development and neighborhoods." The last part of the third paragraph therefore contests the Planning Commission's finding of incompatibility and neighborhood character/integrity that was the basis of the denial.

Again, these are separate contentions. First, Verizon asserts that since its proposed facility met the height and design standards for the zone it was error to deny the permit. This is merely a restatement of its third point. Verizon appears to believe that simply meeting height and design standards should end the game, but that is incorrect as shown above and below. Second, Verizon challenges the Planning Commission's determination that Verizon had failed to carry its burden of proving compatibility and neighborhood character/integrity and claims that Verizon did carry that burden. But as also shown above, it did not. The Planning Commission properly found, based on more than substantial evidence, that Verizon did not prove compatibility.

3. Verizon's third point (in the fourth paragraph) argues over issues that are not contested. No one disagrees that the proposed facility "complies with the 80-foot telecommunications facility height limit in the PF zone, and it does not require a special use permit or variance." It is also true "there will be vertical space available on the monopole for collocation of antennas by up to two more wireless carriers" as required by §20.664.180.C.5. Verizon states that the "Planning Commissioners objected to the monopole design, but that design is required by the Code. … The Code provides no design option other than a monopole." The Code does prescribe this design, but that does not mean compliant designs automatically get a permit. Section 20.664.180.H.1-2 require vicinity maps and visual simulations even when the design meets the criteria in §20.664.180.C. A proposed facility can meet the design criteria but, as here, still not be compatible with and preserve the character and integrity of adjacent development and neighborhoods as required by §20.614.040.B. The material in §20.664.180.H.1-2 is necessary for assessment of the separate and additional compatibility issue. Verizon forgets that <u>each</u> of the findings in §20.614.040 must be made; they are separate and additive.[2] Even though it prevailed on the other findings (including §20.614.040.G, which requires compliance with design criteria) it failed on required finding B. Verizon got several boxes checked but not <u>all</u> of them, and the Code requires that *every* box get checked via an affirmative finding. The denial is therefore warranted and should be affirmed.

The last part of the fifth paragraph asserts that "a denial based on a preference for a different design would be prohibitive." This part of the statement does *not* assert the decision is arbitrary or capricious or there is not substantial evidence to support the decision. Instead, Verizon's legal argument is that denial of a facility that meets the design requirements "would be prohibitive" in violation of 47 U.S.C. § 332(c)(7)(B)(i)(II). Verizon elaborates on the prohibition claim in its fifth point of error, which is addressed below.

4. Verizon's fourth point (in the seventh paragraph)[3] asserts that the Planning Commission's discussion of potential health effects reflects a violation of 47 U.S.C. § 332(c)(7)(B)(iv).

We can easily dispense with that claim. The Planning Commission may have not supplied sufficiently fulsome findings on why it concluded Verizon had failed to carry its burden of proving compatibility and neighborhood character/integrity, but it is crystal-clear that was the conclusion and the sole basis for denial. "Environmental effects" from RF emissions had nothing to do with it.

5. The fifth Verizon point of error (in the eighth paragraph) is that denial will constitute a prohibition of service prohibited by 47 U.S.C. § 332(c)(7)(B)(i)(II). Verizon asserts that the proposed facility "is the least intrusive means to fill a significant gap in Verizon Wireless service in the west Minden area. Verizon then – apparently separately or in combination – claims denial "would constitute a prohibition of service because it would 'materially inhibit' service improvements in the area" and cites to *Accelerating Wireless Broadband Deployment by*

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[2] If the ordinance drafters intended to excuse an applicant meeting design criteria from the separate compatibility test they would have so provided in §20.664.180 by exempting the applicant from providing vicinity maps and visual simulations or in §20.614.040 by stating that wireless facilities must only secure an affirmative finding on .G and need not address or prove up .B.

[3] Paragraph 6 does not assert any error by the Planning Commission.

Removing Barriers to Infrastructure Investment, Declaratory Ruling and Third Report and Order, 33 FCC Rcd 9088, ¶¶ 35-38 (2018) ("*Small Cell Order*").

The effective prohibition claim is the one that seems to most bother the Board. Based on public statements by some Commissioners it appears several may be under the impression that Verizon carried its burden of proving a significant gap exists and/or that the County, rather than Verizon, must prove that some other location is feasible and less intrusive. Both notions are incorrect, but to explain why MFST will have to first provide a more general discussion of the rules in the Ninth Circuit for evaluating effective prohibition claims. We will also show that a local jurisdiction can – if it has substantial evidence and makes the proper findings – deny a permit based on aesthetics or other locational grounds even if doing so might maintain some minor service gaps. "[T]he relevant service gap must be truly 'significant'"; "the TCA does not guarantee wireless service providers coverage free of small 'dead spots' . . ." *MetroPCS, Inc.*, 400 F.3d 715, 733 & n.10 (9th Cir. 2005).

Please note

The Ninth Circuit "two-prong standard"

Verizon implies in paragraph 8 that the FCC's *Small Cell Order* declaratory ruling applying the "material inhibition" test to small wireless facilities (also known as "small cells"),[4] replaced prior Ninth Circuit precedent. Its November 27, 2024 letter responding to MFST on p. 7 asserts that "[i]n a 2018 order, the FCC determined that the Ninth Circuit's two-part test is too narrow, and confirmed that a wireless carrier need not show an insurmountable barrier, or even a significant gap, to prove a prohibition of service." This is incorrect, even though the Ninth Circuit affirmed the *Small Cell Order* in part on this issue. *City of Portland v. United States*, 969 F.3d 1020 (9th Cir. 2020).

The Ninth Circuit did say it was affirming the FCC declaratory interpretation aligning previous FCC "effective prohibition" holdings on 47 U.S.C. §253(a) (most notably *California Payphone Assn*, 12 FCC Rcd 14191 (1997)) with the similar restriction in §332(c)(7)(B)(i)(II). The *Portland* opinion noted, however, that the Ninth Circuit had already incorporated the *California Payphone* material inhibition analysis into §332(c)(7)(B)(i)(II) sixteen years prior in *Sprint Telephony PCS, L.P. v. County of San Diego*, 543 F.3d 571 (9th Cir. 2008), so the *Small Cell Order's* similar approach was already consistent with Ninth Circuit precedent. *Portland*, 969 F.3d at 1035. The difference is that FCC's declaratory statement was specifically related to how small cells and 5G using higher bands fit into that model. As the *Portland* court notes, the FCC held there are some special considerations for small cells, 5G and higher bands that require particular and different treatment. *Id.*[5]

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[4] "Small cells" are no taller than 50 feet tall. *See* 47 CFR 1.6002(l) (Definition of "small wireless facility"). The two towers here are 80 feet so they are not small cells/small wireless facilities.

[5] As a threshold issue, Local Government Petitioners argue that the FCC must demonstrate that an "actual prohibition" of services is occurring before preempting any municipal regulations, and that anything less than that showing is contrary to Section 253(a) and our decision in *Sprint*. We must reject this argument. The FCC's application of its standard in the *Small Cell* and *Moratoria* Orders is consistent with *Sprint*, which endorsed the material inhibition standard as a method of determining whether there has been an effective prohibition. The FCC here made factual findings, on the basis of the record before it, that certain municipal practices are materially inhibiting the deployment of 5G services. Nothing more is required of the FCC under *Sprint*.

In the two matters before the Board, however, the projects are not small cells (since the height is more than 50 feet), Verizon is predominantly using mid-band frequencies and does not represent in its papers that the network will include full 5G functionality.[6] The special test for small wireless facilities, 5G and higher frequencies therefore does not apply here for three different reasons. The effective prohibition test articulated in *Sprint* remains in full effect in the Ninth Circuit.

A recent federal district court case in California shows this is so, and along the way provides significant current-law guidance and useful principles that can be applied to the two matters here. *GTE Mobilnet of Cal. Ltd. P'ship v. City of Berkeley*, Case No. 20-cv-05460-DMR, before the U.S. District Court for the Northern District of California[7] generated several opinions and rulings, each of which will be extensively addressed in this filing. In the end the court denied all relief to Verizon. One of the opinions laid out the current standard for assessment of "effective prohibition" claims. *See City of Berkeley*, 2024 U.S. Dist. LEXIS 194594, *24-*25, 2024 WL 4581307:

> The Ninth Circuit uses a two-pronged standard to evaluate an effective prohibition claim. Under this analysis, the provider must show (1) "a 'significant gap' in service coverage" and (2) "the lack of available and technologically feasible alternatives." *T-*

note

Local Government Petitioners raise a corollary general objection to the *Small Cell* and *Moratoria* Orders, contending that the FCC, without a reasoned explanation, has departed from its prior approach in *California Payphone*, and has made it much easier to show an effective prohibition. *California Payphone's* material inhibition standard remains controlling, however. The FCC has explained that it applies a little differently in the context of 5G, because state and local regulation, particularly with respect to fees and aesthetics, is more likely to have a prohibitory effect on 5G technology than it does on older technology. The reason is that when compared with previous generations of wireless technology, 5G is different in that it requires rapid, widespread deployment of more facilities. *See, e.g., Small Cell Order* ¶ 53 (explaining that "even fees that might seem small in isolation have material and prohibitive effects on deployment, particularly when considered in the aggregate given the nature and volume of anticipated Small Wireless Facility deployment" (footnote omitted)). The differences in the FCC's new approach are therefore reasonably explained by the differences in 5G technology. (Emphasis added)

[6] Verizon's gap analysis claims it relies predominantly on mid-band. AR 86, April 3, 2025 Agenda Packet p. 978 ("the vast majority of Verizon Wireless's bandwidth in the area is in the mid-band PCS (1900 MHz), AWS (2100 MHz) and C-Band (3700-4000 MHz) frequencies, with a small amount in the low-band 700 and 850 MHz frequencies.") Mid-band has less reach than low-band but it can still support service within a 2-4 mile radius so it does not require the extreme densification that drove the *Small Cell Order* declaratory ruling. Chamberlin Report p. 2 *See also* https://www.highspeedinternet.com/resources/what-is-c-band (C-Band can serve up to 6 square miles in the right terrain conditions, which means the devices can get good service up to three miles away from the transmitter). Only one of the two remote radio units Verizon plans to employ is 5G-capable. The Ericsson 4890HP is LTE only. The Ericsson 4490 is a 5G radio unit but to have full functionality it must connect to a 5G core and none of the papers in these matters indicate Verizon will have the ability to connect either of the two sites to a 5G core.

[7] The facility in that case was 50 feet tall, so it might have met the definition of a small wireless facility. But the applicant was intending to use 4G (LTE) rather than 5G and it would rely on 700 MHz, 850 MHz, 1900 MHz, and 2100 MHz, not the kind of high-frequency spectrum that was the focus of the *Small Cell Order*. *See GTE Mobilnet of Cal. Ltd. P'ship*, 2024 U.S. Dist. LEXIS 194594, *4.

Mobile USA, Inc. v. City of Anacortes, 572 F.3d 987, 995-96 (9th Cir. 2009). When evaluating an effective prohibition claim, courts review the administrative record de novo without "deference to local findings." *Los Angeles SMSA Ltd. P'ship v. City of Los Angeles,* No. 2:16-cv-04954-FLA (SKx), 2021 U.S. Dist. LEXIS 160046, 2021 WL 3741539, at *4 (C.D. Cal. Aug. 24, 2021) (collecting cases). As noted, the court previously granted summary judgment in Verizon's favor on the second prong of the effective prohibition test, the lack of available and feasible alternatives. *GTE Mobilnet*, 2023 U.S. Dist. LEXIS 52004, 2023 WL 2648197, at *28. Accordingly, the sole issue for this claim is whether a significant gap in coverage existed in 2020, at the time of the denial of the Application.

"The significant gap prong is satisfied 'whenever a provider is prevented from filling a significant gap in *its own* service coverage.'" *Am. Tower Corp. v. City of San Diego*, 763 F.3d 1035, 1056 (9th Cir. 2014) (emphasis in original) (quoting *MetroPCS, Inc. v. City & Cnty. of San Francisco*, 400 F.3d 715, 733 (9th Cir. 2005), *abrogated on other grounds in T-Mobile S., LLC v. City of Roswell, Ga.*, 574 U.S. 293, 135 S. Ct. 808, 190 L. Ed. 2d 679 (2015)). "[T]he relevant service gap must be truly 'significant'"; "the TCA does not guarantee wireless service providers coverage free of small 'dead spots' . . ." *MetroPCS, Inc.*, 400 F.3d at 733 & n.10.

Not Gap in Service

"'[S]ignificant gap' determinations are extremely fact-specific inquiries that defy any bright-line legal rule." *Sprint PCS Assets, L.L.C. v. City of Palos Verdes Ests.*, 583 F.3d 716, 727 (9th Cir. 2009) (quoting *MetroPCS, Inc.*, 400 F.3d at 733). "[C]ourts consider a 'wide range of context-specific factors' in assessing the significance of alleged coverage gaps, including the nature and character of the area, the number of potential users in that area who may be affected by the alleged lack of service, whether facilities are needed to improve weak signals or to fill a complete void in coverage, whether gaps pose public safety risks, and the effects of gaps on roads, highways, railways, and commercial districts." *Los Angeles SMSA Ltd. P'ship v. City of Los Angeles, No. 2:16-CV-04954-FLA (SKX)*, 2021 U.S. Dist. LEXIS 160046, 2021 WL 3741539, at *4 (C.D. Cal. Aug. 24, 2021) (citing *Palos Verdes Ests.,* 583 F.3d at 727). Other factors include whether the alleged "gap covers well-traveled roads on which customers lack roaming capabilities" and "drive tests." *Palos Verdes Ests.*, 583 F.3d at 727. "Inadequate or unreliable in-building service can be sufficient to show the existence of a significant gap in coverage," *Los Angeles SMSA*, 2021 U.S. Dist. LEXIS 160046, 2021 WL 3741539, at *4 (citing *T-Mobile W. Corp. v. City of Huntington Beach*, No. 2:10-cv-02835-CAS, 2012 U.S. Dist. LEXIS 148170, 2012 WL 4867775, at *4 C.D. Cal. Oct. 10, 2012)), as can "a gap in a provider's in-home coverage that consists of more than a few isolated pockets of inadequate in-home coverage." *T-Mobile W. Corp. v. City of Agoura Hills*, No. 2:09-cv-09077-DSF (PJWx), 2010 U.S. Dist. LEXIS 134329, 2010 WL 5313398, at *8 (C.D. Cal. Dec. 20, 2010).

Applying the two-prong standard

Verizon has not proven a significant gap truly exists or explained why there is one

Note

It may be true that calls get dropped from time to time in the respective areas. But that does not mean there is a "significant gap" under the Ninth Circuit standard. The evidence indicates these dropped calls are merely reflective of "small 'dead spots.'" *MetroPCS, Inc.*, 400 F.3d 715, 733 & n.10. We urge the Board to not just accept Verizon's coverage maps (*see* AR 59, 88 [left side]; April 3, 2025 Agenda Packet p. 392) on face value. First, they are based on black-box models and

a host of assumptions that are not disclosed. The acceptable signal strength values are also suspect, as explained below.

We will get to signal strength, but even if one accepts all the underlying assumptions there should not be as much yellow and gray in those maps given Verizon's current network architecture, if it was correctly configured. The problem is not that additional towers in these locations are required because the existing towers cannot reach users where there is yellow and gray; the problem – if there truly is one – is that the current facilities are not set up correctly or all that is needed is some additional antennas on the towers that are already there.

The attached report by Dr. Chamberlin states on p. 2 that "even using the lower estimate of coverage area, there should be no coverage gap in the regions in question resulting from insufficient signal levels. … a cursory evaluation of available infrastructure suggests that gaps should not exist in the near vicinity of the existing towers." The maps show yellow and gray areas that are very close to the existing Gardnerville and Minden towers. There should be none in those places since they are well withing the normal reach of all the frequencies Verizon uses. The only possible explanation is the sites are not configured as well as they could be.

Dr. Chamberlin's Figure 2 on p. 9 (taken from Verizon's Gap Analysis with circles added) reveals a potential explanation. If you look at the Minden tower you can see four "sectored" antenna sets. The bottom two (colored light blue and yellow) have significant separation. There is a wide "gap" between them, far more spread than is between the top two (colored dark blue and green). The yellow and gray "gap area" below the bottom two lies right in the area that would be covered if there was an antenna pointed that direction. The same is true for Gardnerville. This tower has three sectors, but the left-most ones (colored red and black) are also separated more than normal and once again there is a gray area directly outbound from this "gap" between them. Similarly, the gray and white areas inside the blue circle appear to be misaligned with the coverage provided by the red sector. The antennas are just pointing the wrong way. This can be solved by reorienting them or adding additional sectors to get full 360-degree coverage.

If the issue is capacity exhaustion cell splitting or further sectoring would solve that issue as well.[8] Cell Splitting can increase channel capacity, improve dependability, increase frequency reuse factors, improve signal-to-noise (SNR) ratio and reduce interference. Further sectoring (from 3 or 4 to 6) increases the signal-to-interference ratio thereby reducing cluster size, reduces interference without altering the system performance, increases channel capacity without necessarily changing the cell radius and increases frequency reuse by reducing the number of cells in the cluster. It also makes channel assignment easier.

MFST has been saying that Verizon could solve any perceived coverage problems by upgrading its existing towers from the beginning of this case. The argument appeared in MFST's September 9, 2024 Opposition submitted to the Planning Commission on p. 13 (AR 384, April 3, 2025 Agenda Packet p. 460). Dr. Chamberlin has now submitted an expert report that demonstrates the same thing. There is not a "significant gap in coverage" that requires new towers. There is instead a problem with how Verizon's existing towers are configured.

The other issue is the arbitrary and self-selected values Verizon uses to claim inadequate signal strength, which in turn translates into the green, yellow and gray on its maps. The Verizon

[8] For a backgrounder on cell splitting and cell sectoring see https://www.geeksforgeeks.org/cell-splitting-and-cell-sectoring/.

Gap Analysis states on page 3 (AR 031, April 3, 2025 Agenda Packet pp. 391, 980, 1003) that the referenced signal receive power (RSRP) "coverage threshold" for signal strength is -85 dBm for in-building, -95 dBm for in-vehicle and -105 dBm for outdoor.[9] This is not a regulatory requirement or an industry standard. It is merely Verizon policy, but one not even Verizon thinks is or should be a standard. It told the FCC, for example, that "[b]ecause there is no single RSRP value that is always the 'correct' RSRP for a given speed target, the Commission cannot standardize a minimum RSRP value." *FCC Takes Next Step to Collect More Precise Broadband Mapping Data*, 36 FCC Rcd 1126, 1143, ¶38 (2021) *quoting* Verizon Comments at 8. Verizon's policy also relates to "coverage improvement" to supply data service (and wireless home Internet), not necessarily the extent to which the existing network can support mobile calls and therefore personal wireless service. *See*, *Source Towers II LLC v. City of Lakeland*, 2024 U.S. Dist. LEXIS 131272, *18-19 (M.D. Fl., Jul. 25, 2024).[10]

The threshold values for in-vehicle and in-building reflect projected numbers, since each vehicle and building will have different composition and the tester rarely goes inside buildings or use several different vehicles. The exercise is an effort to predict what signal strength a user device would receive. The model uses adjustment factors estimating an average for vehicle body loss or building loss that is then applied to the outdoor value for any given spot. Chamberlin report pp. 2-5. Verizon has not supplied its loss factors, so the County cannot assess whether they are reasonable. Dr. Chamberlin – an expert in these matters – concludes that Verizon's assumptions and thresholds are not reasonable.

Note

The *Berkeley* court considered the viability of the same Verizon coverage thresholds for establishing a coverage gap. We will let the court's disposition speak for itself:

> Verizon also failed to justify its use of -85 dBm signal strength as the necessary standard for in-building coverage, -95 dBm for in-vehicle coverage, and -105 dBm for outdoor coverage in the 2019 drive test. The signal strength standard is selected by the carrier; it is not mandated by the FCC or by law. TTII 220, 331. Conroy testified that wireless carriers use a "link budget" to determine the standard and explained that a link budget is "the

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[9] The Gap Analysis is correct that "RSRP is measured in negative numbers on a logarithmic scale. The further the number is below zero, the weaker the power level." The issue is the relevance of RSRP as the overriding measure and then the value chosen for acceptable signal strength.

[10] Source Towers fails to establish that the identified area lacks "personal wireless services" as defined by Section 332(c)(7)(B)(i)(II). The testimony shows that under Verizon's internal metrics Verizon's "need" to "improve" coverage is based on the objective of "provid[ing] [the consumer] with the most bandwidth that [Verizon has] available." (Doc. 67 at 140) But no testimony establishes that the service in the area cannot support a call. Nothing in Section 332(c)(7)(B)(i)(II) requires the local government to submit to a provider's goal to improve service or requires the local government to allow the provision of "the most bandwidth" available. Because Source Towers adduces no evidence showing that absent the tower at 1800 Harden Boulevard the service could not support a voice call, Source Towers fails to prove that Lakeland's denial of the tower prohibits or effectively prohibits "personal wireless services."

Even if the denial of Source Towers' application results in a mobile phone's inability to complete a phone call in this area, the denial of an application for a single tower might not violate Section 332(c)(7)(B)(i)(II) because "services can be effected from numerous sites in various combinations." *360 Degrees Communications Co. of Charlottesville*, 211 F.3d at 86.

mathematical calculation of how much power you have between the transmitting tower and the receiver." TTII 219. The Kharaba Report described the parameters of the link budget as follows:

> Verizon Wireless uses a 4G LTE RF link budget to calculate the maximum allowable path loss (MAPL). The link budget takes into account free space loss, fading and interference margins, and equipment receiver sensitivity to calculate the maximum allowable MAPL. A combination of the transmit power out of the antennas and the MAPL determine the receive signal threshold required for outdoor coverage. Adding vehicle body losses to the calculation determines the receive signal threshold value for in-vehicle coverage. Similarly, adding the building penetration losses to the calculation determines the receive signal threshold required for in-building coverage.

A.R. 1585. However, the Kharaba Report did not include any actual figures used by Verizon to perform the foregoing link budget calculation.

Beegle testified that the -85 dBm in-building standard "was a new standard that [he] hadn't seen before," and that typically -95 dBm is used as the standard for in-building coverage. TTII 378. Conroy similarly testified that "the typical design level that you'll see for residential and building in like a suburban environment usually is around a minus 95 dBm" and that Verizon has used the -95 dBm standard in other cases, but he also testified that in areas with "high levels of interference, you may need to have stronger signal." TTII 220, 332-33, 335.

Conroy testified that Verizon informed him that the -85 dBm standard was necessary due to "additional interference" in the area and that it did not give him the link budget information it used to determine the -85 dBm in-building standard for the 2019 drive test. TTII 227-28, 323. Conroy testified that he calculated the link budget for the area using "typical values for link budgets" to evaluate whether the -85 dBm standard was appropriate in this case and concluded that "what [Verizon is] suggesting is reasonable and it's within the typical link budget standards." TTII 323. However, Conroy admitted that he had not turned over to Verizon (and thus to BRN and Berkeley) the figures he used to perform the link budget calculation. TTII 323-24. His failure to turn over data supporting his calculation violated *Federal Rule of Civil Procedure 26(a)(2)(B)(ii)*, which provides that an expert witness report "must contain . . . the facts or data considered by the witness in forming" their opinions. As BRN and Berkeley were not provided with the basis for Conroy's calculations, they were deprived of the opportunity to challenge his opinions on the reasonableness of Verizon's standard. Accordingly, the court will not consider Conroy's testimony that he independently confirmed that the -85 dBm standard for in-building coverage was reasonable or his opinion that it was "within the typical link budget standards." *See Fed. R. Civ. P. 37(c)(1)* ("[i]f a party fails to provide information or identify a witness as required by *Rule 26(a)* . . . the party is not allowed to use that information or witness to supply evidence . . . at a trial, unless the failure was substantially justified or is harmless.").

Conroy also testified that even if Verizon used -95 dBm as the standard for in-building coverage, "there still would be a gap in in-building service." However, Conroy cited only the existing coverage maps as evidence supporting his opinion. He did not create a different coverage map using the lower standard and Verizon did not present data supporting his conclusion. TTII 334-36. For his part, Beegle testified that "the complexion of the maps" would change if a -95 dBm standard was used for in-building coverage due to the existence of "[a]reas . . . on the threshold somewhere between negative 85 and negative 95"; such

areas "might go from a I don't have service or I don't have good service to I have good service or I have excellent service or I have service at a minimum of some level." TTII 379. Verizon has thus failed to demonstrate that the use of -95 dBm as the standard for in-building coverage instead of -85 dBm would support a finding that there was a gap in in-building service.

City of Berkeley, 2024 U.S. Dist. LEXIS 194594, *20-*23 (underline emphasis added)

The opinion points out that "[t]here is evidence that Verizon has used -95 dBm as the standard for in-building coverage in other cases; this is 10 times lower than the -85 dBM standard Verizon used to support its application in this case." *Id.*, at *20-*21,[11] *28-*29. If this lower value was used "the complexion of the maps would change." *Id.* Yellow might turn green and gray might become yellow.

Verizon's most recent submittal asserts that for Heybourne (DP24-0202) "there is a 1.9-square mile gap in in-building service in the mid-band 1900 and 2100 MHz frequencies and a 4.3-square mile gap in the C-Band 3700 MHz frequencies, which together constitute over 90 percent of Verizon Wireless's bandwidth in the area." For Douglas (DP24-0204) Verizon's latest missive claims "there is an approximately 1.5-square mile gap in in-building service in the mid-band frequencies which constitute over 90 percent of Verizon Wireless's bandwidth in the area." Several points must be made about these assertions.

First, notice the references to frequency bands and the type of coverage being analyzed. The frequency references are different. One is specific (1900, 2100, 3700 MHz) while the other is general to "mid-band" although both say the relevant frequencies constitute 90% of Verizon's bandwidth. We do not know what the outcome is for the remaining claimed 10% of bandwidth, presumably Verizon's low-band inventory (700 and 850 MHz). The Douglas reference is limited to in-building, which implies that outside and in-vehicle for Douglas is adequate. We have yet to be informed why carrier aggregation/disaggregation, rebalancing antenna reorientation, additional sectoring or cell splitting at existing sites cannot solve any coverage issues. Chamberlin report pp. 5-6.

More important, the County and MSFT do not have any of the underlying data Verizon used. Verizon did not produce the data or assumptions used by Verizon to perform the link budget calculation, the MAPL, the vehicle body losses or building losses. Nor was any of the underlying information related to drive tests provided.[12] If this were a court Verizon's Gap Analysis would not be admissible evidence. The rules of evidence do not apply to these proceedings, but the County should be very concerned none of Verizon's claims and conclusions can be independently verified. MFST made this point in the Opposition submitted to the Planning Commission in September. "The [Board] should not rely on "black box" models and

Note

[11] *Berkeley*, 2024 U.S. Dist. LEXIS 194594, *20-21 ("[Verizon witness] Conroy similarly testified that 'the typical design level that you'll see for residential and building in like a suburban environment usually is around a minus 95 dBm' and that Verizon has used the -95 dBm standard in other cases, but he also testified that in areas with 'high levels of interference, you may need to have stronger signal.'")

[12] One important missing piece of information is the specific propagation model Verizon used within the ATOLL software. The "Standard" model does not adjust for obstructions, whereas the "Aster" model does by calculating the effect of horizontal plane reflection and vertical diffraction to recognize and take account of the fact that RF energy can go around and over obstacles and still reach a target behind the obstacle. Chamberlin report p. 3, note 4.

opinions. Verizon's failure to fully disclose its method or the underlying data means that its conclusions cannot be independently verified or compared to how the FCC conducts the same kind of tests." April 3, 2025 Agenda Packet p. 458. At this point we merely have black boxes inside of more black boxes, with far too many unknowns. We do know, however, that at the same time Verizon is claiming a gap in these portions of Douglas County it is telling the FCC it has adequate broadband coverage in many of the same places. MSFT Sept. 9, 2024 Opposition, pp. 12-13 (AR 379-381). Something is amiss.

Verizon has not proven there is indeed a significant gap. The coverage thresholds it uses are unexplained and unsupported. As Dr. Chamberlin's report on pp. 4-5 notes "specifying in-building cellphone reception as the measure of coverage is not realistic, and in some cases, unachievable." Assuming the effort is worthwhile, different but still reasonable thresholds would yield entirely different results and might eliminate the claimed gap areas. Nor has Verizon adequately explained why there are close-in areas with claimed inadequate coverage from nearby towers that should already be providing adequate coverage.

Note

Verizon has not made a prima facie showing either tower is the least intrusive alternative

Verizon asserts that (assuming there is indeed a coverage gap) the County must find less intrusive alternative sites. Verizon November 27, 2024 letter (Douglas HS – DP24-0204), April 3, 2025 Agenda Packet p. 380. This reflects a misunderstanding of the Ninth Circuit least intrusive alternative test. First, the general rule is that the applicant always bears the burden of proof on all issues. Courts in the Ninth Circuit have held in the effective prohibition context, however, that *if the applicant makes a prima facie case* that the proposed location is the least intrusive alternative the local authority has to rebut that showing by identifying some potentially available and technologically feasible alternatives. The provider should then have an opportunity to dispute availability and feasibility. *Anacortes*, 572 F.3d at 998. The County never bears the ultimate burden of proving feasibility or availability, which always remains with Verizon.

The district court in *Berkeley*, 2023 U.S. Dist. LEXIS 52004, *77-78 tells us the rules:

> … the court may conclude that a provider has made a prima facie showing that the proposed facility is the "least intrusive means" if a provider has made a prima facie showing that the proposed facility is the "least intrusive means" of filling a purported gap in coverage where it submits evidence that it considered alternatives and provides "adequate explanations" as to why they are not "feasible alternative[s] to meet [the provider's] coverage needs." *Los Angeles SMSA Ltd. P'ship v. City of Los Angeles, California*, et al., No. LA CV16-04954-JAK (SKx), 2020 U.S. Dist. LEXIS 269304, 2020 WL 13662046, at *22 (C.D. Cal. Sept. 1, 2020); *see also Anacortes*, 572 F.3d at 996-99 [(9th Cir. 2009)] (discussing provider's showing of a lack of available and feasible alternative sites). …

Note

To make a *prima facie* case the provider has to adequately explain why other alternatives are not adequate. Verizon has tried to do that in these cases by discussing some other potential sites and rejecting them for various reasons but what it has never done is address the easiest alternative – upgrading or reconfiguring its Minden or Gardnerville towers. Verizon has yet to provide an adequate explanation of why the most logical alternative will not solve any coverage issues, so it has failed to make a *prima facie* case.

The City of Berkeley in that case "did not identify any concrete alternatives" and therefore "failed to show the existence of an available, technologically feasible alternative that remedies that gap alleged by Verizon. Accordingly, it did not meet its burden to rebut Verizon's argument that there were no 'technologically feasible alternatives' to the proposed facility." *City of Berkely*, 2023 U.S. Dist. LEXIS 52004 at *78-79.[13]

Even if one concludes Verizon made a prima facie showing and the burden shifted their showing has been rebutted.

The County and residents supplied potentially feasible alternatives and Verizon has now had an opportunity state its case on feasibility and availability. Verizon's latest submissions reject each of the suggested alternatives based on the claimed continued lack of *in-building* coverage. We have already explained why Verizon's in-building coverage threshold has no basis and Dr. Chamberlin's report does the same on pp. 4-5. We do not know whether a different threshold (say for example -95 dBm) would yield adequate in-building coverage conclusions or if Verizon's building loss assumptions are reasonable.

Verizon's explanations for why none of the other sites will work are conclusory and not adequately supported. Some of the reasons for rejection are arbitrary, such as a claim that a candidate site would take too long to develop. Time is not irrelevant but it has nothing to do with availability or feasibility.

In these matters, there is more than sufficient evidence of potential technologically feasible alternatives for both sites in issue in these appeals. Upgrades like MFST has consistently asserted will solve any problems once again serves this function. Verizon has yet to adequately explain why well-engineered upgrades will not solve any coverage or capacity problems. Dr. Chamberlin's report also observes that Verizon's coverage threshold for in-building signal strength has no demonstrated basis. But to the extent in-building coverage is the driving criterion a more reasonable in-building value – such as the -95 that Verizon has admitted will work except when there is high interference[14] – many of the alternative sites would likely have acceptable in-building coverage. Chamberlin report pp. 4-5.

note

The County does not have the burden of proof. All it has to do is identify *potentially* available alternatives that are "technologically feasible, leasable, zoneable and buildable." *Los Angeles SMSA Ltd. P'ship v. City of Los Angeles*, 2020 U.S. Dist. LEXIS 269304, *65 (C.D Cal., Sept 1, 2020). Verizon then has to *prove* none will suffice and the County gets the last word. As

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[13] Although Berkely lost on the least intrusive alternative part of the effective prohibition test, it later prevailed on the "substantial gap" portion, so the district court upheld the permit denial. Berkely had technically violated the FCC's shot clock rules, but the court still denied any relief to Verizon. *GTE Mobilnet of Cal. Ltd. P'ship v. City of Berkeley*, 2024 U.S. Dist. LEXIS 217725, *5-*6, 2024 WL 4581307 (N.D. Cal., Dec. 2, 2024). Judgment was entered in favor of Berkeley and the Intervenor-Defendant and against Verizon on December 18, 2024. The case materials in PACER indicate no notice of appeal was timely submitted.

[14] Chamberlin Report p. 5. *See also Berkeley*, 2024 U.S. Dist. LEXIS 194594, *20-21 ("[Verizon witness] Conroy similarly testified that 'the typical design level that you'll see for residential and building in like a suburban environment usually is around a minus 95 dBm' and that Verizon has used the -95 dBm standard in other cases, but he also testified that in areas with 'high levels of interference, you may need to have stronger signal.'")

Berkeley notes, a "locality is not compelled to accept the provider's representations" and is the one that finds facts based on the evidence. The County can reasonably find that Verizon has not proven each and every potential alternative identified by the County and residents is not "technologically feasible, leasable, zoneable and buildable" because, among other things, its in-building threshold is unjustified and unsupported.

Verizon has not proven that either of the proposed sites is the least intrusive alternative.

Even if there is a significant gap and the two sites are the least intrusive alternatives the County has enough evidence to still deny the applications. The effective prohibition restriction has exceptions and safe harbors; evidence-based determinations that the project is not consistent with the character of the neighborhood are not overridden by the effective prohibition restriction

47 U.S.C. §§ 253 and 332(c)(7)(B) do generally protect personal wireless providers from state or local regulation that prohibits (or effectively prohibits) the carriers' ability to provide personal wireless services. But the restriction is not absolute, nor does it override all other considerations and requirements.

The "effective prohibition" restriction in 47 U.S.C. §332(c)(7)(B)(i)(II) is limited by 47 U.S.C. §253(b) and (c), just as is the similar restriction in §253(a). They collectively require that a balance be struck. The Supreme Court has long recognized that state and local governments have the authority to impose land use, zoning, and other aesthetic requirements. *T-Mobile S., LLC v. City of Roswell*, 574 U.S. 293, 300, 135 S. Ct. 808, 190 L. Ed. 2d 679 (2015). Both §§ 253 and 332(c)(7)(B)(i)(II) preserve "state 'requirements necessary to preserve and advance universal service, protect the public safety and welfare, ensure the continued quality of telecommunications services, and safeguard the rights of consumers'" even ***if*** they may materially inhibit the provider's ability to serve. These "safe harbors" "permit some legal requirements that might otherwise be preempted" *Small Cell Order*, 33 FCC Rcd at 9113-9114, 9130.

The FCC explained the analytical approach in the context of the similar provisions in 47 U.S.C. §253(a)-(c) in a 1997 decision:

> ...we first determine whether the challenged law, regulation or legal requirement violates the terms of section 253(a) standing alone. If we find that it violates section 253(a) considered in isolation, we then determine whether the requirement nevertheless is permissible under section 253(b). If a law, regulation, or legal requirement otherwise impermissible under subsection (a) does not satisfy the requirements of subsection (b), we must preempt the enforcement of the requirement in accordance with section 253(d). If, however, the challenged law, regulation or requirement satisfies subsection (b), we may not preempt it under section 253, even if it otherwise would violate subsection (a) considered in isolation. ... Subsection (a) is the only portion of section 253 that broadly limits the ability of states to regulate. All of the remaining subsections, including subsection (b), carve out defined areas in which states may regulate or continue to regulate, subject to certain conditions. ... The text and structure of section 253 support the conclusion that subsection (b) operates as a limitation on subsection (a).

In the Matter of The Public Utility Commission of Texas, et al, Petitions for Declaratory Ruling and/or Preemption of Certain Provisions of the Texas Public Utility Regulatory Act of 1995, 13 FCC Rcd 3460, 3480-3481, ¶¶42-44 (1997).

The *Small Cell Order* applied the "material inhibition" standard (and its afor limits) to local jurisdictions' "aesthetic"[15] requirements in ¶¶81-91, 33 FCC Rcd at The FCC decreed that "aesthetics requirements are not preempted if they are (1) rea no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance." At the same time, however, the Commission noted that "aesthetic requirements that are reasonable in that they are technically feasible and reasonably directed to avoiding or remedying the intangible public harm of unsightly or out-of-character deployments are also permissible." *Id.* ¶87, 33 FCC Rcd at 9132.

The Ninth Circuit reversed in part on this issue. It held that the FCC overstepped by requiring that aesthetic regulations for small cells be "no more burdensome" than those for other services; only "unreasonable discrimination" is prohibited. *Portland*, 969 F.3d at 1031. The court noted that "regulations focused on legitimate local objectives, such as ordinances requiring installations to conform to the character of the neighborhood" are not precluded by the "effective prohibition" restriction. "We do not see how all such regulations, designed like traditional zoning regulations to preserve characteristics of particular neighborhoods, materially inhibit, materially limit, or effectively prohibit the deployment of 5G technology." 969 F.3d at 1042.

Local jurisdictions therefore retain the power to decide whether the location desired by the wireless provider is appropriate based on even subjective[16] aesthetic and locational considerations. The test is whether the local regulation is "reasonable." The wireless provider's interest does not predominate; balancing is required.

There are "safe harbors" from the "effective prohibition" limitation. Reasonable regulations focused on legitimate local objectives, such as ordinances requiring installations to "conform to the character of particular neighborhoods" and not negatively impact property values are not precluded by the "effective prohibition" restriction.

The FCC has faced similar issues in the historic resource context. Wireless facilities can be prohibited (or at least mitigating steps can be required) if they may "significantly affect" or may have an "adverse effect" on historical sites by altering their "character or use." Under the Nationwide Programmatic Agreement Regarding the Section 106 National Historic Preservation Act Review Process, Appendix C to 47 C.F.R. Part 1, for example, if a project would introduce "visual elements" that might "that diminish or alter the setting, including the landscape, where the setting is a character-defining feature" further consultation and assessment is required for facilities that would be placed within one-half mile of a qualifying site. Programmatic Agreement, VI.C.3. Under the FCC rules there are some places where wireless facilities are simply not appropriate, even if the provider claims that is the only place that will meet its

historical sites

[15] Aesthetic requirements are not the same as regulations addressing "stealth" or "concealment" methods. A "concealment" element is "intended to make the facility look like something other than a wireless tower or base station." *In re Implementation of State & Local Governments' Obligation to Approve Certain Wireless Facility Modification Requests*, 35 FCC Rcd 5977, 5994, ¶34 (2020). Aesthetic requirements on the other hand are more broadly intended to minimize the visual impact of a facility and apply to "non-stealth" facilities like the ones in issue here. "[L]ocal governments often address visual effects and concerns in historic districts not through specific stealth conditions, but through careful placement" conditions. *Id.*, 35 FCC Rcd at 5994-5995, ¶36.

[16] *See Portland*, 969 F.3d at 1042 (rejecting FCC requirement that aesthetic standards be "objective" because some subjective standards can still serve a public purpose).

legitimate service objectives and even if it may materially inhibit the carrier's ability to provide service. Aesthetics still matter.

The effective prohibition restriction does not overwhelm all other considerations

Verizon's interests do not automatically and without exception preponderate over all others. There is balancing to be done. Applicant had the burden of addressing the balance of interests and completely failed to even touch the subject. It just asserts all other interests are irrelevant and only its desires and preferred locations matter. *Portland* instructs otherwise. The "effective prohibition" does not preempt "regulations focused on legitimate local objectives, such as ordinances requiring installations to conform to the character of the neighborhood." Reasonable "regulations, designed like traditional zoning regulations to preserve characteristics of particular neighborhoods" do not "materially inhibit, materially limit, or effectively prohibit the deployment of 5G technology." 969 F.3d at 1042.

Each of the proposed sites will present a permanent visual blight that detracts from treasured scenic views and disrupt the character of the surrounding area. Such considerations lie at the heart of land use and planning. They are, ultimately, why there are zoning and related use laws and their associated design mandates: to maintain aesthetics and ensure that unsightly infrastructure is not placed helter-skelter in inappropriate locations. Verizon appears to contend that the "effective prohibition" proscription is a magic talisman, indeed a sword, that grants it a free hand in placing towers and monopoles wherever it pleases. The statute does not go that far.

Congress preserved, and the Board must protect and use local authorities' power to determine whether the proposed locations are suitable for this use. They are not. The towers do not belong right on top of schools and residences. These projects are inconsistent with the character of the community. They will reduce property values and destroy precious views. Local authorities can lawfully deny applications for wireless facilities that would have that effect. *See, e.g. Mun. Commc'ns III, LLC v. Columbus*, 2024 U.S. Dist. LEXIS 115947, *29-30 (M.D. Ga., Jul. 1, 2024)[17] *citing Am. Tower LP v. City of Huntsville*, 295 F.3d 1203, 1208-1209 (11th Cir. 2002);[18] *Smith Communs., LLC v. Wash. County*, 785 F.3d 1253, 1259 (8th Cir. 2015).

Note schools + homes

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17 Municipal argues that this evidence amounts to "generalized aesthetic concerns" and is thus insufficient to constitute substantial evidence. The Court disagrees. The City was well within its discretion under the local ordinance in denying the application based on the record evidence given that the 150-foot cell tower would be significantly taller than the existing tree line, would be incompatible with the existing uses of the Shrine Club's property and the properties adjacent to it, and otherwise would not be cohesive with the residential character of the area. See Columbus, Ga., Unified Development Ordinance § 3.2.72(G) (2024) (explaining that when reviewing a cell tower application, factors such as height, proximity to residential uses, and visual obtrusiveness "shall" be considered); *id.* § 10.2.7 (stating that the Council "shall" consider factors such as whether the proposed use is consistent with the purpose of the zoning district, suitable in light of the zoning and development of nearby properties, and whether it will adversely affect the existing use of nearby properties). This Court cannot displace the City Council's "fair estimate of conflicting evidence" with its own judgment. *Am. Tower LP*, 295 F.3d at 1209 n.8. (Emphasis added).

18 The BZA heard testimony from several residents on the negative aesthetic and value impact of the proposed tower. For example, the BZA heard testimony from a local resident who testified that she was a realtor and investor in real estate. She said that, in her 16-year experience as a realtor, once the proposed tower was known in the residential neighborhood, it had made it harder to sell houses in the neighborhood: devaluating the property and hurting the neighborhood. To be more specific about

Verizon has not proven it has a significant gap. Even if there is some gap, Verizon has not proven its proposals are the least intrusive alternatives. These proposed sites are not appropriate for the surrounding neighborhood. The effective prohibition restriction does not compel the Board to put wrong things in wrong places for wrong reasons. The Board has the discretion and power to reject these sites based on a decision the location is not appropriate if it adopts adequate findings explaining its evaluation of the evidence and its reasoning.

The Board should grant the MFST members' appeal in DP-0202 and deny Verizon's appeal in DP-0204. The orders doing so should then adopt appropriate findings on the relevant issues to ensure any reviewing court can follow its reasoning and the evidence it found most persuasive.

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this tower, she also testified that she had already lost potential buyers for her own property in the area because of the proposed tower. In addition, the BZA heard testimony on safety questions tied to the proposed tower's unusual proximity to two schools and several soccer fields used by children. Even when we look at the evidence on the other side, we think that substantial evidence supported the BZA's decision. (Emphasis added).

Report of Kent Chamberlin, Ph.D

University of New Hampshire

College of Engineering and Physical Sciences
Department of Electrical and Computer Engineering

Kingsbury Hall
33 Academic Way
Durham, NH 03824-2619

V: 603.862.1357
F: 603.862.1832
TTY: 711 (Relay NH)

www.ceps.unh.edu/ece ece.dept@unh.edu

March 30, 2025

Re: Alternatives to the Proposed Cellular Communications Tower at 1450 Stephanie Way in Minden, NV

I have been asked to weigh in on the two cell towers proposed for Minden, Nevada. As seen in my abbreviated résumé appended to the end of this letter, I have spent most of my career modeling and measuring RF propagation and hence I am qualified to provide my comments below.

The reason I have been asked to weigh in on this proposed facility is that it would have a negative impact on property values, is not aligned with the desired aesthetics for the town, and is unnecessary from a coverage perspective, as is documented below.

The Problem Addressed by the Proposed Tower

The stated justification for the proposed tower is provided in the 495-page administrative record for both matters before the Board of Commissioners supplied by Minden for Safe Technology that contains information relevant to the proposed towers and potential alternative sites.[1] This document is referenced multiple times in the report presented here, and it will be referred to as the Minden Tower report for brevity. Further, the page number in the pdf document, which range from 1 to 495, will be used to avoid confusion. The "problem" addressed by the proposed towers are purported gaps in cellphone coverage as determined by computer model.

Reasonability Checking the Coverage Maps Provided in the Minden Tower Report

To give a sense of the cellular infrastructure already in place in the vicinity of Minden, existing towers are shown on a map of the area in Figure 1. The number of towers seen on the map appears to be more than adequate for a town with a population of 3,409.

[1] The 495-page document begins with a memo from Tom Dallarie, P.E., and the full document is accessible on the internet through this link.

The coverage radius for a 4G LTE tower is in the range of 2-4 miles, although for some sites it can be significantly greater [2, 3] This coverage area is based on achievable signal level, and not channel capacity, a topic that is addressed below. The takeaway from the map in Figure 1 is that even using the lower estimate of coverage area, there should be no coverage gap in the regions in question resulting from insufficient signal levels.

Although a cursory evaluation of available infrastructure suggests that gaps should not exist in the near vicinity of the existing towers shown in Figure 1, gaps are reported on page 32/495 of the Minden Tower report. A map showing the reported gap areas is presented in Figure 2, which is also taken from the Minden Tower report. The regions on the map that are enclosed by blue ovals have been identified by Verizon as gap regions, meaning that Applicant claims adequate outdoor and usually in-vehicle wireless communication is provided by the towers, but reliable in-building coverage is lacking. What is apparent from the map in Figure 2 is that coverage is based only on signals from the Minden and Gardnerville towers in Figure 1, and not on the towers between them. If one or more of those towers were to be included in generating the coverage map of Figure 2, it is highly likely that no gaps would be evident. Further, there are some anomalies in the coverage provided by the Minden and Gardnerville towers that suggest that they are not providing achievable coverage when they should be.

Before addressing the reasonability of the coverage maps given in this report, it is important to note that the data used to create the maps was provided by Verizon's ATOLL software. ATOLL can provide reasonable predictive estimates but they are only as good as the data used as input and results vary depending on which model is used. Input data to ATOLL includes:

1. Geographical Data

- **Clutter Data**: Information about the type of terrain and land use (e.g., urban, suburban, rural, forest, water bodies).
- **Digital Terrain Model (DTM)**: Elevation data that represents the terrain's surface.
- **Vector Data**: Geographic features such as roads, buildings, and other structures.
- **3D building and line vectors**: to assess obstructive features.

2. Network Data

- **Site Locations**: Geographic coordinates of existing and planned cell sites.
- **Antenna Patterns**: Characteristics of the antennas used, including radiation patterns, gain, and orientation.
- **Frequency Bands**: Specific frequency bands used for the network (e.g., AWS, PCS, C-Band).

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[2] A brief overview of cell tower coverage can be found here.
[3] For greater detail regarding coverage-area estimation, see: Federal Communications Commission, 47 CFR Part 24.

3. Radio Frequency (RF) Parameters

- **Transmit Power**: The power level at which the base station transmits signals.
- **Antenna Height**: The height of the antennas above ground level.
- **Antenna Tilt**: The angle at which the antennas are tilted to optimize coverage.
- **Propagation Model**: Mathematical models used to predict how radio waves propagate through the environment (e.g., COST-231 Hata, Okumura-Hata).

If any of the input parameters are in error or are omitted, it will result in errors in projected coverage. This is why it is suggested that propagation models be calibrated and validated for each location where it is used. There are no indications in the Minden Tower Report that the ATOLL model was calibrated or validated for the Minden, NV environment, nor is it clear which of the propagation models available in ATOLL was used.[4] Further, the input parameters for the model were not specified. Echoing a statement from an expert report submitted in a recent case involving Berkeley, California (the Beegle Berkeley Declaration[5]) about the importance of having model parameters when assessing ATOLL output:

> "Without comprehensive disclosure of the methods, models and practices used in the production of coverage mapping estimates, experts, Local Government authorities, and/or their designates are forced to rely upon the Project Applicant provided data that may not be inclusive of standardized, verifiable coverage maps that are fully transparent to the FCC, Competitors and the Public at large."

The biggest indicator that there are errors in the modeled results are evident in Figure 3, which shows a map of the Minden area with modeled gaps shown on it. The issue that stands out most is the modeled gap area South of the Minden tower which includes the runway intersection that is approximately 1.6 miles away from the tower. Within the modeled gap region shown, users are close enough to the antennas to receive a strong signal at LTE frequencies as there is level terrain between users and the antennas and few major obstructions.

Again, referring to the region South of the Minden tower, there appears to be a null in modeled radiation intensity indicated from the tower at approximately 190° azimuth. This null is surprising given that there are no terrain features (see plot of terrain profile between the Gardnerville and Minden sites in Figure 4) or significant obstructions that could explain such a null. The terrain profile plot of Figure 4 shows a drop of around 75 feet over 6.25 miles, without valleys or hills between the antennas. It is noteworthy that the antenna schematic for the Minden Tower in Figure 2 do seem to show that the antennas are oriented in such a way as to create a null in the direction of the modeled gap area.

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[4] ATOLL contains various models, including for example, two propagation models. The Standard Propagation Model is best for long distance modelling where there are fewer obstructions, whereas the Aster Model adjusts for obstructions by adding in horizontal plane reflection and vertical diffraction.

[5] Case No. 20-cv-05460-DMR, DECLARATION OF ROBERT L. BEEGLE III IN SUPPORT OF INTERVENOR, BERRYMAN RESERVOIR NEIGHBORS' MOTION FOR SUMMARY JUDGMENT (April 14, 2022).

The modeled gap regions South of the Minden tower suggest a problem with the way the tower is being modeled, and do not pass the reasonability test. The Minden tower is pictured in Figure 5, revealing open slots that could be used to accommodate additional antennas that could be used to fill gaps in coverage.

Observations for the Gardnerville tower are similar to those for the Minden tower, although perhaps to a lesser degree. An angular notch in coverage appears to be carved out by an antenna pattern and not intervening terrain. A picture of the Gardnerville tower is given in Figure 6, showing ample capacity for additional antennas.

Signal Strength Thresholds for Assessing Coverage Area

The coverage maps in the Minden Tower report are based on signal strength alone (RSRP, or received signal received power, in logarithmic units of dBm), and are color coded in the Minden Tower Report as:

In-building >= -85 dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and vehicles.

In-vehicle >= -95 dBm. Yellow depicts reliable in-vehicle and outdoor coverage.

Outdoor >= -105 dBm. Gray depicts reliable outdoor service only.

This set of values is deceptive to the normal person since it assumes all three situations are actually measured, which is incorrect. A normal cell phone can make calls anywhere (outside, in a vehicle or in a building) when it has received signal strength approximating -105 dBm or greater. The different threshold numbers for in-vehicle and in-building are based on predicted outdoor signal in a place and then adjusted for anticipated attenuation due to materials like a vehicle's body or the composition of a building. They are adjusted values, based on assumptions.

The assumptions made in the above color coding are that there is a 10 dB (which translates to a factor of 10 in this logarithmic scale) attenuation that takes place from outside to inside a vehicle, and a 20 dB attenuation (a factor of 100) that takes place from outside to inside a building. However, this definition of coverage is problematic because of the significant variation in shielding provided by different types of buildings and different types of vehicles. For example, the shielding provided by some buildings can be less than 10 dB, while others can be in excess of 50 dB.[6] This four-orders-of-magnitude difference in a logarithmic measurement (i.e., 10 dB versus 50 dB) in shielding effects results from different types of building materials. While a wooden structure with plain glass windows offers little shielding against RF radiation, a building constructed with a metal roof, rebar, and low-E glass windows will provide significantly greater shielding. The 50 dB attenuation possible with a well-shielded building is huge, to the point where in-building cellphone reception might not be possible even if the cell tower is in close proximity.

[6] Radio Frequency Interference (RFI) Shielding Principles, available on internet here.

Thus, specifying in-building cellphone reception as the measure of coverage is not realistic, and in some cases, unachievable.

Verizon also begins with a -85 dBm threshold for outside (in order to allow for vehicle or building attenuation and still achieve the claimed minimum -105 necessary for the device to make calls wherever it may be), but that is their own policy and not a regulatory mandate or even an industry standard. As explained above there is also not a universally accepted single attenuation factor for in-vehicle or in-building transmission. I have not seen any materials that justify any of these three values for appropriateness for these two sites. Stated another way, it may be that -95 dBm rather than -105 dBm is appropriate for in-building, even if one assumes that the starting point of -85 before attenuation factors are applied is reasonable. It appears Verizon has in the past used -95 rather than -105 for in-building in other cases where interference is not unusually high. *GTE Mobilnet of Cal. Ltd. P'ship v. City of Berkeley*, 2024 U.S. Dist. LEXIS 194594, *20-21 (N.D. Cal, Oct. 25, 2524).[7]

Channel Capacity

The concept of channel capacity has to do with how many users can simultaneously access a cell tower. For example, if the three thousand plus residents of Minden all tried to access a single cell tower at the same time, it would not be capable of handling those connections. There are several solutions to expand channel capacity such as adding more antennas (channels) to existing towers, adding new towers, or using sectored antennas, which add channel capacity by dividing up angular segments around the antennas into separate channels. These approaches are described in greater detail below.

Providing coverage to a town of three thousand people with two cell towers and fewer than six sectors may be pushing the limits in terms of capacity, although that issue can be addressed by adding channels to those towers. There are two basic ways to accomplish this with the two existing towers: 1) add antennas to the Minden and/or Gardnerville towers, and 2) increase channel capacity by increasing sectoring on those towers. If additional sites are for some reason necessary, a preferable alternative is collocating on other already-existing infrastructure such as the AT&T and/or T-Mobile monopoles depicted on Figures 1 and 3.

To explain the sectoring process mentioned above, consider Figure 7, which shows a picture of a commonly used 3-sector antenna and its azimuthal radiation pattern. A three-sector antenna configuration enables the tower to communicate with users in the three sectors independently, thus tripling the capacity compared to a configuration that is not sectored (i.e., omnidirectional radiation pattern). From the pictures, the Gardnerville tower appears to use a three-sectored antenna array, while the Gardnerville tower appears to use a four-sector antenna array. Six-sectored arrays are routinely used in high user density areas, and they might prove useful in Minden if capacity is indeed the issue.

[7] "[Verizon witness] Conroy similarly testified that 'the typical design level that you'll see for residential and building in like a suburban environment usually is around a minus 95 dBm' and that Verizon has used the -95 dBm standard in other cases, but he also testified that in areas with 'high levels of interference, you may need to have stronger signal.'"

Additional antennas and sectoring can introduce problems with received signal-to-noise ratio because overlapping radiation patterns at the same frequency can interfere with each other. This problem can be overcome by introducing additional frequencies, because signals radiated at different frequencies will not interfere with each other. The statement by Verizon that "the vast majority of Verizon Wireless's bandwidth in the area is in the mid-band PCS (1900 MHz), AWS (2100 MHz) and C-Band (3700-4000 MHz) frequencies, with a small amount in the low-band 700 and 850 MHz frequencies" suggests that some spectrum in the desired bands may still be available for them to use. Verizon could also consider disaggregating some of its spectrum so it is not all employed in adjacent sectors. This might reduce overall capacity somewhat for the sector, but it would reduce interference for that sector, which would compensate for the lower capacity in terms of received signal strength. Verizon has not tried to justify its desire to employ full aggregation in each sector (with the resulting higher interference) and why that is the right choice.

Two Alternatives to the Proposed Tower Using Existing Cellular Infrastructure that Do Not Require an Additional Tower

The Minden Tower report claims there is a gap in reliable cellphone service in and around Minden and vicinity using the existing cellular infrastructure. This modeled gap is documented on page 32/495 of the Minden Tower report, although what is shown on the map does not appear to represent a true gap because outdoor and for the most part in-vehicle coverage is available. The implication in the report is that a gap exists if in-building coverage is not achievable even though outdoor coverage and in-vehicle coverage is far more than adequate.

If in-building cellphone reception is considered to be the criterion for coverage, then an obvious solution is to use network extenders. As noted on page 61/495, of the Minden Tower report, these extenders provide robust cellular signals inside a building by connecting to the cellular network via an antenna outside the building and then relaying that signal through antennas inside the building. Using the extender option ensures that there will be in-building reception, regardless of what type of shielding the building provides.

A second alternative for in-building reception is Wi-Fi calling.[8] Wi-Fi calling is enabled by a simple setting on most phones (for example, with the iPhone, go to "settings/cellular/Wi-Fi calling" and then turn on "wi-fi calling on this phone). This option enables robust phone and internet connectivity when the cellular network is not available, and the phone is connected to Wi-Fi. Wi-Fi calling can be more reliable in an emergency situation because of its wider bandwidth. It is noteworthy that cell communication is vulnerable to saturation during an emergency, when a large number of people are trying to use their cellphones to contact family.[9] This saturation was evident in the recent California fires, even for people outside the immediate fire regions because of high caller demand.

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[8] Wi-Fi calling is described in many places on the Internet, including this one.

[9] EL Khaled Z, Mcheick H. Case studies of communications systems during harsh environments: A review of approaches, weaknesses, and limitations to improve quality of service. International Journal of Distributed Sensor Networks. 2019;15(2). doi:10.1177/1550147719829960.

Since most institutions and businesses already have Wi-Fi installed, making the transition to Wi-Fi calling would require no new wireless infrastructure.

Potential Alternative Location for a New Tower

One site that has been proposed by citizens is located just South of 2155 Meridian Road, although this site is not mentioned in the Minden Tower Report. The Meridian Road site, which is denoted with red pins in Figures 1 and 3, appears to be particularly promising as it is very well positioned to fill the claimed gaps from the Minden and Gardnerville facilities, as well as providing increased channel capacity in Minden. Citizens report that there is available space, paved roads, and available power. If a new tower is considered to be an essential component to fulfill network needs, the Meridian site would likely be the most suitable choice.

Conclusion

It is unclear why the infrastructure closer to Minden has not been included in generating the coverage maps for the area. As seen in the map of Figure 1, there are multiple existing facilities, other than the Minden and Gardnerville towers, that could be employed to fill in any coverage gaps that might exist. Given the downsides associated with cellular infrastructure, such as aesthetics and property values, there are clear advantages to using the ample infrastructure that is already in place. As noted above, if a new tower is considered to be essential, the Meridian Road site would likely be the best choice instead of Verizon's insistence on putting a new tower so close to Doughlas High School.

Sincerely,

Kent Chamberlin, Ph.D.
Fulbright Distinguished Chair
Professor & Chair Emeritus, Electrical and Computer Engineering Department,
University of New Hampshire

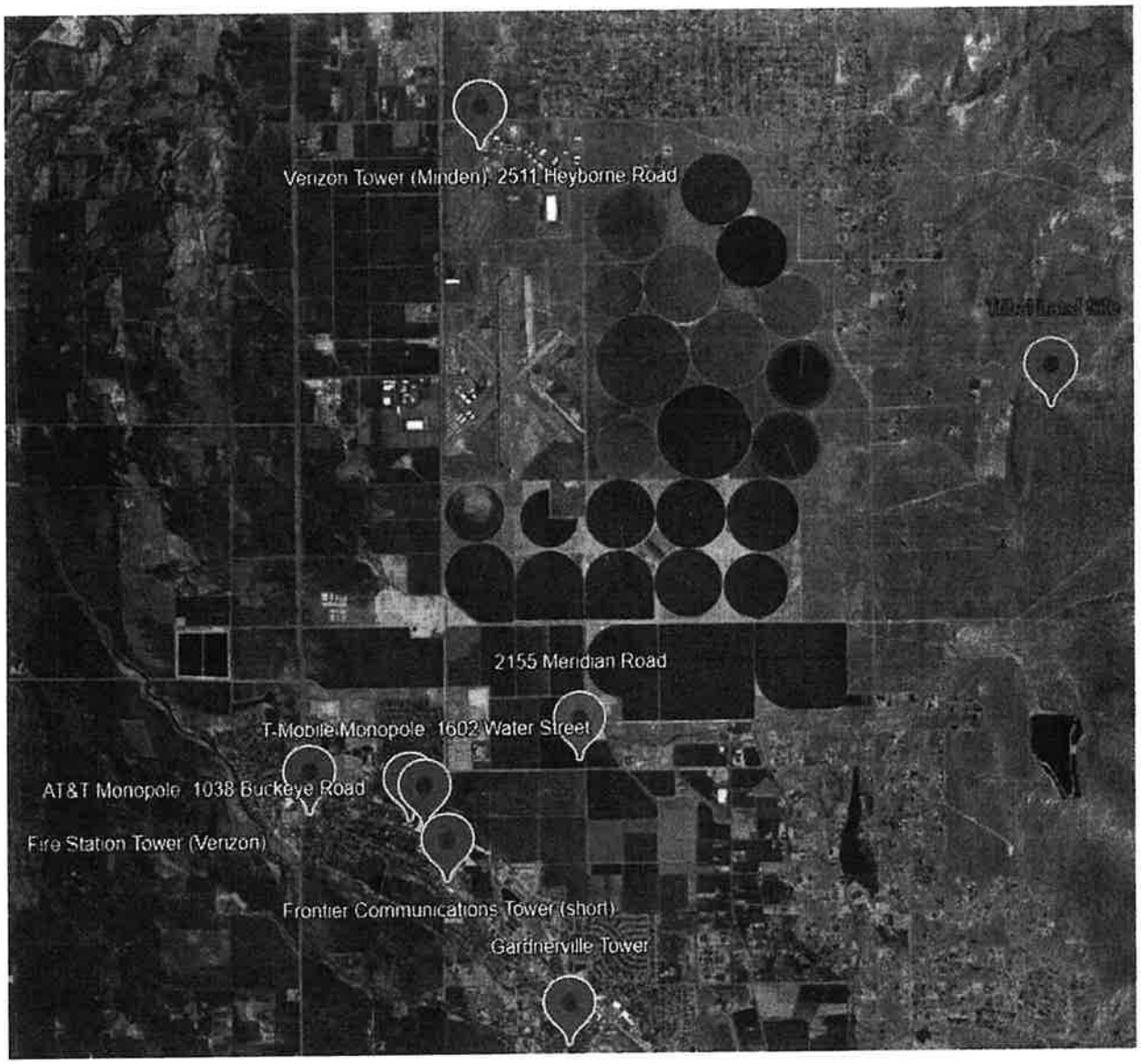


Figure 1 Map of Minden, Nevada area with existing cell tower infrastructures shown in blue and proposed tower locations shown in red. estimates of coverage area.

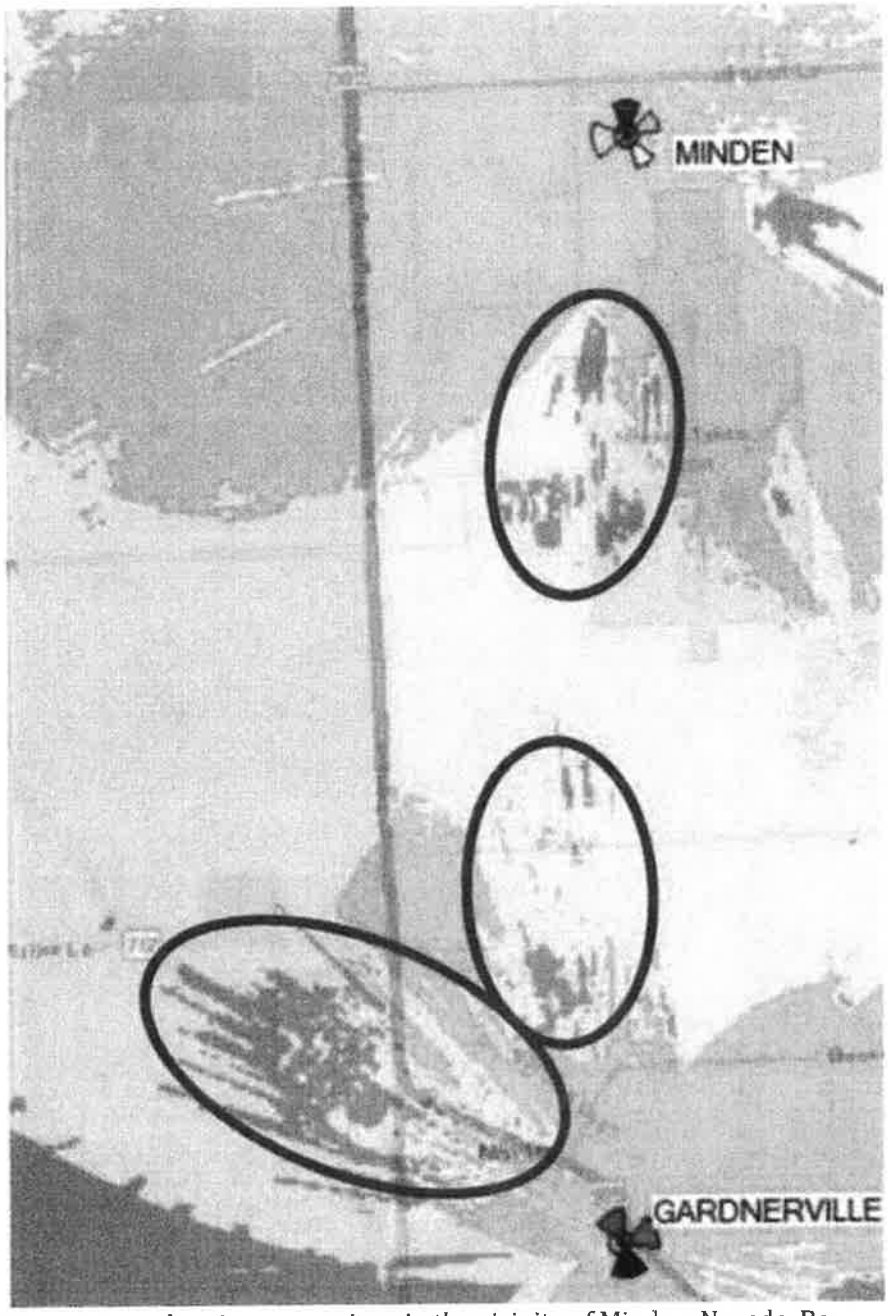


Figure 2 Map showing gap regions in the vicinity of Minden, Nevada. Regions inside the blue ovals have been identified as gap areas.

Figure 3 Map showing cell infrastructure in the vicinity of Minden, Nevada. Existing cell infrastructure is shown in blue, and proposed sites are shown in red. The white regions inside the blue ovals represent possible gap regions.

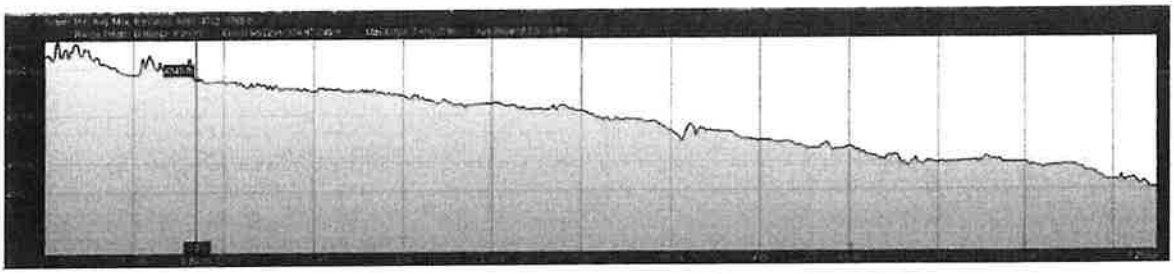
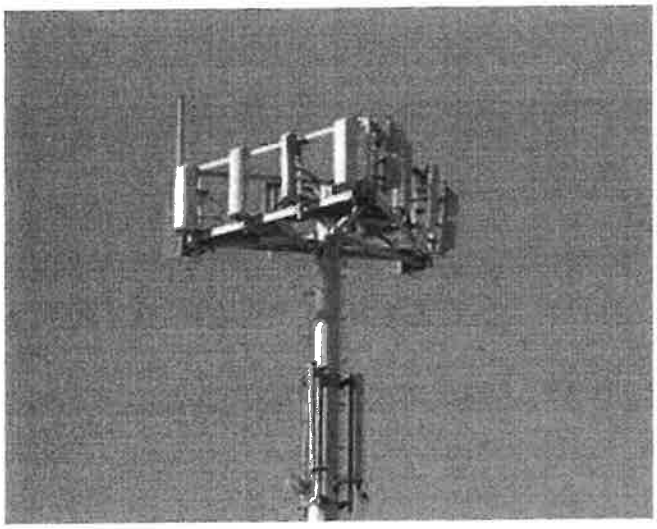


Figure 4 Terrain profile starting at the Gardnerville tower and ending at the Minden

Figure 5 Picture of Minden tower located at 2511 Heyborne Road

Figure 6 Picture of Gardnerville tower



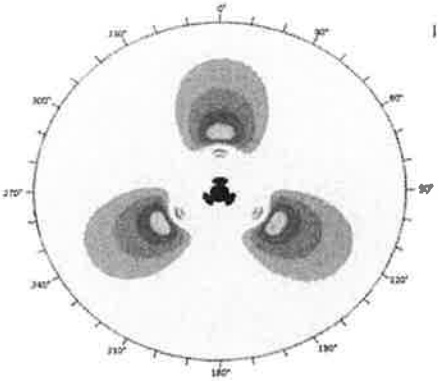


Figure 7 Picture of a 3-Sector Antenna and its Azimuthal Antenna Pattern

Kent A. Chamberlin, Ph.D. (abbreviated resume)

Home Address: 20 Cold Spring Road, Durham, NH
e-mail: Kent.Chamberlin@unh.edu

Education

1968-1973 University of Cincinnati

-Co-op experience with Air Force in Electronic Countermeasures

1974 BSEE Ohio University

1976 MSEE Ohio University

-Thesis: Design of a Digital Phase Lock Loop for Airborne Navigation

1982 Ph.D. Ohio University

-Dissertation: VHF Air-Ground Propagation Modeling

Areas of Expertise:

Computational Electromagnetics (Finite-Difference, Time-Domain (FDTD)); Propagation modeling (Geometrical Theory of Diffraction (GTD) and Physical Optics); Biological Signal Analysis (Frequency Domain and Wavelet)

Professional Experience Summary

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Current	Professor and Chair Emeritus
	President, Environmental Health Trust
	Founder in high-tech startup company
	Special Expert, International Commission on the Biological Effects of Electromagnetic Radiation
	Chair of the Virtual Learning Academy Charter School Board of Trustees
2014-2021	Professor and Chair, University of New Hampshire Dept. of Electrical & Computer Engineering
1985-2014	Professor, UNH Dept. of Electrical and Computer Engineering

2010 (Spring)	Visiting Professor: SRM University, Chennai, India
2000 – 2001	Fulbright Distinguished Chair in Antennas and Computational Electromagnetic at the University of Aveiro, Portugal
1993- 1994	Visiting Prof. at The Pennsylvania State University Department of Electrical Engineering. One-semester appointment to the Applied Research Labs
1982- 1985	Asst. Prof. at Ohio University Department of Electrical and Computer Engineering
1981 (Fall)	Visiting Professor at the FAA Technical Center
1977-1981	Senior Research Engineer with the Ohio University Avionics Engineering Center

Personal

United States Citizen, Married, Three Children

Research Experience

Below is a listing of research programs participated in along with the sponsoring agency and dates:

- "Error Correction Techniques for Chirped Fourier Transform in Dispersive Delay Lines", Antenum, Inc, Jan, 2022-July 2022
- "Electromagnetic Pipe Fusion Analysis and Optimization," Watts Water Corporation, Sept. 2017- Sept. 2020.
- "Low Cost, High Bandwidth, and Non-Intrusive Machining Force Measurement System," The National Science Foundation, June 1, 2009- May 31, 2013
- "The Use of Datacast Signals for Public Safety Applications," National Institute of Justice, January 2006- December 2007
- "Data Collection and Analysis of Low Altitude Propagation Effects for Mobile Radio," U.S. Navy (SPAWAR), Feb. 04- Feb. 05.
- "Modeling the Wireless Ground-to-Ground Communication Channel", Department of Justice (Project 54), June 2001- July 2004.

- "Distance Education Module Development," part of an E2T2 (Enhancing Education Through Technology) grant obtained for the Seacoast Professional Development Center as part of the No Child Left Behind program, 8/04- 2/05.
- "Digital Air-Ground Link Modeling", Federal Aviation Administration, 7/1/98-9/30/01.
- "Sidewall Dielectric Damage by RIE: Detection by Scanning Probe Microscopy and the Effect on Signal Propagation", Semiconductor Research Corporation, 4/1/98-3/31/2001
- Development and Evaluation of a Distance Learning Classroom, Davis Educational Classroom, 1/99 - 12/99.
- "Development of the GELTI Propagation Model", Federal Aviation Administration, 5/96- 9/97.
- "Electric Field Measurement by Scanning Probe Microscopy to Detect the Effect of Nanoscale Material Inhomogeneity on Signal Propagation in High Density Interconnects", Semiconductor Research Corp., 10/96-12/97.
- "Propagation Model for Digital Radio in Airborne Platform", MadenTech (Subcontract from the U.S. Army), 9/95-9/96.
- "Development of Digital Signal Processing Techniques for Avionics Instrumentation Package", Airfield Technologies, 1/95-8/95.
- "Modeling Propagation Path Loss for the Microwave Landing System (MLS) Operating on Humped Runways," CTA (subcontract from the Federal Aviation Administration), 8/89-12/93.
- "Application of the Finite-Difference, Time-Domain Approach to aid in the design of low-cost, computer cabinetry that will meet FCC requirements for Radio Frequency Interference," Digital Equipment Corporation, 6/92-12/93.
- "Investigation into reflection from terrain and building surfaces as applied to Microwave Landing System Modeling", CTA (subcontract from the Federal Aviation Administration), 7/92-9/92.
- "Capability Enhancement of the COSITE Computer Model for Use in Air-Ground Communications Facility Design and Telecommunications Analysis," Information Systems and Networks, Inc. (subcontract from the Federal Aviation Administration), 10/90-3/92.

- "Enhancement of FAA Modeling Capabilities," Pabon, Sims, Smith & Associates (subcontract from the Federal Aviation Administration), 2/87-2/88.
- "Enhancement of FAA Modeling Capabilities," Information Systems and Networks, Inc. (Subcontract from the Federal Aviation Administration, 11/86- 11/87.
- "Development of a Graphics-Oriented, Finite-Difference, Time-Domain Code in the C Programming Language, Microsoft Corporation, Summer, 1988.
- "Modeling and Validation of VOR and TACAN Errors Resulting from Near-Zone Parasitic Scatterers," Graph-Tech, Inc. (subcontract from the Federal Aviation Administration), 11/84-8/85
- "VHF Omni-Range Maintainability and Course Accuracy, Federal Aviation Administration, 4/85-8/85
- "Modeling and Validation of VHF Air-Ground Communications Coverage in the Presence of Long-Range Radar Antennas," Ohio University, Graph-Tech, Inc. (subcontract from the Federal Aviation Administration, 11/84-8/85
- "Microwave Landing System (MLS) Critical Areas Investigation," Ohio University, Federal Aviation Administration, 9/83-11/84
- "Extension and Validation of the Geometrical Theory of Diffraction Propagation Model," Ohio University, Electromagnetic Compatibility Analysis Center via Southeastern Center for Electrical Engineering Education, 6/82-1/83
- "Delivery of GTD Glide Slope Model and Operations Manual, " Ohio University, Government of India, 10/83
- "Study of Glide Slope Signal Derogation Due to Presence of Aircraft Near Glide Slope Critical Area", Federal Aviation Administration
- "Electromagnetic Interference Measurements on Emissions from Industrial, Scientific, and Medical (ISM) Equipment and Their Effects on ILS Localizer Receiver Performance," Federal Aviation Administration
- "Development of Ground-to-Air Coverage-Area Prediction for VHF/UHF Communications," Federal Aviation Administration

Other research efforts include: A centralized computer monitor system for O'Hare Airport (FAA); Development of a mathematical model and computer simulation for the Memory-Aided, Phase Lock Loop (MAPLL) for the Naval Avionics Facility in Indianapolis; Evaluation of Omega navigation receivers for the U.S. Coast Guard; Investigation of snow effects on the ILS Glide Slope.

Consulting *(abbreviated)*

AMI, Inc.: Modeling microwave devices to exploit frequency-dependent characteristics including the Chirped Fourier Transform.

Most & Associates: Expert witness for Main Coalition to Stop Smart Meters v. Maine Public Utilities Commission, Maine Supreme Court.

Byonyks, Inc: Exploring electromagnetic compatibility (EMC) issues on circuits for medical devices.

Remcom, Inc.: Provide engineering support and analysis relating to electromagnetics modeling efforts.

New Hampshire Public Television: Performed a signal coverage study as a pre-pilot program to implement datacasting for public safety applications.

KAI, Inc.: Performed FDTD analysis of heating effects of an antenna positioned in oil-bearing soil.

Information Systems & Networks Corporation: Aided in specifying a frequency management strategy for siting multi-channel, air-ground communication facilities.

Pacific Telecommunications Corporation, Alaskom Division: Investigated radiation patterns for meteor burst communication systems. This effort included computer simulation and airborne data collection for directional 40 MHz systems operating in the presence of irregular terrain.

Memberships

International Commission for the Biological Effects of Electromagnetic Fields (ICBE-EMF), IEEE (Senior Life Member): Antennas and Propagation Society and Electromagnetic Compatibility Society, Sigma Xi, Tau Beta Pi, Applied Computational Electromagnetics Society (ACES), International Union of Radio Scientists URSI)

Honors

Awarded the UNH College of Engineering and Physical Sciences Outstanding Teacher for 2014

Awarded a Fulbright Distinguished Chair, served in Aveiro Portugal

Received a UNH Industrial Research Consulting Center Research Award

Awarded a Fulbright Fellowship in 1993 but was unable to accept because a family member could not take a requisite vaccine.

Received the Radio Technical Commission for Aeronautics William E. Jackson Award presented by the FAA Administrator

Professional Service

Active reviewer for several IEEE publications

Associate Editor for IEEE Transactions on Antennas and Propagation

Associate Editor of the International Journal for Computing

Proposal Reviewer for National Science Foundation, the National Institute for Health and the American Association for the Advancement of Science

Session Chair for numerous IEEE and URSI conferences

Editorial Review Board for SciTech Publishing

Served as member of the Evaluation Team, coordinated by the New Hampshire Department of Education, for the American University of Madaba in Jordan

Refereed, Invited, and Award-Winning Papers

Ben Ishai, P., Baldwin, H. Z., Birnbaum, L. S., Butler, T., **Chamberlin, K.**, Davis, D. L., ... Taylor, H. (2024). Applying the Precautionary Principle to Wireless Technology: Policy Dilemmas and Systemic Risks. *Environment: Science and Policy for Sustainable Development*, *66*(2), 5–18. https://doi.org/10.1080/00139157.2024.2293631

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Rama Rao and Kent Chamberlin, "Path Gain Measurements at 868/915 MHz for Wireless Sensor Communications in Indoor Corridors," 5th IEEE International Conference on Advanced Networks and Telecommunication Systems (ANTS), IEEE ANTS 2011, Bangalore, India

Todd Gross and Kent Chamberlin, "Low Cost, High Bandwidth, and Non-Intrusive Machining Force Measurement System," Proceedings of 2011 NSF Engineering Research and Innovation Conference, Atlanta, Georgia

Dan Brogan and Kent Chamberlin, "Comparison of Single-Frequency Monopulse Techniques that Mimic the Results of Multiple-Frequency, Single-Aperture Interferometry," 159th Meeting of the Acoustical Society of America, Baltimore, MD, April 2010

Dan Brogan and Kent Chamberlin, "Phase and Amplitude Monopulse Techniques to Increase the Accuracy of Within-Beam Bearing Estimates of Volume Scatterers," 158th Meeting of the Acoustical Society of America, October 2009, San Antonio, TX

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Scott A. Valcourt, Pushpa Datla, Kent Chamberlin, Benjamin McMahon, "Information Integration for Public Safety Officers," in Proceedings of the SPIE Defense & Security Conference, Orlando, FL, March 2008.

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Henk Spaanenburg, Andrzej Rucinski, Kent Chamberlin, Thaddeus Kochanski and Lennart Long, "Globally-Collaborative Homeland" Security System Design," presented at and in the proceedings of the 2007 International Conference on Microelectronic Systems Education, San Diego, CA.

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Chamberlin, Kent, "A Streamlined Approach for Collecting Signal Strength Data to Validate a Ground-To-Ground Propagation Model," presented at the International Union of Radio Scientists (URSI) meeting in Boulder, Colorado, January 2002

Barbara Dziurla-Rucinska and Kent Chamberlin, "Not so distant distance learning", Proceedings of the 6th Annual Advanced Technology Workshop ATW'98, May 19-20, 1998, Ajaccio, Corsica, France

groaldson@charter.net

From: Mary Cioffi, Broker-saleman <mary@interonv.com>
Sent: Wednesday, April 2, 2025 3:55 PM
To: groaldson@charter.net
Subject: cell tower site's

Hi Susie

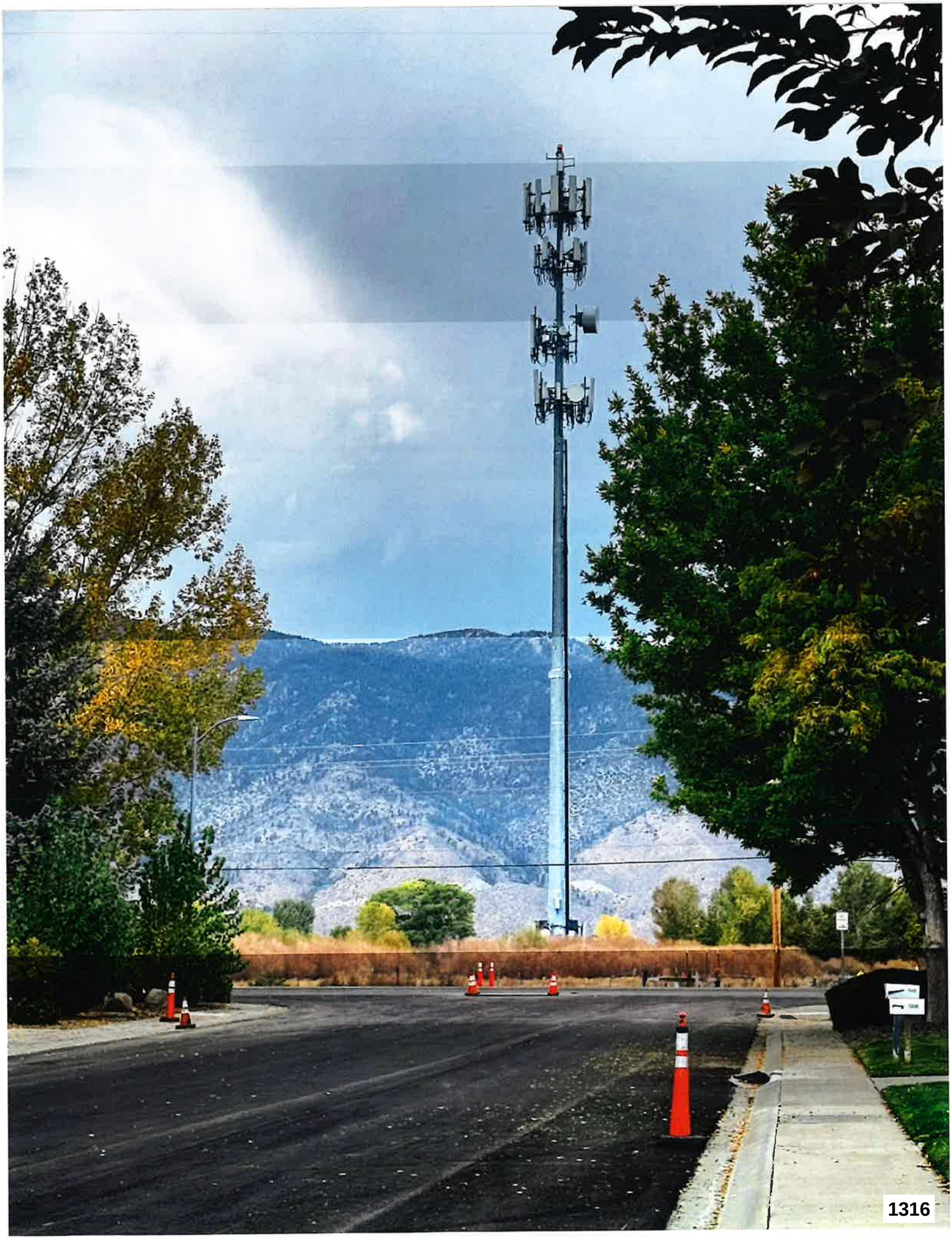
Regarding your question about possible Cell Tower locations. As you are aware I have much of the Bently lands for sale. They have stated they have no interest in allowing new cell towers on any of their properties in Douglas County as it is all for sale, or will be for sale. Because Cell Towers are a controversial topic, they would prefer to allow the new owners to make those decisions regarding the lands potential use as it could complicate future sales or land use.

As a Realtor in Douglas County for the last 41 years I would advise the county to place them strategically, to avoid residents losing property value or for their peace of mind as they worry about potential health risks. For buyers, they may find the view of a cell tower detracts from the properties appeal. Some people, especially those with small children, express unease with living near cell towers due to the potential health risks, even if not proven. For sellers this may potentially narrow the pool of interested buyers. and in a competitive market the property would most likely take longer to sell or would sell for a slightly lower price as, given a choice, the buyer would most likely select a home with no cell tower nearby or in their view.

Mary Cioffi, Broker-Salesman
INTERO REAL ESTATE SERVICES
License #14520 bs
775 720-8200
"The harder I work, the luckier I get."

From:	Sacha S
To:	Planning Department
Cc:	Linda Doherty
Subject:	Re: Application DP26-0042
Date:	Tuesday, October 6, 2026 2:48:35 PM

CAUTION: This email is from outside the organization. Only open links or attachments if you trust the sender.

Good afternoon,
And thank you in advance for reading this message.
I am a resident and property owner at 1686 Mackland Ave, Minden, MV 89423. I live here with my husband and our 2 young boys, ages 5 and under.
We received notice by mail of the proposal to develop on land A-19 parcel for the purposes of a 100 foot monopole cell tower.
My family and I wish to deny this application. Attached is an image from the point of view of our front yard. Even though this AI generated image might not be fully accurate, we are well within the radius of the proposed area. Thank you for your consideration.

Best Regards,
Sacha St. Germain