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

Summary: Amends Washoe County Code Chapter 110 (Development Code) in Article 216 Spanish Springs Area, to add the Village Green Community Area Modifiers.

BILL NO. ____

ORDINANCE NO. ____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) IN ARTICLE 216 SPANISH SPRINGS AREA, TO ADD THE VILLAGE GREEN COMMUNITY AREA MODIFIERS, TO INCLUDE PROVISIONS RELATED TO: APPLICABILITY, EXCEPTIONS, SETBACKS, BUILDING HEIGHT, TRUCK DELIVERY AREAS, UTILITIES, ARCHITECTURE, LIGHTING, EXTERIOR SIGN LIGHTING, PARKING LOT LIGHTING, LANDSCAPING, CALLE DE LA PLATA AND PYRAMID WAY STREETSCAPES, BUFFER YARDS, TRANSPORTATION IMPROVEMENTS, AND PUBLIC TRAIL EASEMENTS; AND ALL OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

A. This Commission desires to amend Article 216 Spanish Springs Area, of the Washoe County Development Code (Washoe County Code Chapter 110) in order to add the Village Green Community Area Modifiers to the Development Code; and

B. The amendments and this Ordinance (WDCA23-0005) were drafted in concert with the District Attorney's Office; and

C. The Washoe County Planning Commission held a duly noticed public hearing for WDCA23-0005 on January 2, 2024, and initiated the proposed amendments to Washoe County Code Chapter 110 (Development Code) in Article 216 by Resolution Number 24-01; and

D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and

E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

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

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended in Section 110.216.70 as follows:

Section 110.216.70 Specific Plans. Some parcels in the Spanish Springs planning area may be subject to a specific plan and/or a document labeled as a "specific plan" and its associated development standards. For the most up to date information on specific plans, visit the Washoe County Planning Program's website or the Washoe County Regional Mapping System.

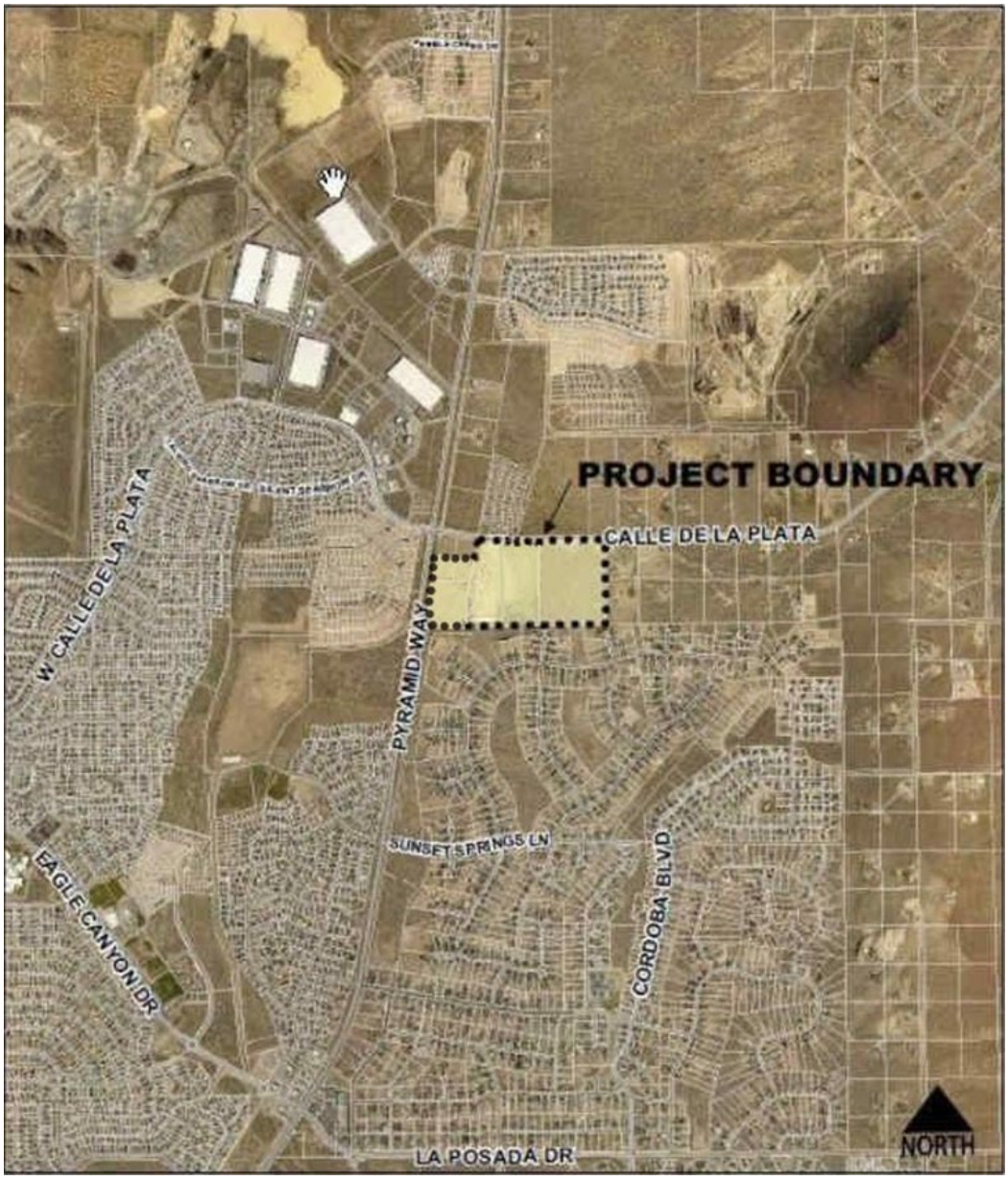
SECTION 2. Chapter 110 of the Washoe County Code is hereby amended by adding a new section which shall be labeled 110.216.71 and read as follows:

110.216.71 Village Green Community Area Modifiers. The purpose of this section is to establish regulations to promote development within the area identified as the Village Green Community Area.

(a) Applicability. The highlighted areas shown herein on Map 110.216.71.1 Village Green Community Area Location Map delineates all parcels within the Village Green Community Area, currently listed as APNs 534-561-01, 04, 05, 06, 07, 08, 09 and 10.

Map 110.216.71.1

VILLAGE GREEN COMMUNITY AREA LOCATION MAP



(b) Exceptions. The Village Green Community Area is not required to meet section 110.216.60 Western Theme Design Standards.

(c) Setbacks. Table A-1 (below) provides a summary of the required perimeter building setbacks within the Village Green Community Area.

Table A-1: Building Setbacks

Location	Setback Requirement
Adjacent to Calle de la Plata	30 feet

South	50 feet (includes a buffer)
West	5 feet
East	50 feet (includes a buffer)
Pyramid Way	150 feet
Internal parcels	0 feet

(d) Building Height. Maximum building height shall be 40 feet. All buildings exceeding 30 feet in height must be located at least 125 feet from any residential dwelling (not including any ancillary free-standing garages and shed structures). Buildings in excess of 30 feet in height shall include an additional setback beyond the 125 foot setback of one foot for each foot of building height greater than 30 feet, up to a maximum building height of 40 feet (i.e. a 40-foot high building will require a 135 foot building setback from any existing residential dwelling). Building height is measured per the definitions in the Washoe County Development Code.

(e) Truck Delivery Areas.

i. Loading "docks" shall be screened from view of residential areas by using architectural elements such as walls, fencing and/or landscaping.

ii. Loading docks are prohibited within 100 feet of any residential uses or residentially zoned properties.

iii. Delivery hours are only allowed between 6:00 a.m. and 9:00 p.m. Monday through Friday, and between 8:00 a.m. and 6:00 pm on weekends and nationally recognized holidays. Truck deliveries are prohibited for all other hours.

(f) Utilities.

i. Any development projects on the site will include underground utilities, other than above-ground transformers, backflow preventers, irrigation control boxes and other miscellaneous utility equipment typically required to be above ground.

(g) Architecture.

i. Exterior building colors shall use earth tones and non-reflective material. Vibrant colors may be used to accent architectural features and project entries. Vibrant colors may be used with business logos.

ii. Primary buildings shall use a variety of building material, patterns, and textures and blank walls will not be allowed.

iii. There shall be no walls more than 50 feet in length horizontally where there is no change in height, material, color, patterns, textures and/or evergreen trees (at least seven-foot in height).

iv. Any equipment on the roofs will be screened and not visible from roadways or ground level of adjoining parcels.

(h) Lighting.

i. General Lighting Standards

1. A photometric plan demonstrating compliance with this standard shall be submitted for approval by Washoe County concurrently with building permit(s).

2. Prior to the issuance of a certificate of occupancy for new buildings within the Village Green Community Area, an evening inspection shall be conducted by Washoe County to validate the photometric plan to further ensure that spill-over and glare do not occur to surrounding properties and that all lighting conforms to Washoe County Code requirements.

ii. Exterior Sign Lighting

1. Illuminated signs are prohibited for the building facades directly adjacent to and directly facing residential property lines.

iii. Parking Lot Lighting

1. Parking lot lighting shall incorporate dimming features to reduce the overall brightness between the hours of 9:00 pm to 6:00 am, 7 days per week.

2. Free-standing parking lot lighting shall be limited to a maximum of 12-feet in height and shall comply with the spill-over/glare restrictions as required under the General Lighting Standards.

(i) Landscaping. A minimum fifteen (15) percent of the total developed land area shall be landscaped.

(j) Calle de la Plata and Pyramid Way Streetscapes. A 20 foot minimum landscape strip shall be provided along Calle de la Plata and Pyramid Way. No buildings or parking areas shall encroach into this area.

(k) Buffer Yards.

i. Landscape buffers are included in the 50 foot minimum building setbacks that are required on the south and east external (perimeter) property lines of the site. The landscape buffer will help mitigate noise, parking, lighting, and visual intensity created by building scale and massing. These buffers address the following design criteria to ensure compatible development with the existing land uses:

1. Building Orientation - All buildings oriented along the south and east perimeter property lines shall have the "quiet" side of a building facing the south and east property lines. There shall be no dock doors on the building side directly adjacent to and facing any residential parcel. Parking, driveways, office doors and fire doors shall be allowed on any building side.

2. Building Setback - All buildings adjacent to residential property lines shall maintain at least a 50 foot building setback from the south and east perimeter property lines.

3. Access and Parking - There is no parking or access allowed in a buffer yard unless required for emergency vehicle circulation.

4. Landscape Screening - Landscaping shall be

provided at a rate of 50% evergreen trees and 50% deciduous trees with a planting density that is required by the development code for the buffer areas. The intent of the planting density is to provide a reasonable screening of all buildings along these property lines and soften the impact of building mass. It shall be the discretion of the landscape architect to determine the location of plant material, and selection of plant material with an emphasis on reducing the visual impact of building mass.

(l) Transportation Improvements. Any development in the Village Green Community Area will be required to improve Calle de la Plata to a commercial collector roadway standard from the easterly project boundary to the Pyramid Highway right-of way (ROW). Prior to the submittal of a building permit, each developer shall enter into an agreement with Washoe County stipulating the transportation improvements to be constructed by the developer and the timing of construction of said improvements to the satisfaction of the County Engineer.

(m) Public Trail Easement. A public trail easement shall be located along the western property line of APNs: 534-561-08 and 534-561-09. This easement shall be 15 feet in width and meet the basic criteria for a public trail as defined by the Washoe County Parks Division.

SECTION 3. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.

2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.

3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such

inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

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

Passage and Effective Date

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

Proposed by Commissioner _____.

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

Vote:

Ayes:

Nays:

Absent:

_____
Alexis Hill, Chair
Washoe County Commission

ATTEST:

_____
Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the 24th day of the month of May of the year 2024.