
CHAPTER 10:
Land Use Element

This chapter (previously chapter 7) has been updated for the 2006 Master Plan. Refer to Chapter 2: “Summary of Changes Reflected in 2006 Update” for a summary of the information presented in this chapter and any modifications made.

INTRODUCTIONIntroduction

The Land Use Element of the Douglas County Master Plan is designed to promote sound land use decisions within the County. The pattern of land uses—their location, mix, and density—is a critical component of any community’s character. The Land Use Element is intended to provide sufficient land for residential, commercial, industrial, and public uses; to locate these various uses appropriately in order to enhance community balance and character; to preserve and protect important natural resources; and to enable the County to provide adequate public services to the community. This Element also includes the Land Use Map, which designates existing or potential land uses for all properties within the Master Plan area.

~~Land use is a mixture of private ownership and enterprise and public or governmental participation. The actual development of property, whether it is a residential subdivision, a commercial center, or an industrial park, is determined and controlled by the owner of the property. Public land use planning plays an important role in establishing a pattern and a guide for such development.~~

The Master Plan is intended to give everyone involved in or affected by the use of land—current and future residents, property owners, developers, elected officials and staff representing the public interest—a clear understanding of the development patterns the community has found to be most appropriate and desirable. This shared vision will allow and support future decisions and further the preferred and adopted County Land Use Plan. Without a shared vision, each involved private party or governmental agency may take a different approach to land use issues, resulting in development which may not be well-coordinated, or which may not be served efficiently or properly by the necessary public infrastructure. Accordingly, a key component of the planning process is the desired County Land Use Plan, which is described in the Land Use Element.

Key -Land Use Issues

Accommodation of Growth in Accordance with Community Goals and Objectives and Regional General Welfare.

The Land Use Element establishes a planned pattern for the development of Douglas County for the next 20 years. It reflects the County’s historical development patterns as well as the pattern, amount, and types of new development occurring today. The Land Use Element provides an advanced view of what Douglas County should and will become in the years ahead, and acts as a guide for informed decision-making in development matters.

The Land Use Element also addresses important issues such as infrastructure availability, development compatibility, and the community desire to preserve and retain the quality of life enjoyed within the region. Additionally, the Land Use Element provides the basis for the implementation of appropriate and necessary growth coordination techniques within the County. This Element, in conjunction with other Plan Elements and as a part of the Master Plan as a whole, provides the structural basis for assuring that future growth occurs in accordance with the community’s vision and its needs and limitations.

Development Guidance.

The Land Use Element provides direction and predictability for both developers and decision makers. It establishes the vision for the County's future and guides the development of land accordingly. Individual developments must fit into the overall development pattern described in the Plan.

Development approvals, capital improvement programs and service level provisions, implementation ordinances, financing, and regulatory mechanisms of the County, Towns, and all general improvement districts and other service providers, must be consistent with this Master Plan, and each element of the Master Plan must be internally consistent with each other element.

Land Use Compatibility.

The development and mapping of the Land Use Categories reduces the potential for incompatible land uses, while ensuring that each use is compatible with adjacent uses and property. The goals, policies, and implementation measures of the Plan provide additional guidance for ensuring compatibility between dissimilar land uses.

Preservation of Natural Environment and Agricultural Use.

The preservation of the natural environment and agricultural uses is recognized as an important feature contributing to the quality of life of County residents. The Master Plan recognizes the importance of the natural environment and agricultural uses, and incorporates these goals and objectives into each Element of the Plan, as well as into the regulations for each land use category and the implementation structure of all ordinances. The preservation of agricultural uses must be done in a manner which respects the rights of private land ownership and use of agricultural property and provides incentives for such owners to continue the agricultural use.

Distinctive Community Character.

The Land Use Element recognizes that there are and will continue to be different types of community areas within Douglas County. The Master Plan as a whole creates a long-range vision of the types of future development, which may enrich the lives of County citizens, and recognizes that future residents will want to and should be able to choose between distinctive communities and types of residences. This element provides areas for both urban and rural development so that future residents can select the living environment they prefer. It provides for growth and flexibility while retaining the important characteristics of the County. This element focuses most of the County's growth in urban development areas, thereby preserving the character of rural development areas and the sparse development patterns in remote areas.

Infill Development.

The Land Use Element also supports the efficient use of public and private resources by promoting urban growth in areas where infrastructure is already in place or in close proximity. Infill development—the development of vacant or underdeveloped parcels in existing developed areas—reduces the need for new public facilities and most efficiently utilizes the existing or planned facilities. The Plan also encourages the efficient use of public and private resources by designating growth areas that are in close proximity to existing or planned infrastructure.

Joint Planning-

Resolution of growth issues with the various Towns, Districts, and other service providers which exist is an essential feature of the Master Plan. This coordination is necessary- to provide for the orderly development and growth of areas surrounding and contiguous to the Towns and Districts. Coordination of the land use intensities, approval process, establishment of appropriate levels of service standards and areas and coordination of capital improvement provisions should be accomplished through intergovernmental agreements.

Redevelopment-

The Nevada Revised Statutes provides a mechanism under which local jurisdictions may address “blighted” areas which constitute either physical or economic liabilities or both, requiring redevelopment in the interest of health, safety and general welfare of the people of Douglas County and the state. This funding and planning mechanism is entitled “Redevelopment of Communities”; specific statutory provisions are contained in NRS Chapter 279. Redevelopment includes the planning, development, replanning, redesign, clearance or rehabilitation or combination of these elements of private and public lands, structures or facilities in the interest of the community’s general welfare. Funding may take a variety of -forms, including private funding, grants, bonds and tax increments which dedicates increases in tax revenues over time within a project area toward the costs of redevelopment.

In October of 1997, the Board of Commissioners established the Douglas County Redevelopment Agency, pursuant to NRS 279. The Board of Commissioners sits as the governing board of the Redevelopment Agency. The Agency was formed to study potential areas of “blight” and prepare redevelopment plans. Under Chapter 279, the Agency must identify potential areas for redevelopment, conduct studies to determine whether they meet the NRS 279.3488 definition of blight, and determine whether redevelopment projects are economically feasible. Adoption of a redevelopment plan or plans is made by the Redevelopment Agency in consultation with the planning commission and the board of commissioners, sitting as such and as the governing board of the Agency. Maps, plans, charts and other descriptive material will be appended to the Master Plan from time to time, as the Agency conducts its business pursuant to the requirements of law. ~~(Adopted 3-10-98)~~

Urban Communities

There are several designated urban communities located within Douglas County.

The distinction in designating a community as urban is that the development and service standards are related to typical urban uses. These standards include paved streets, curb, gutter, and sidewalks, underground stormwater drainage systems, street lighting, underground utilities, community water system, community sewer disposal system, short fire and police response times, and close proximity to schools, library, and recreation facilities. Service standards are based on urban levels of service.

The Tahoe region contains the Stateline community with high-rise resort hotels, which generate significant volumes of service requirements as a result of the large number of tourists which utilize the facilities. Other areas in the Tahoe region are also developed at urban densities such as Roundhill, Kingsbury, and a portion of Tahoe Village. The master planning of these areas is primarily the responsibility of the TRPA.

Within the Carson Valley, three communities -- Indian Hills/Jacks Valley, Minden-Gardnerville, and the Gardnerville Ranchos -- are developed at urban densities for residential housing and/or commercial development and are designated as Urban Service Areas. All three communities have full urban services. ~~The East Valley community has a planned urban development -- Buckeye Creek -- which may ultimately be an Urban Service Area. The approval for this community expires in March 1996. If the project approval lapses, the land use designations shall be Rural Residential and zoned as such. Although Topaz Lake currently does not have full urban services, it is planned to have these services; Parts of the Topaz Community Plan Area are planned to have full urban services and other parts are envisioned as remaining rural and may ultimately be designated as an Urban Service Area.~~ The Airport Community is developed as an urban industrial and service oriented area which has full services; and is, therefore, also designated as an Urban Service Area.

Rural Communities and Areas

The remainder of the County is designated as **r**Rural. Rural communities and areas planned for lower intensity land use than urban communities and do not require the full range of urban services. Any individual community, however, may still require some aspect of urban services such as community water and/or community sewer systems based upon environmental, safety factors, or health standards. Some rural communities are already developed with some urban services. Any such service does not affect the overall rural designation.

Within the Carson Valley, the following communities are currently considered rural:

- Johnson Lane
- Genoa
- Foothill
- East Valley
- Fish Springs
- Ruhentroth

-
The Topaz Region and portions of Indian Hills/Jacks Valley and Gardnerville Ranchos are considered rural. Refer to community land use maps, which depict these areas.

Development standards for rural areas include paved streets, drainage by roadside drainage ditches, limited street lighting for safety, underground utilities, community water systems if necessary, community sewer systems if necessary, longer fire and police response times than urban communities, and greater distances to schools, library, and recreational facilities than urban communities.

Land Use Map

The Land Use Element contains the basic goals and policies Douglas County will use to evaluate individual development proposals, plan capital facilities and services, and establish detailed design standards. It includes both written goals and policy statements, and a graphic representation of the type, intensity, and location of planned land uses. This graphic depiction is termed the "Land Use Map," ~~to indicate that it shows the proposed general distribution and extent of land uses.~~ The map is not a precisely surveyed map

of development, nor a zoning district map. ~~The map has been developed as a part of Douglas County's Geographic Information System.~~

The Land Use Map (Figure 7.10.1) shows the planned uses for areas of the County that are outside developed communities and shows the extent of the development areas. Each Community Plan and Regional Plan includes a Land Use Map, which is intended to present the land uses at a reasonable level of detail in this document. Policies which refer to a "Land Use Map" apply to all of these maps.

The Land Use Map, together with the goals and policies contained in this Master Plan text, establishes the County's policy direction and acts as a guide for decisions affecting the County's future development.

~~Figure 10.1: Development Areas _____ 5~~
~~Figure 7.1.~~

Land Use Designations

The land use designations utilized within this Master Plan are a generalized expression of the intent for each area. Within both regional and community plans are descriptions of specific intent for future land uses contained within the generalized designations.

The designations are also a guide for future preparation of development codes, which will implement the land use and other elements. Land use designations are intended to be more general than zoning districts. There may be several zoning districts that are consistent with a particular land use designation. The designation is intended to describe the general nature of an area, but not the specific use allowed. The designations are categorized ~~as follows:~~ in Figure 10.2 below.

Figure 10.2: Land Use Designations and Densities

Resource Use	Abbreviation	Density
Irrigated Agriculture	A	1 DU//19 Acres
Forest & Range	FR	1 DU/19 Acres
Washoe Tribe	W	1 DU/19 Acres
Residential Uses		
Single-Family Residential	SFR	1.01 – 6.00 DU/AC
<u>Single-Family Residential - Traditional</u>	<u>SFR-T</u>	<u>5.00 – 17.00 DU/AC</u>
Single-Family Estates	SFE	0.50 – 1.00 DU/AC
Multiple-Family Residential	MFR	6.01 – 1225 .00 DU/AC
Rural Residential	RR	0.05 – 0.20 DU/AC
Future Development & Receiving Area	RA	N/A
Non-Residential Uses		
Commercial	C	FAR 0.25 – 0.50
Industrial	I	FAR 0.35 – 0.50
Community Facilities	CF	FAR 0.35

DU = Dwelling Units
 FAR = Floor Area Ratio

Resource Uses

Forest and Range Lands

This designation comprises the vast majority of the land within the County. It includes lands under private ownership and includes lands held by the U.S. Forest Service and Bureau of Land Management land, as well as Bureau of Indian Affairs (BIA) trust land. The majority of the forest and range land is situated in the Pinenut, Sierra, and Topaz regions.

The intent of this designation is to maintain the resource and open space use and value of the lands. Federally owned or controlled lands currently owned or controlled by any government agency will have a 40 nominal acre parcel size. Private lands will have a 19-acre minimum parcel size. Lands held by the BIA as trustee (allotments) will have a 19-acre minimum parcel size to the extent they are subject to the jurisdiction of Douglas County. It is the intent of the Master Plan to allow transfer of development rights from only the private lands to receiving areas within groundwater basins under a program regulated by the development code. No clustering of density to allow parcels smaller than the minimum parcel size is to be permitted.

Irrigated Agriculture Lands

There are several types of irrigated agricultural land within Douglas County. Much of the agricultural land is currently being irrigated with surface water from the Carson River, under the provisions of the Alpine Decree. This category represents the majority of the irrigated agricultural lands in Douglas County. The second type of agricultural land is irrigated from surface water sources other than the Alpine Decree or water from groundwater wells. Additionally, there is also some irrigation with effluent from wastewater treatment plants in the Carson Valley and Lake Tahoe, but such water is generally supplemental to other primary irrigation sources.

In addition to these general categories, the Natural Resource and Conservation Service has established two distinct categories of farmland, which are either prime farmland or farmlands of statewide and local importance.

The intent of the agriculture land use designation is to recognize areas of irrigated agricultural land use which is anticipated and encouraged to remain in this use in the future. In general, this designation merely identifies existing irrigated agricultural land. The minimum parcel size is 19 net acres. General direction relative to clustering and transfer of development rights is contained in the Growth Management Element and will be further defined in the Development Code.

Washoe Tribe Tribal Lands

The Washoe Indian Tribe owns lands within the Indian Hills/Jacks Valley, Gardnerville Ranchos, and Ruhensroth communities. The Washoe Tribe has adopted a Master Plan which provides for the future planned use of these lands and ~~are is~~ described ~~with~~ Chapter 34.

~~Douglas County has not asserted jurisdiction over land use issues pertaining to these lands.~~

Residential Uses

Residential land use designations are used to identify places where the principal use intended and allowed is for residential purposes. There are four residential land use designations. Two of these designations reflect urban residential development. Urban residential development means that lots are smaller than one-half acre in size and that urban services (i.e., paved roads, community water and sewer, etc.) must be provided to serve the development. Urban residential uses are planned only within identified Urban Service Areas, not in areas planned for rural development.

There are also two rural residential land use designations. Areas shown for rural development will have lots of one-half to five acres or more; services will be designed at rural standards and rural design standards will be used to maintain the rural character of these areas. These rural and urban land use designations reflect and are based on lot sizes and development standards, and do not necessarily always parallel the facility or service standards on which urban or rural service areas are based.

Single-Family Residential - Traditional (SFR-T):

This is a special designation for residential land use. It is limited to specified portions of the Urban Service Areas and allows single-family development at traditional, local urban density, which ranges from five to 17 dwelling units per acre. This density promotes infill and the development of underutilized parcels. It also allows development to take place with urban setbacks and scale. It provides opportunities to develop single family uses such as detached homes, semi-detached homes, and row houses. These uses will promote traditional development styles and historic architecture within the Towns and other designated urban areas.

Single-Family Residential (SFR):

This designation is used to show for single-family development with densities ranging from no less than areas with less than one acre per dwelling unit, but no more than to a maximum of six (6) dwelling units per acre. Typical residential uses in these areas are single-family homes (on lots ranging from 8,000- to 12,000 square feet). Townhomes, and duplexes, could be developed within this range. Some mobile home parks, and subdivisions may also be developed at this density with this designation. Single-Family Residential is an urban use and is found only in the Urban Service Areas in several communities, including of Minden, Gardnerville, Gardnerville Ranchos, and Indian Hills.

Multiple-Family Residential (MFR):

This designation is used to show supports the highest density planned in Douglas County. Development could range from no less than 6.01 six to a maximum of twelve (12) 25 dwelling units per acre. Higher density area Multiple-Family Residential provides opportunities to develop uses for mixed-use projects that can encourage downtown revitalization and realize efficiencies in the utilization of public services and facilities, such as townhomes, apartments, condominiums, or duplexes. Such Multi-family projects help to provide residents with a choice of housing types, such as townhomes, apartments, condominiums, and duplexes, and at a range of prices to meet the needs of wage-earners in the community. Higher-Density Residential use is found only in primarily the Urban Service Areas of in the Minden, Gardnerville, Gardnerville Ranchos, and Indian Hills communities.

Single-Family Estates (SFE)

Single-Family Estates is one of the two residential land use designations used in rural areas and, to a small extent, in the periphery of urban areas. The residential density for these areas is one to two acres per dwelling unit. ~~These densities result with the majority of homes on in lot sizes ranging from one and to two acre lots.~~ Most of the Johnson Lane and Ruhenstroth communities are typical of this residential land use. Rural services are planned for these areas and the County's policies support a continuing rural character. Many Single-Family Estates areas may be required to be provided with centralized water and/or sewer facilities because of groundwater quality concerns ~~or~~ proximity to sewer systems or other health ~~or~~ and safety factors.

Rural Residential (RR)

Rural Residential land use is also rural in character, but it is intended to provide for larger lot sizes than found in Single-Family Estates. Residential densities range from two-tenths ~~(0.2) of a~~ dwelling unit per acre to five-hundredths ~~(0.05) of a~~ dwelling unit per acre; ~~These densities equal lot sizes ranging from five (5) acres to 18.99 acres.~~ The rural character of these areas should be maintained, with adequate area for residents to keep and raise farm animals and horses. Development will be served by septic systems and wells, and other services are planned at rural levels. Fish Springs, East Valley, the Chambers Field section of the Gardnerville Ranchos community, and Topaz Ranch Estates are typical of this land use designation.

Future Development and Receiving Areas (RA)

Within three communities ~~--~~, Minden-Gardnerville, Gardnerville Ranchos (with the exception of the area west of Rubio - see below), and Topaz Ranch Estates, ~~---~~ there are ~~future~~ Future Development and Receiving Areas designated to provide for expansion of the community at urban densities. It is anticipated that the density permitted by current zoning will be increased through the acquisition and transfer of development rights from Resource Lands to these areas, in order to allow and to provide for the increased density. Therefore, existing zoning densities will remain and development may occur consistent with the zoning designation. Additionally, each receiving area will be defined further by specific detailed planning in order to accommodate the proposed increases in density. Specific densities and uses, including commercial or industrial land uses, will be established through specific planning processes. Densities are anticipated to be urban in nature, ranging from 2.01 ~~to 25+2~~ units per acre. ~~Generally,~~ the predominant land use will be single-family with density at 3-three to six-6 units per acre and some limited multiple-family with densities at 6.01 - 25+2 units per acre. In cases where a Receiving Area is planned as a traditional development, densities as high as 17 units per acre may be considered.

Within the Airport and Ranchos ~~(area west of Rubio)~~ Communities (area west of Rubio), receiving areas are designated to allow for development at a more rural density with lot sizes generally in the one-acre range utilizing Single-Family Estates land use provisions.

Within each community plan, the future development and receiving areas are described and the general intent for land use density is provided along with policy direction for establishment of the uses. The establishment of additional Receiving Areas may be designated through the Master Plan Amendment process.

Non-Residential Uses

These land use designations identify areas planned for commercial, industrial, and public use.

The uses and intensities shown here are intended to describe the general character of development. Zoning districts, consistent with these general designations, will establish the specific uses, height, setback, etc., for a particular non-residential property.

Commercial (C)

This land use designation includes a wide range of commercial activities. Retail, office, or services uses are included in this designation. Commercial uses include both neighborhood and general commercial and are planned within both Urban Service Areas and Rural Areas. Within each community plan, additional definition of uses intended for each community area is described. A mixed-use commercial and residential zone ~~is anticipated~~ ~~has been established in~~ ~~to be included within~~ the Development Code for use in Urban Service Areas to assist in retention of historic structures and downtown areas, as well as to provide flexibility for large, planned commercial developments.

Industrial (I)

This land use designation is intended to provide locations for existing and future industrial uses, including office, warehousing, manufacturing, and assembly uses.

Community Facilities and Institutional (CF)

Public and quasi-public uses are included in this designation. Schools, the County Courthouse, parks, and fire stations are examples of the public uses in this designation. Churches and cemeteries are quasi-public uses, as are utility uses.

Recreation (REC)

This land use designation is to provide locations for private recreation uses and recreation oriented facilities, such as golf courses, bowling alleys, racquetball clubs, tennis clubs, fitness centers, and golf driving ranges, all privately owned. It is anticipated such facilities will require urban services.

Figure 7.10.23: Land Use Designation and Zoning Relationship

Community	Land Use Designation	Density or Intensity (Minimum Lot Size)	Current Zone Classification	New Zone Name	Abbreviation	Density or Minimum Size
Any	Irrigated Agriculture	19 Acres per Unit (0.05 DU/AC)	A-4	Agriculture	A-19	19 Acres
Any	Forest & Range - Public	40 Acres per Unit (0.025 DU/AC)	A-4	Forest & Range	FR-40	40 Acres
Any	Forest & Range - Private	19 Acres per Unit (0.05 DU/AC)	A-4	Forest & Range	FR-19	19 Acres
Any	Washoe Tribe	19 Acres per Unit (0.05 DU/AC)	A-4			
Urban	Single-Family Traditional	5 - 17 DU/AC	N/A	Single-Family Residential – Traditional	SFR-T 2,500 SFR-T 4,000 SFR-T 6,000 SFR-T 8,000	2,500 SF 4,000 SF 6,000 SF 8,000 SF
Urban	Single-Family ⁽²⁾	1.01 - 6 DU/AC (Lots 8,000 SF - 1/2 Acre)	R-1 E-1 E-2 R-O	Single-Family Residential Residential Office	SFR - 8,000 SFR - 12,000 SFR - 1/2 RO	8,000 SF 12,000 SF 1/2 AC
Urban	Multiple-Family	6.01 -25 DU/AC	R-2 R-3	Multiple-Family Residential	MFR	6.01-25 DU/AC
Urban/Rural	Single-Family Estates	1 Acre to 2 Acres per DU	E-3 A-1 A-2	Single-Family Residential	SFR - 1 SFR - 2	1 AC 2 AC
Rural	Rural Residential	5 Acres per DU	A-3	Rural Residential	RR-5	5 AC
Urban/Rural	Recreation	0.25 - 0.50 - FAR		Private Recreation	PR	
Urban/Rural	Commercial	FAR ⁽¹⁾ 0.25 to 0.50	RO C-1 C-2 -- C-3 RH TC	Residential Office Neighborhood Commercial Office Commercial General Commercial Mixed Use Commercial Tourist	RO NC C OC GC MUC TC	

				Commercial		
Urban/Rural	Industrial	FAR ⁽¹⁾ 0.35 to 0.50	ME AI IP	Light Industrial General Industrial Service Industrial	LI GI SI	
Any	Community Facility	FAR ⁽¹⁾ Approximately 0.35	PF	Public Facility	PF	

(1) FAR = Floor to Area Ratio

(2) Density Bonuses will be included within the development code for affordable housing which may increase overall densities.

~~DEVELOPMENT POTENTIAL~~ Development Potential

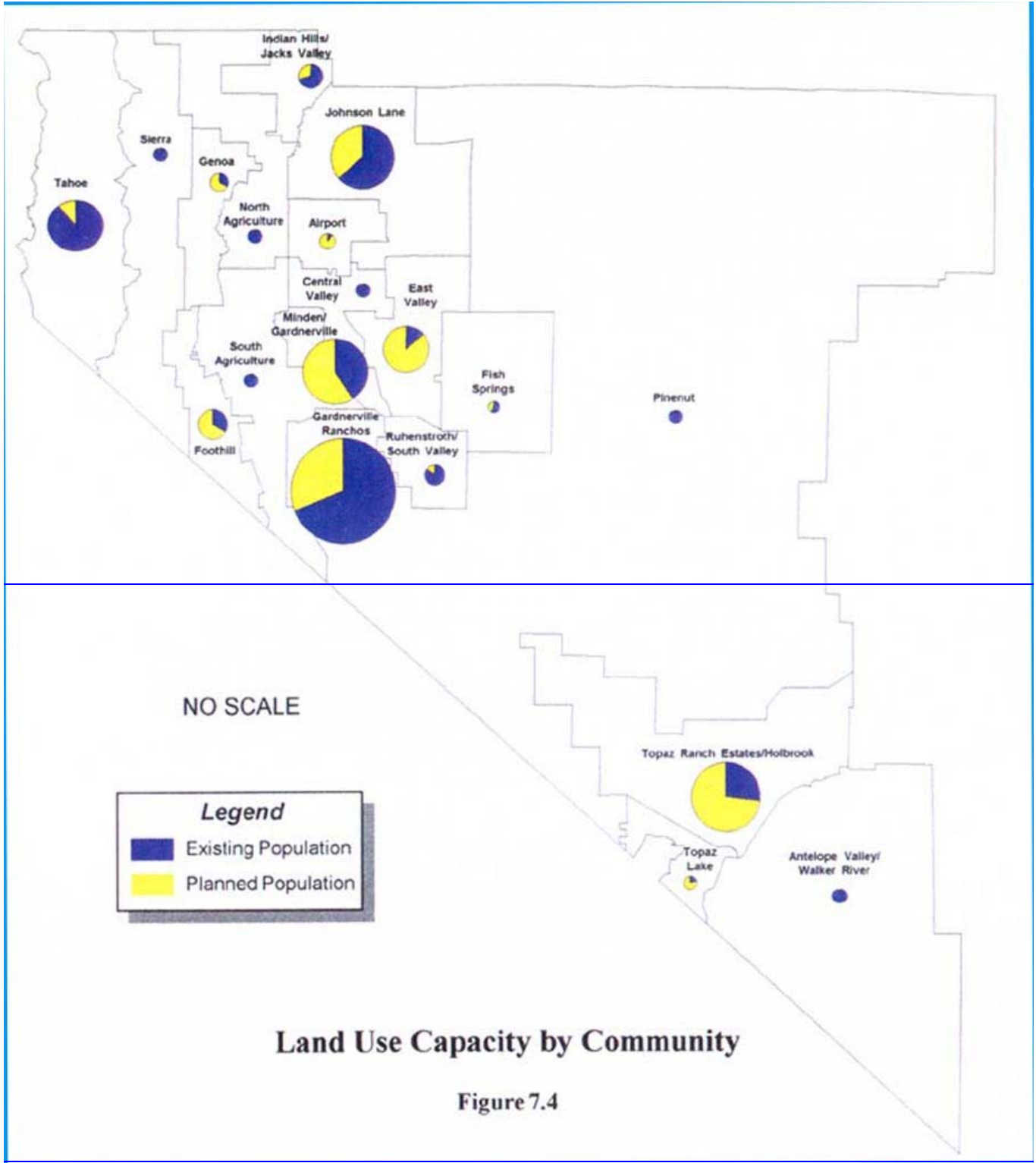
The Master Plan is intended to provide opportunities for growth and development through the year 2015, approximately 20 years in the future. The areas and amounts of future land use shown on the Land Use Map determine how much development is planned during that time period. By estimating the number of residents and jobs that could locate in the County, according to the planned land uses, it is possible to evaluate the County's ability to provide infrastructure and services.

~~Figure 7.10.3-4 represents a historic perspective the potential build-out based on land use designations established in the 1996 Master Plan. For current estimates refer to the annual report issued by the County. indicates the amount of acreage planned for each of the land use designations by planning area and the estimated number of dwelling units and population which the land uses will generate if fully developed. Sufficient area over and above what is projected to be developed through the year 2015 has been designated to allow for market choice and to not negatively affect the land market by unduly restricting supply. Figure 7.10.4 5 graphically illustrates the land use capacity by community.~~

Figure 10.4: Land Use Areas with Resultant Dwelling Unit and Population Equivalents

Land Use Areas with Resultant Dwelling Unit and Population Equivalents														
<i>Figure 7.3</i>														
	<i>TAHOE</i>			<i>SIERRA</i>			<i>CARSON VALLEY</i>			<i>PINENUT</i>			<i>TOPAZ</i>	
Land Use Category	Area (AC)	Area (AC)	Dwelling Units	Population	Area (AC)	Dwelling Units	Population	Area (AC)	Dwelling Units	Population	Area (AC)	Dwelling Units	Population	
Agriculture														
Public		0	0	0	57	0	0	0	0	0	0	0	0	
Private		156	7	19	37,301	1,767	4,417	0	0	0	836	40	99	
Forest & Range												0		
Public		14,086	0		26,401	0	0	194,810	0	0	46,643	0	0	
Private		4,735	224	561	11,667	553	1,382	26,734	1,266	3,166	23,040	1,091	2,728	
Washoe Tribe Lands		0	0	0	3,405	0	0	0	0	0	0	0	0	
Single Family		0	0	0	2,927	9,365	23,413	0	0	0	110	352	880	
Multiple Family		95	759	1,896	442	3,534	8,836	0	0	0	8	63	158	
Single Family Estates		0	0	0	8,190	7,371	18,428	0	0	0	1,854	1,669	4,172	
Rural Residential		0	0	0	7,649	1,377	3,442	0	0	0	2,607	469	1,173	
Receiving Area		0	0	0	3,238	0	0	0	0	0	1,288	0	0	
Commercial		0	0	0	889	0	0	0	0	0	449	0	0	
Industrial		0	0	0	1,964	0	0	0	0	0	205	0	0	
Community Facility		0	0	0	3,936	0	0	512	0	0	474	0	0	
Recreation		0	0		1,248	0	0	0	0	0	0	0	0	
Right-of-Way		308	0	0	2,761	0	0	175	0	0	731	0	0	
Lake Area	14,363	0	0	0	0	0	0	0	0	0	1,058	0	0	
TOTAL	37,782	19,380	990	2,476	111,953	23,967	59,918	222,230	1,266	3,166	79,303	3,684	9,210	

Figure 10.5: Land Use Capacity by Community



~~LAND USE GOALS AND POLICIES~~ Land Use Goals and Policies

Community Balance

GOAL ~~7.10.01~~ : ~~—Maintain a land use plan that manages growth at a sustainable rate to maintain the treasured qualities of the county. —provides ample room for growth while maintaining the treasured qualities of the county~~

~~Policy 10.01.01~~ Douglas County shall work with the State Demographer to determine the growth projections on a regular basis. This shall be used as a basis for updates to the land use plan and build out analysis.

~~Policy 10.01.02~~ Douglas County shall update land use plans and build out analysis when new projections are available.

GOAL 10.02 ~~ReTo~~—retain the beauty, the natural setting and resources, and the rural/agricultural character of the ~~€~~county while providing opportunities for managed growth and development.

Policy ~~7.10.0402.01~~—Douglas County shall establish and maintain its land use plans to provide areas for different types of future land use and intensity and shall plan public services and facilities appropriate to the planned land uses.

Policy ~~7.10.0402.02~~—Douglas County shall plan for areas identified as rural communities, urban communities, agricultural areas, and other non-urban areas. -The policies in this Land Use Element and in the Community Plans shall pertain to these distinct areas of the ~~€~~county.

Policy ~~7.10.0402.03~~—In planning for growth of its rural and urban communities, Douglas County shall give first priority to development of vacant or under-utilized land within the communities (“infill” ~~and “redevelopment”~~) and second priority to development that expands the community. The County’s policies regarding public service provision shall support these priorities.

Policy ~~7.10.0402.04~~—Douglas County shall use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.

Policy ~~7.10.0402.05~~—Proposed non-residential development adjacent to residential neighborhoods shall be designed and sited to protect the privacy of residences.

Policy ~~7.10.0402.06~~—Douglas County shall require the undergrounding of new utility lines and shall ~~work with utility providers to~~ encourage the undergrounding of existing ~~above ground utility~~ lines.

- Policy ~~7.10.0402.07~~—In reviewing development proposals, Douglas County shall consider issues of community character, environmental impact, resident security and safety, aesthetics, and efficient service provision.
- Policy ~~7.10.0402.08~~—The County should evaluate development projects for compliance with the Comprehensive Trail Plan, to be developed by Douglas County. The County should include provisions within the Development Code for acquisition, construction, and maintenance of trails and trailhead facilities during project review. Such provisions may include allowing developers to utilize a density transfer for land set aside for public access or waiver of Parks and Recreation fees in lieu of dedication of such lands to the County.
- Policy ~~7.10.0402.09~~—Douglas County shall include within its Development Code provisions for review and approval of exterior lighting to reduce negative impacts to the community while preserving the night skies of the county.

Land Use Map

- GOAL ~~7.10.0203 U:~~—~~To use the Master Plan Land Use Map to graphically depict the County's desired community form and land use pattern and character.~~**
- Policy ~~7.10.0203.01~~—Douglas County shall maintain current land use and zoning maps and make them available to the public.
- Policy ~~7.10.0203.02~~—The Douglas County Master Plan Land Use Map shall be defined as the set of maps depicting future land use in each region or designated community and in other areas of the County. This set of maps shall establish the general pattern of land use and intensity appropriate to achieve the County's goals.
- Policy ~~7.10.0203.03~~—Douglas County shall revise its zoning districts and other development regulations as appropriate ~~and on a continuing basis to allow development compatible with the Master Plan land use designations.~~
- Policy ~~7.10.0203.04~~—Douglas County shall initiate a comprehensive County-wide rezoning of lands based upon the revised land use designations and revised zoning districts following adoption of the Master Plan.
- Policy ~~7.10.0203.05~~—Douglas County shall only approve requests for rezoning, special use permits, the division of land, or other new development proposals or public projects that are consistent with the Land Use Map, the policies contained in this Land Use Element, and the other Elements of this Master Plan. ~~Rezoning shall be consistent with the Master Plan if lands are zoned at a density less than the Master Plan allows.~~ See also [Page 4214-1 Chapter 14](#) Implementation.
- Policy ~~7.10.0203.06~~—~~The density or intensity of land use within a parcel(s) shall be consistent with the Land Use Map and Element where: 1) the overall residential density is equal to or less than the range for the residential land use designation; or 2) the intensity of the proposed use is equal to or less than that indicated for the land use designation. Overall residential~~

~~density may be increased through density bonuses for affordable housing projects. Douglas County shall allow higher densities than shown in the land use plan in receiving areas provided there are significant densities being transferred from the Sending Areas and the development character is consistent with the overall residential area where the project is proposed.~~

~~Policy 7.02.07 — In general, the County will establish zoning at the least density or intensity as part of the consistency rezoning process, unless the project involves an existing established use, will result in consistency with the surrounding parcelization, or will result in significant benefit to the community as determined by Douglas County.~~

Policy ~~7.10.0203.0807~~ 7.10.0203.0807 — ~~Within a residential development proposal, clustering of units shall be considered consistent with the Master Plan's densities if the highest proposed density is within the range of the land use designation shown for the property on the Land Use Map and is consistent with other Master Plan policies.~~ Clustering of units at densities above the range shown on the Land Use Map may be approved on properties which include floodplains, steep slopes, or other environmentally sensitive areas, if the cluster results in the use of development potential outside these sensitive areas and includes easements (or other mechanisms) to permanently retain sensitive areas as open space. In no event shall clustering result in a higher density for the overall project than the density shown on the Land Use Map for the property, except as approved through density bonus provisions. ~~The actual density approved will take into consideration and must be consistent with the policies found in all elements~~ Elements of the Master Plan.

Policy ~~7.10.0203.0908~~ 7.10.0203.0908 — Within all land use designations, the following factors, as further defined in the Development Code, shall be considered in reviewing and approving individual development proposals: a) outstanding project design including sustainable planning practices; b) retention of the site's natural topography and vegetation; c) design supportive of conservation of energy use; d) inclusion of amenities or designs that enhance the community's desired character; e) ~~presence-protection~~ of moderate or steep slopes, floodplains, or active fault zone areas; f) location in a high fire hazard area; g) ~~the need to provide appropriate~~ -setbacks, access and traffic circulation according to established standards; h) ~~of the approval on~~ the County's ability to achieve other Master Plan goals and policies; i) ability to meet established levels of service and follow facility design requirements; and j) provision of affordable housing units or employment opportunity for low and moderate income residents.

Policy ~~7.10.0203.1009~~ 7.10.0203.1009 — The Master Plan's Land Use Map shall not be interpreted to affect the status of existing uses, densities, or intensities that are not consistent with the land use designation shown on the Land Use Map for the site. Such uses shall be considered legal non-conforming uses and the Development Code shall set forth specific provisions to implement this policy.

Community Plans

GOAL ~~7.10.0304~~ : ~~RT~~~~o~~ recognize the distinct character of individual communities and encourage land uses consistent with this character.

Policy ~~7.10.0304.01~~.—Douglas County shall adopt Community and Regional Plans to establish the special goals and policies necessary to reflect and enhance each community’s desired character. These plans shall be part of the Douglas County Master Plan.

Policy ~~7.10.0304.02~~.—The Land Use Map contained in each Regional and Community Plan shall be interpreted according to the policies set forth in this Land Use Element.

Agricultural Land Use

GOAL 7.04: ~~To maintain agriculture as an important land use in the Carson Valley and to retain the open rural character, cultural heritage and economic value created by this land use.~~

Policy 7.04.01 ~~Douglas County shall plan for the continuation of agriculture as a distinct and significant land use in the County.~~

Policy 7.04.02 ~~Douglas County shall identify areas for future agricultural use on the Master Plan Land Use Map. In general, irrigated agricultural lands shall be designated “Agriculture” while non-irrigated lands shall be designated “Forest/Range”.~~

Urban Communities

GOAL ~~7.10.0505~~ : ~~IT~~~~o~~ identify particular areas within Douglas County for development as distinct urban communities.

Policy ~~7.10.0505.01~~.—In identified urban communities, the goals and policies of adopted Community Plans shall apply as well as the policies contained in other sections of the Master Plan.

Policy ~~7.10.0505.02~~.—Douglas County shall designate “Urban Service Areas” within identified urban communities. Urban Service Areas are those areas where development of an urban character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate urban levels, if applicable policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.

Policy ~~7.10.0505.03~~.—Douglas County shall plan urban communities to provide a balance of land uses, including sufficient commercial area to meet the needs of community residents.

Policy ~~7.10.0505.04~~.—Within Urban Service Areas, Douglas County shall plan locations for Multiple-Family Residential uses along collector or arterial streets, adjacent to non-residential uses, and adjacent to other residential areas where the site configuration and project design

can provide compatibility between residential uses. Designated areas shall be limited in size and location to not overly concentrate the multiple-family use.

- Policy ~~7.10.0505~~.05—Douglas County shall review the design of all multiple-family residential projects to provide future residents with a safe and functional living environment, while maximizing project compatibility with surrounding uses, existing and planned. The design review process shall address issues including, but not limited to, site design, circulation and access (including access for people with disabilities), landscaping, recreational amenities, energy conservation, grading, drainage, and lighting.
- Policy ~~7.10.0505~~.06—Douglas County shall provide for the use of flexible community design techniques within Urban Service Areas to establish or revitalize neighborhoods. Mixed-Use Commercial projects, high-density Traditional design, and Planned Development are examples of these. ~~These~~ techniques, ~~which, such as Planned Unit Developments,~~ should be considered when site design or neighborhood compatibility concerns can best be addressed by a project with a mix of uses or densities.
- Policy ~~7.10.0505~~.07—Douglas County and/or other entities shall plan and provide for services to urban communities at established urban service levels.
- Policy ~~7.10.0505~~.08—Residential office uses shall be consistent with both the ~~Single-family Family residential Residential~~ designation and ~~commercial Commercial~~ designation provided by and established in accordance with Douglas County Development Code.

Rural Areas and Communities

- GOAL ~~7.10.0606~~ :** ~~To i~~**Identify particular areas within Douglas County where the residents desire to preserve or develop distinct rural communities.**
- Policy ~~7.10.0606~~.01—In identified rural communities, the goals and policies of adopted Community Plans shall apply in addition to the policies contained in other sections of the Master Plan.
- Policy ~~7.10.0606~~.02—Rural areas and communities are those areas where development of rural character exists or is developing. New development in these areas may be approved by Douglas County if it is consistent with the land use designations shown on the Land Use Map, if services are available at the appropriate rural levels, if other policies of the Community Plan and Master Plan have been met, and developed in accordance with the provisions of the Development Code.
- Policy ~~7.10.0606~~.03—Rural ~~d~~**Development**, for the purposes of this Master Plan, shall include the residential land use designations of “Single-Family Estates” and “Rural Residential.” Rural development may include local-serving commercial, limited industrial, public, recreational, or agricultural uses as are appropriate to the particular rural community.
- Policy ~~7.10.0606~~.04—Douglas County and/or other entities shall plan and provide for services to rural communities at ~~-~~established rural service levels.

Commercial and Industrial Land Uses

GOAL ~~7.10.0707~~ : —To identify particular areas in Douglas County for commercial and industrial development, consistent with the County's Economic Development/~~Diversification~~ -Element.

Policy ~~7.10.0707.01~~ —Douglas County shall encourage the design of new commercial developments as integrated centers, or compatible infill within developed communities, rather than as small individual strip development projects.

Policy ~~7.10.0707.02~~ —Douglas County shall establish design standards and guidelines to ensure that commercial and industrial development, located adjacent to residentially designated land, include appropriate setbacks, location of parking and loading facilities, screening and landscaping to minimize impacts on the surrounding neighborhood.

Policy ~~7.10.0707.03~~ —Douglas County shall establish design standards and guidelines to ensure that commercial development in the historic centers of Minden, Gardnerville, and Genoa is compatible with the traditional development styles in these areas and creates or enhances distinct identities for these areas.

Policy ~~7.10.0707.04~~ —Douglas County shall protect industrially-designated areas from encroachment by incompatible uses and from the effects of incompatible uses in adjacent areas.

Policy ~~7.10.0707.05~~ —Douglas County shall provide continued commercial and industrial development within designated employment centers through a combination of activities, including public-private partnerships provided that the development uses clean energy, mitigates impacts on the environment, uses water conservation practices, adds value to existing products or services in the county, pays high wages, attracts professional service, and supports the quality of life in the county.

~~, continued industrial development within designated employment centers.~~

Policy ~~7.10.0707.06~~ —Douglas County shall establish design standards and guidelines for development in areas planned for commercial and industrial uses to ensure that these areas develop with high-quality, compatible design. Standards and guidelines shall address elements including, but not limited to, minimum lot sizes, building scale, setbacks, lighting, loading areas, landscaping, screening and fencing, accessibility to people with physical disabilities, signage, internal circulation, and building materials.

Phasing

Goal ~~7.10.0808~~ : —To provide flexibility in project phasing to meet changing market conditions while ensuring improvements are provided concurrent with the demand for infrastructure and services.

Policy ~~7.10.0808.01~~ —Phasing of development projects shall be designed to function effectively and independently for each phase.

- Policy ~~7.10.0808~~.02—Phasing of development projects shall utilize the ~~S~~pecific ~~P~~lan process. The ~~S~~pecific ~~P~~lan shall include, but not be limited to, provisions for land use, circulation, parcelization, infrastructure, open space, and phasing or timeline for overall development. The timeframe for completion of improvements shall be established through the resolution adopting the ~~S~~pecific ~~P~~lan or a ~~D~~evelopment ~~agreement~~ Agreement.
- Policy ~~7.10.0808~~.03—Upon approval of a specific plan, the development of tentative and final maps consistent with the specific plan may be submitted, reviewed, approved, and recorded in accordance with NRS and Douglas County Codes.
- Policy ~~7.10.0808~~.04—Douglas County shall address phasing of existing approved projects on a case-by-case basis through revisions to existing development agreements.
- Policy ~~7.10.0808~~.05—Douglas County shall establish criteria within its Development Code for review of time extension requests for all development projects.
- Policy ~~7.10.0808~~.06—Development project approval shall contain terms that plan for potential abandonment or termination of the development prior to completion.