

RENO NEWSPAPERS INC

Publishers of

RENO GAZETTE-JOURNAL

955 Kuenzli St. P.O.Box 22000 RENO, NV 89520 PHONE: (775) 788-6200
Legal Advertising Office (775) 788-6394

Customer Account # 349008
PO# /ID# 990
Legal Ad Cost \$96.80

- Washoe County
Comptrollers Office
- PO Box 11130
- Reno, NV 89510

STATE OF NEVADA
COUNTY OF WASHOE

ss Tana Ciccotti

Being first duly sworn, deposes and says:
That as the legal clerk of the RENO
GAZETTE-JOURNAL, a daily newspaper
published in Reno, Washoe County,
State of Nevada, that the notice:

Ordinance 1151

has published in each regular and entire
issue of said newspaper on the following
dates to wit:
March 15, 22, 2002

Signed

Tana Ciccotti

Subscribed and sworn to before me this

MAR 27 2002

Susan V. Dummar

Notary Public

PROOF OF PUBLICATION

NOTICE OF ADOPTION
WASHOE COUNTY
ORDINANCE NO. 1151

NOTICE IS HEREBY GIVEN
THAT: Bill No.1327, Ordinance
No. 1151 entitled

AN ORDINANCE AMENDING
PROVISIONS RELATING TO
WASHOE COUNTY CODE
CHAPTER 110, ARTICLE 212 -
SOUTHEAST TRUCKEE MEAD-
OWS AREA PLAN REGULA-
TIONS INCORPORATING THE
HIDDEN VALLEY MODIFIERS,
(A MAP IS INCORPORATED
INTO THE MODIFIERS)
RESTRICTING COMMERCIAL
AND INDUSTRIAL USES, ADD-
ING DEVELOPMENT STAND-
ARDS REGARDING GRAD-
ING, CUT SLOPE STABILIZA-
TION AND REVEGETATION,
BUFFERS, SIDEWALKS,
STREET LIGHTING, BUILDING
HEIGHT, SETBACKS AND
REFLECTIVE BUILDING MATE-
RIALS WITHIN THE AREA
DEFINED AS HIDDEN VAL-
LEY, EXEMPTING GENERAL
RURAL (GR) LAND USE DES-
IGNATED PARCELS FROM
THE DEVELOPMENT STAND-
ARDS OF THE MODIFIERS,
AND OTHER MATTERS PROP-
ERLY RELATING THERETO.

was adopted on Tuesday,
March 12, 2002 by Commis-
sioners Pete Sierrazza, Joanne
Bond, Jim Galloway, Jim Shaw
and Ted Short. This ordinance
shall be in full force and effect
from and after Friday, March
22, 2002.

Typewritten copies of the ordi-
nance are available for inspec-
tion by all interested persons
at the office of the County
Clerk, 75 Court Street, Reno,
Nevada.

AMY HARVEY,
Washoe County Clerk

No.990 Mar.15,22, 2002



SUSAN V. DUMMAR
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-4006-2 - Expires August 17, 2002

MAR 29 2002

SUMMARY: Amends Washoe County Code by incorporating the Hidden Valley Modifiers, restricting commercial and industrial uses, adding development standards regarding grading, cut slope stabilization and revegetation, buffers, sidewalks, street lighting, building height, setbacks and reflective building materials within the area defined as Hidden Valley, exempting General Rural (GR) land use designated parcels from the development standards of the modifiers, and other matters relating thereto

BILL NO. 1327

ORDINANCE NO. 1151

AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 212 – SOUTHEAST TRUCKEE MEADOWS AREA PLAN REGULATIONS INCORPORATING THE HIDDEN VALLEY MODIFIERS, (A MAP IS INCORPORATED INTO THE MODIFIERS) RESTRICTING COMMERCIAL AND INDUSTRIAL USES, ADDING DEVELOPMENT STANDARDS REGARDING GRADING, CUT SLOPE STABILIZATION AND REVEGETATION, BUFFERS, SIDEWALKS, STREET LIGHTING, BUILDING HEIGHT, SETBACKS AND REFLECTIVE BUILDING MATERIALS WITHIN THE AREA DEFINED AS HIDDEN VALLEY, EXEMPTING GENERAL RURAL (GR) LAND USE DESIGNATED PARCELS FROM THE DEVELOPMENT STANDARDS OF THE MODIFIERS, AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1.

Article 212, "Southeast Truckee Meadows Area Plan Regulations" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit A, which is attached and incorporated by reference.

Proposed on the 12th day of February, 2002.

Proposed by Commissioner Short.

Passed on the 12th day of March, 2002.

Vote:

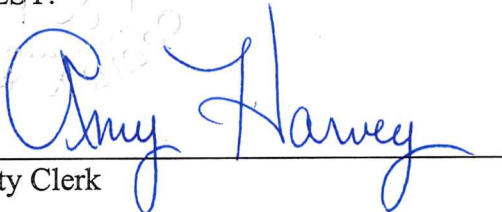
Ayes: Commissioners Sferrazza, Shaw, Galloway, Bond & Short

Nays:

Absent:


Peter J. Sferrazza, Chairman
Washoe County Commission

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 31st day of March, 2002

Article 212

SOUTHEAST TRUCKEE MEADOWS AREA

Sections:

110.212.00	Purpose
110.212.05	Medium Density Suburban Area Modifier
110.212.05	Hidden Valley Community Area Modifiers

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

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

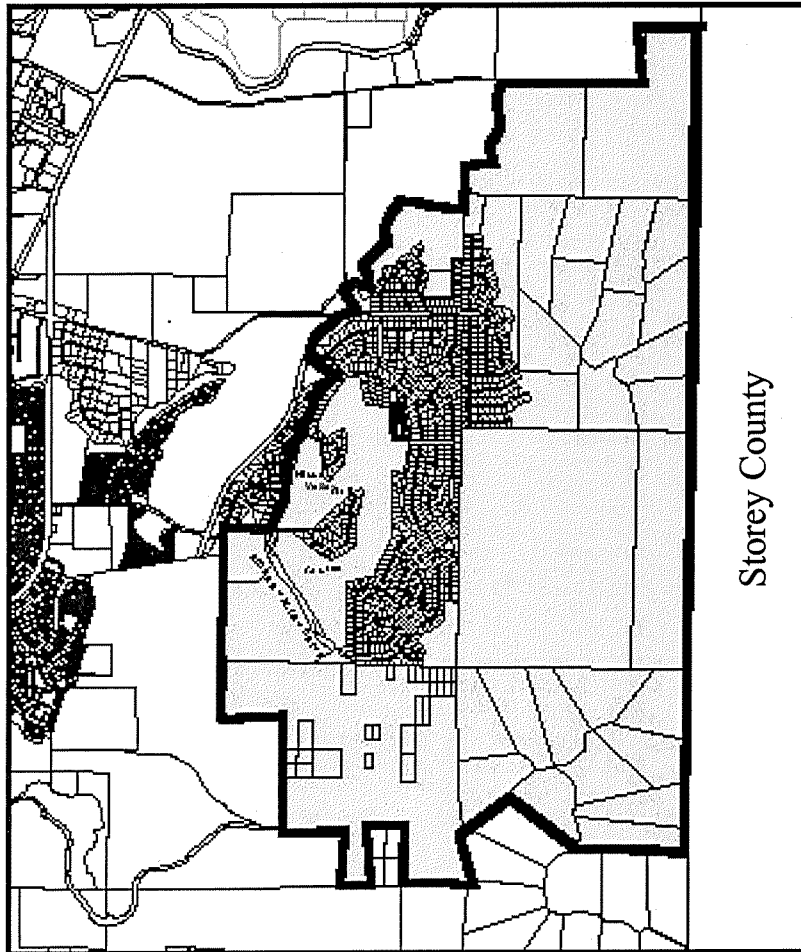
- (a) **Density.** The maximum number of dwelling units that may be located in the Medium Density Suburban Regulatory Zone in the Southeast Truckee Meadows planning area is two (2) units per acre.
- (b) **Minimum Lot Area.** The minimum lot area allowed in the Medium Density Suburban Regulatory Zone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

110.212.10 Hidden Valley Community Area Modifiers. The purpose of this section, Hidden Valley Community Area Modifiers, is to establish regulations to promote development consistent with the existing built environment of Hidden Valley; to preserve the scenic characteristics, wildlife and cultural resources; and sustain the residential tranquility of the community by the residents.

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

Map 110.212.10.1

HIDDEN VALLEY COMMUNITY AREA MODIFIERS LOCATION MAP



Source: Washoe County Department of Community Development.

- (1) All development standards and use type restrictions apply other than the following:
 - (i) The Director of the Department of Community Development may waive the standards of development or use type limitations on a portion of a parcel shown on a topographic map prepared by a registered land surveyor or engineer licensed in the State of Nevada to be beyond the ridgelines of the vistas of Hidden Valley.
 - (ii) All General Rural (GR) land use designations, existing tentative maps and phased final maps, applications accepted for processing prior to (the effective date of this Ordinance), all projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not

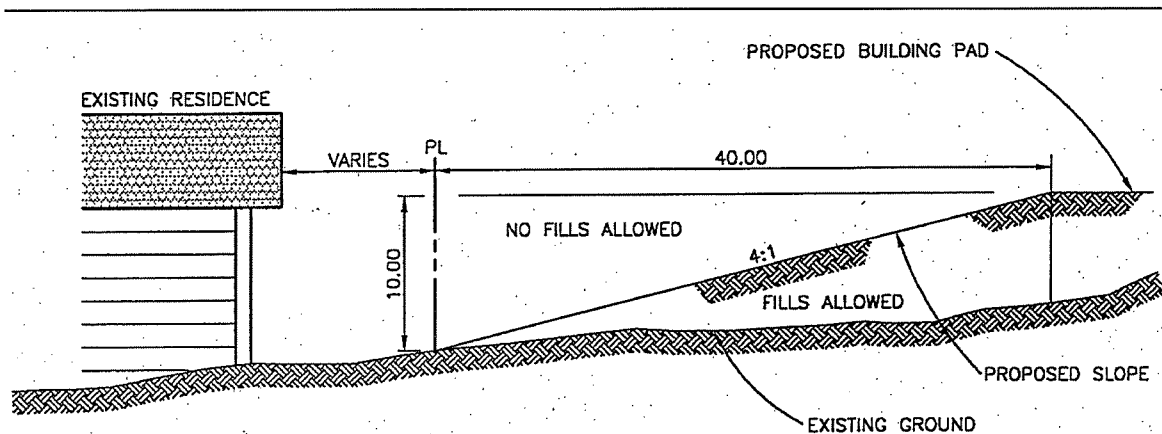
expired) and having obtained approval prior to (the effective date of this Ordinance) are exempt from the provisions of this section.

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

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

Figure 110.212.10.1

TYPICAL SETBACK AT EXISTING RESIDENCE



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

Or,

(4) If the applicant proposes cut, fills or slopes in excess of the standard, the applicant shall address compatibility with adjacent lots and visual impacts to the community and propose design criteria, landscaping and buffering to mitigate impacts on adjacent property owners and the community's scenic character. The mitigation shall be reviewed by the Design Review Committee prior to any ground-disturbing activities.

(c) Cut Slope Stabilization and Revegetation. A slope stabilization plan and a revegetation plan shall be submitted for all ground-disturbing activities requiring a grading or building permit that results in a cut or fill slope. The Department of Community Development may require the plan be reviewed by the Design Review Committee at the next available scheduled meeting whenever mitigation

of potential erosion onto adjacent property or exposure of significant cuts is required.

- (d) Buffers. Whenever a proposed new residential subdivision includes lots smaller than fourteen thousand three hundred seventy-five (14,375) net square feet abutting existing lots larger than fourteen thousand three hundred seventy-five (14,375) net square feet, a landscape buffer zone must be created. The buffer zone shall be a minimum of fifty (50) feet in width and shall run along all existing adjacent lots. Financial assurance shall be provided for installation of the ornamental landscaping and perpetual maintenance shall be assured prior to the recordation of a final map.
- (1) The minimum fifty (50) foot wide ornamental landscaping buffer strip, including an irrigation plan, shall be reviewed and approved by the Design Review Committee.
 - (2) The buffer must include a minimum of one (1) evergreen tree per fifteen (15) linear feet.
 - (3) Other ornamental vegetation shall be sufficient to provide an all-season screening of the development from adjacent properties within five (5) years of installation.
 - (4) The ornamental landscape buffer strip shall be designated Common Area on the final map.
 - (5) A district established to guarantee maintenance of the landscaping in perpetuity at no expense to Washoe County must be created prior to the recordation of the first final subdivision map to maintain landscaping and assure compliance with the mandated screening, as provided under Nevada Revised Statutes (NRS) 278.4789.
- (e) Sidewalks. The construction of new concrete sidewalks or other multi-purpose paths in all subdivisions with final maps recorded after (the effective date of this Ordinance) are prohibited unless installed and maintained by Washoe County and at no expense or liability to the adjacent property owner.
- (f) Allowed Uses. The Table of Uses as set forth in Section 110.302.05 is modified in the following manner:
- (1) Residential Use Types. The following residential use types as listed in Table 110.302.05.1, Table of Uses (Residential Use Types), shall be prohibited:
 - (i) Duplex;
 - (ii) Multi Family;
 - (iii) Single Family, Attached; and
 - (iv) Manufactured Home Parks.
 - (2) Civic Use Types. The following civic use types as listed in Table 110.302.05.2, Table of Uses (Civic Use Types), shall be prohibited:

- (i) Administrative Services;
 - (ii) Large-Family Daycare;
 - (iii) Child Daycare;
 - (iv) Community Center over two thousand (2,000) square feet, with the exception of facilities approved by the Park and Recreation Commission for the Hidden Valley Regional Park;
 - (v) Convalescent Services;
 - (vi) Cultural and Library Services, unless existing facilities;
 - (vii) Group Care
 - (viii) Hospital Services;
 - (ix) Major Public Facilities;
 - (x) Nature Center;
 - (xi) Postal Services; and
 - (xii) Public Parking Facilities.
- (3) Commercial Use Types. All commercial use types as listed in Table 110.302.05.3, Table of Uses (Commercial Use Types), shall be prohibited with the exception of golf courses and ancillary uses commonly associated with golf courses and their club houses.
- (4) Industrial Use Types. All industrial use types as listed in Table 110.302.05.4, Table of Uses (Industrial Use Types), are prohibited.
- (5) Agricultural Use Types. All agricultural use types as listed in Table 110.302.05.5, Table of Uses (Agricultural Use Types), are prohibited with the exception of animal grazing and crop production of hay.
- (6) Federal or State Law Mandated Allowed Uses. Federal or state law mandated allowed uses are exempt from this restriction.
- (g) Reflective Building Materials. Reflective or shiny metal sidings and roofs shall be prohibited on all structures.
- (h) Building Height. Lots in subdivisions recorded after (the effective date of this Ordinance) and which abut a previously developed and recorded lot shall not erect structures which exceed the number of stories of the adjacent developed lot(s).
- (1) Structures limited to one (1) story shall not exceed twenty-five (25) feet in height as measured by the Uniform Building Code (UBC) and Section 110.902.15, Definitions, of the Washoe County Development Code.

- (2) Two (2) story structures, when permitted, shall be restricted to thirty-five (35) feet in height as measured by the Uniform Building Code (UBC) and Section 110.902.15, Definitions, of the Washoe County Development Code.
- (i) Setbacks. Setbacks for the main structure on lots recorded prior to (the effective date of this Ordinance) shall be thirty (30) feet for the front and twenty (20) feet for the rear yards. Lots with two (2) front yards shall maintain the setback for both front yards. Side yard setbacks for the main structure shall be eight (8) feet for parcels less than .4 acres and fifteen (15) feet for parcels more than .4 acres. Setbacks for structures on lots recorded after (the effective date of this Ordinance) shall require the lots adjacent to developed lots to adhere to this setback standard.
- (j) Streetlights. The erection of new streetlights shall be prohibited on local residential streets. Replacement of existing streetlights is allowed.

