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Land use patterns in Lyon County have not only been shaped by County regulations and development decisions, but also by physical factors such as topography and water availability. Throughout most of its history, Lyon County has been characterized by a number of compact communities and rural settlements spread over a landscape of valleys and mountains, farm/ranch lands, rivers, and extensive undisturbed areas. For years, the County has been noted for its rural character and image, its historical heritage, and its slow-paced rural way of life.

The rapid growth in the region has brought changes to the County: changes welcomed by many, lamented by others, but of concern to all. Inevitably, in such a process, Lyon County and its communities have been affected by development, increased traffic volumes, encroachment into floodplains, services stretched to meet needs, and a declining agricultural land base.

Future development will be influenced by factors such as population trends, employment growth, and water availability. Lyon County desires to be able to provide employment opportunities for its residents as well as a diverse choice of housing types, commercial services, recreational opportunities and community character.

The County's purpose is not to restrict future growth but to direct it in a way that minimizes negative impacts while offering residents a range of choices and promoting job creation. The County seeks to successfully accommodate growth and consciously decide how development should occur to achieve a more efficient pattern for future development. Lyon County intends to ensure the county's long-term viability by using methods to guide new development to locations where adequate public infrastructure such as roads, water, sewer, schools, and related facilities, is available or can be provided most efficiently and cost effectively, promoting infill development, and providing incentives for quality development.

Lyon County sees more growth and development occurring in and around the existing community cores (its towns and established settlement areas) with more focus on balancing residential, employment, and retail land uses. Less growth is desired in the remote unincorporated areas (outside of community cores). The County also desires to continue agricultural production and the retention of agricultural lands, but allow residential development especially in alternative rural patterns such as clustering, through incentives and density transfer mechanisms. Incentives and density transfer mechanisms are also desired to promote alternative development patterns and the conservation of areas of environmental significance or hazardous features.

### ***Land Use, Economy and Growth***

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**Lyon County will grow in an orderly fashion concentrating development within designated community cores, maintaining the diversity characterized by its settlement patterns and landscapes, providing jobs as well as housing, and sustaining quality public services and facilities.**

### Countywide Goals, Policies and Actions

#### Goal LU 1: Orderly Growth Patterns

**Direct and manage development in the county so that it is orderly and fiscally responsible.**



#### Policy LU 1.1: Follow Development Patterns as Established on Countywide Land Use Plan or a More Specific Community Plan

Future development of Lyon County will be consistent with the Countywide Land Use Plan or a more specific Community Plan, if one has been adopted. The Countywide Land Use Plan will guide future growth and development by defining appropriate land use types, densities, and character in different locations including cities and towns, suburbanizing areas, rural areas, farm and ranch land, hillsides, and public lands. The county's future urban and suburban growth will develop largely around existing communities.

#### Strategies:

- ◆ Use the Countywide Land Use Plan and adopted Community Plans as a guide for decision-making on development approvals.
- ◆ Pursue the resources needed to accelerate completion of Community Plans, to serve as more detailed guides for the county.
- ◆ Establish a demand based zoning strategy based on population projections and potential-to-actual development ratio, infrastructure capacity and distance to services.

#### Policy LU 1.2: Residential Development Patterns in Neighborhoods

New residential development, particularly in suburbanizing areas, will be designed to reinforce “neighborhoods” as the primary building blocks of the county’s residential areas. Features of this approach include attractive streetscapes; trail connections and sidewalks that link together residential, recreational, and commercial areas; parks and other common features that serve as gathering places; and a connected pattern of streets. The overall intent of this policy is that housing areas be designed as livable communities, not just subdivisions.

#### Strategies:

- ◆ Consider developing neighborhood design guidelines, to establish the basis for reviewing



subdivision proposals.

- ◆ Explore incentives for higher density infill residential in close proximity to existing public facilities and commercial land uses, such as pro-rated utility hook-up fees, modified road tax computation, etc.
- ◆ Require development in suburbanizing areas to provide mix of housing options.
- ◆ Consider the adoption of a “transect” style development code to facilitate development at appropriate densities in relation to employment and service uses.

### Policy LU 1.3: Commercial and Mixed-Use Development to be Located in Centers.



Non-residential development will occur in defined and planned mixed-use centers, rather than in a linear pattern along roads, and in locations that are designated on the County-wide Land Use Plan. New suburban and rural residential development will be located near existing and future community centers.

#### Strategies:

- ◆ Consider developing commercial design guidelines, to establish the basis for reviewing development plans for commercial and mixed-use development.
- ◆ Explore incentives to encourage compact, nodal commercial development, such as density trades, public/private infrastructure cost sharing, tax-increment financing, etc.
- ◆ Revise county development code to allow performance based use standards.
- ◆ Revise development standards to consider proximity and efficiency of pedestrian access to commercial uses.

### Policy LU 1.4: Locate industrial development as designated on County-wide Land Use Plan or determined by criteria.



Industrial uses, including extractive industries, will occur in areas that are designated on the County-wide Land Use Plan. New industrial uses should only be located in areas that do not adversely impact existing residential settlements.

#### Strategies:

- ◆ Develop and maintain a database of lands in the county that are suitable for industrial uses.
- ◆ Consider developing a set of siting criteria to be used in determining the suitability of sites for industrial and



extraction uses.

- ◆ Establish performance standards in areas of noise, odor, dust, traffic generation, etc.

### Goal LU 2: Services Coordinated with Growth

**Future residential development will be coordinated with development of schools, parks, libraries, and other public services so as to maintain or improve per resident service levels.**

#### Policy LU 2.1: Residential Development in Areas with Services

Urban and suburban development will only locate in Suburbanizing Districts where municipal water and sewer can serve it and that are close to other municipal services and not “leapfrog” into rural areas. Conversely, low-density rural development should not occur in existing or planned suburbanizing areas.

#### Strategies:

- ◆ Adopt a policy of not approving rezoning of land for urban/suburban-level uses in rural areas (i.e., Rural Districts and General County).
- ◆ Ensure that plans are in place for required services to occur concurrently with all proposed development.
- ◆ Do not approve new development if it will result in an unacceptable reduction of service levels for infrastructure. Appropriate mitigation may be provided with construction or through proportionately levied impact fees or other such mechanisms to prevent or offset a reduction of service levels.

#### Policy LU 2.2: Service Levels to Vary by Character Areas

Service levels in the county will vary, with rural and other outlying areas generally being located further from services than urban and suburban development.

#### Strategies:

- ◆ Consider adopting level-of-service standards that vary by character area, recognizing that it is less cost effective to serve rural and outlying areas.

### Goal LU 3: Diverse Economy

**The economy will continue to be strong and diverse; attracting businesses that employ residents in primary jobs, as well as service jobs that meet the needs of local residents.**

#### Policy LU 3.1: Diverse Economic Base

The county will continue to support a diverse base of jobs to provide for a broader range of employment opportunities



that are geographically distributed to be near to population centers.

The county will support economic diversification throughout the county to more fully utilize the broad range of skills, knowledge and abilities inherent in our workforce.

#### Strategies:

- ◆ Work with economic development agencies and community groups to identify economic assets and development opportunities.
- ◆ Identify opportunities for complementary business cooperation, e.g., agriculture and ag-support operations.
- ◆ Encourage the development of a local/regional industrial database to encourage vertical integration and production efficiencies.
- ◆ Establish appropriate zoning districts, such as mixed-use commercial, employment, etc.
- ◆ Encourage business “incubator” programs geared to regional needs.
- ◆ Encourage the expansion and development of compatible industry programs to encourage cross-fertilization within industry sectors.
- ◆ Develop performance zoning to eliminate complexity and uncertainty of “special use permit” system.

#### Policy LU 3.2: Business and Industry Locations that are Consistent with Future Land Use Plan

Encourage commercial and industrial development to locate in designated locations shown on the Future Land Use Plan, where public facilities exist or are planned to accommodate such development cost-effectively. The County-wide Land Use Plan will reserve adequate lands for jobs and industry.

#### Strategies:

- ◆ Use the Countywide Land Use plan and Community Plans as a guide to determine appropriate locations for business and industry.
- ◆ Coordinate Industrial land use designation with planned infrastructure and road development.

### Goal LU 4: Viable Agriculture

**Enhance the economic viability of agricultural lands and promote opportunities for rural and agricultural support uses that conserve and enhance our agricultural and rural way of life.**

Policy LU 4.1: Encourage the Continuation of an Agricultural Lifestyle in appropriate rural areas of the County.



Celebrate the County's agricultural past through land-use policies and programs designed to encourage ranching and farming activities.

### Strategies:

- ◆ Strive to preserve water rights to ensure continued agricultural potential.
- ◆ Develop tools to help retain agricultural lands.
- ◆ Develop an agricultural zoning district.



### Policy LU 4.2: Encourage Voluntary Options to Conserve Agriculture Lands

The county will encourage the use of voluntary tools to conserve intact agricultural lands and cluster residential development on land of marginal agricultural value. The intent is to maintain agricultural densities in rural areas, but allow landowners to transfer density from lands in active production or lands of higher agricultural value to lands suitable for development or land of marginal agricultural value. (see page 3.41 for more information on agricultural lands options).

### Strategies:

- ◆ Encourage non-contiguous parcel density transfers away from productive lands.
- ◆ Encourage clustering of homes away from productive, irrigated agricultural lands.
- ◆ Explore the creation of a transfer of development rights program.
- ◆ Explore the creation of a density transfer charge program.



### Policy LU 4.3: Agricultural Support Uses

Allow a range of land use options for agricultural lands as a means of promoting opportunities for large parcels of land to remain agriculturally productive and economically viable. Recognize and provide flexibility for farmers and ranchers to be able to respond to future economic opportunities (where agriculture plays an increasing role in providing new types of plant-based and renewable energy as well as food).

### Strategies:

- ◆ Adopt performance standards for all types of development that address conflicts among various uses.
- ◆ Revise zoning ordinances to allow wider range of activities within agricultural districts.



### Goal LU 5: Encourage Resource Sensitive Growth

**Development will be designed to reduce energy use and minimize environmental impacts.**

#### Policy LU 5.1: Encourage Resource-Sensitive Growth and Sustainable Design

The county will encourage development that incorporates the principles of sustainable design and that reduces energy and resource consumption and impacts on the environment, by:

- Minimizing resource consumption, energy use, and water use;
- Using renewable energy sources and locally produced materials;
- Exploring and encouraging alternatives to toxic pesticides and herbicides; and
- Using programs such as LEED™ (Leadership in Energy Efficiency and Design), United States Department of Energy's Building America Program, and Energy Star, and other standards for energy efficiency.

#### Strategies:

- ◆ Consider the possibility of adopting sustainable building practices.
- ◆ Discourage suburban density development outside community core areas.
- ◆ Require all residential development to provide appropriate multi-modal connection to commercial, employment and public facility uses based on factors such as density and distance.
- ◆ Develop incentives to limit development in environmentally sensitive areas such as floodplains and critical wildlife habitat.
- ◆ Develop guidelines to encourage solar power generation, heating and cooling.
- ◆ Develop guidelines for low water use landscape designs.

## Land Use Plan

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### The Land Use Plan Contents and Purpose

The Land Use Plan contains the Character District map, the County-wide Land Use Plan Maps, and a guide to the Community Plans and more detailed land use. It is intended to be used as a tool for elected and appointed officials, staff and administrators, and the community for evaluating and making decisions about the location of land uses within the county.

### Overall Land Use Plan Approach - Community Core Concept

Early in the process of developing this Master Plan and based on input from the community and county leadership, an overall approach for future growth and development in the county was identified and is

referred to as the Community Core Concept. Under this approach, Lyon County would see more growth and development occurring in and around the existing community cores (its towns and established settlement areas) with more focus on balancing residential, employment, and retail land uses. The concept encourages less growth in the remote unincorporated areas (outside of community cores). The agricultural areas around Smith and Mason Valleys would primarily continue for agricultural production, but would allow residential development especially in alternative rural patterns such as clustering, through such mechanisms as transfer of development rights and non-contiguous density transfers. In addition, the concept promotes alternative development and conservation approaches for areas of environmental significance or hazardous features, such as steep slopes, wetlands, or floodplains.

### Basic Mapping Components

The basic components of the Land Use Plan include:

1. Community Boundaries Map
2. Character Districts Map
3. Countywide Land Use Plan Map(s)
4. Lyon County Communities Land Use Plan Maps

Each of these maps provide a framework for future development in Lyon County — from the broadest to most specific level — with the Character Districts broadly defining desired character of larger regions, and the Community Land Use Plan Maps containing specific, parcel-level detail, with standalone maps for each community.

The mapping and land uses are not intended to change stable, developed areas within the county — their primary focus is on places where new development will occur in the future and where some redevelopment could occur over time. The land use categories should allow future neighborhoods and mixed-use centers to become distinctive, diverse places with a mix of compatible activities, while balancing objectives for conservation in rural and agricultural areas. The categories and criteria also provide some flexibility to respond to market conditions.

### Land Use Plan Contents

The Land Use Plan contains sections to address each of the mapping components addressed above. The land use categories shown on the County-wide Land Use Plan map are described in the table on page 3.33. Design principles are addressed at the end of Chapter 5, Community Character and Design. The principles for design and development and criteria address the following types of development:

- Mixed-use centers,
- Highway corridor mixed-use,
- Suburbanizing neighborhoods,
- Agricultural land options,
- Planning Incentive Areas

### Lyon County Communities

Lyon County's large land area, cultural diversity and mountains and valleys have all contributed to the formation of distinct and varied population centers within its borders. The county territory includes several population centers as well as large, rural, low-density areas. The diversity of these population centers is reflected in their different growth patterns, character and personality. For planning purposes it is helpful to divide the County into geographic planning areas, for the sake of organizing data and information, and recognizing and describing each area's distinct characteristics.



In this Comprehensive Master Plan the County's geographic planning areas have been assembled into several "communities" that reflect, for each, a sense of place, identity and character. The successful implementation of this Comprehensive Master Plan will require that these differences be respected and integrated into each of the community plans envisioned by this Plan.

### Eight Communities

Eight communities have been identified and form the basis for the implementation of the Community Core Focus concept upon which this Comprehensive Master Plan is based. The communities are listed below.

- Dayton
- Fernley
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach

While a more complete description of each of the communities will be developed in the community plans, the following community descriptions should serve as a general guide when considering the implications of the Master Plan County-wide Component on individual communities.

#### Dayton

The Dayton area has grown from a bustling mining community with roots in the Comstock Lode silver and gold booms of the 1800's, to farming and ranching along the fertile and easily irrigated Carson River corridor, to master planned golf community, to bedroom community to nearby Carson City and Reno. Of the unincorporated communities of Lyon County, Dayton has experienced the highest rate of growth of any area, and will continue to fill the role as the county's residential and economic growth center due to its' extensive water and sewer infrastructure, proximity to major population and employment centers, and surplus of available land in all land use categories.

Bisected by the Carson River, the Dayton area encompasses four distinct neighborhoods: the historic "Old Town", the south side of the river, the Sutro commercial/residential area, and the Mark Twain area. Old Town Dayton contains a significant number of historically important structures and provides an opportunity to capitalize on the community's role in the settlement and development of the State of Nevada. Well served by water and sewer, Old Town Dayton's preservation and future development will borrow significantly from the past, with mixed-use structures, limited setbacks and narrow streets, providing the basis for a vital small-scale, pedestrian friendly commercial center.

The area south of the river will see continued residential development as already master planned communities complete their build-out. Commercial development south of the river will be focused primarily on serving residential neighborhoods, while expansion of industrial activity may be hampered by the lack of transportation infrastructure. Much of the Carson River's floodplain within the Dayton area is on the south side of the river, where existing ranches and agricultural lands provide safe and unhindered flood storage capacity. As development in the area increases, protection of this resource will be critical to the health and safety of the area.

The Sutro area, with its community retail hub, and Mark Twain, with its sprawling residential development will eventually become neighborhoods within a larger greater Dayton area focused on the planned Traditions Development, which is envisioned to serve as the economic center of the Dayton Valley area.

### **Fernley**

The following description of Fernley is taken from the City of Fernley's Master plan:

*The City of Fernley encompasses approximately 163 square miles. Located in Lyon County, Fernley is approximately 33 miles east of Reno-Sparks metropolitan area on Interstate 80. Several major state transportation routes, including US Highway 50A and US Highway 95A, and rail (freight) service weave through the city and shaped the historic development patterns. The Truckee River flows east and then north into Pyramid Lake before reaching Fernley. A tributary of the Truckee River, the Truckee Canal, which is maintained by the Truckee Carson Irrigation District, enters the City of Fernley from the west and parallels US Highway 50A before turning south in Churchill County and flowing into the Lahontan Reservoir. The Truckee Canal historically provided the water resources for the agricultural community that evolved in Fernley. Farm District Road, as its name implies, formed the backbone of the historic agricultural community. More recently, agricultural parcels are being transformed into residential subdivisions and commercial centers.*

It must be noted that there are parcels of property within the city's jurisdictional boundaries that have not been annexed into the City of Fernley and remain within the unincorporated area of Lyon County.

### **Mason Valley**

Mason Valley is a picturesque agricultural, mining and regional commercial center surrounded by mountain ranges of colorful canyons, and high desert vegetation. The City of Yerington, the Lyon County seat, lies on the valley's western side just north of where the West and East Forks of the Walker River come together and flow through the valley. Irrigation ditches branch out to carry water to the green fields and ranches where onions, alfalfa, grass hay, pasture grass, grains, and other crops grow. Cottonwood trees add seasonal color and mix with the native vegetation of sagebrush and rabbit brush. In addition to onion and hay fields, livestock, feedlots and dairies, other agricultural businesses add to the general rural character of the region. A full range of commercial and industrial businesses are located in Yerington, as well as government offices. Residents enjoy the rural character, convenience of local services, variety of housing opportunities, with low density residential development outside of the City of Yerington, surrounding open lands and an abundance of recreation opportunities.

### **Mound House**

Mound House sprang up in the mid to late 1800's to serve the mining communities of the Comstock district. Throughout its history, Mound House has been characterized by a combination of industrial, commercial, and residential land uses. Sitting on one side of the Carson City line, and bisected by US 50, Mound House has the highest concentration of industrial land uses in Lyon County, providing employment to county residents and revenues to the county coffers. Residential uses in the Mound House area tend to exist on the edges of the commercial/industrial zone, although live/work arrangements are prevalent on industrial properties.

Further development for either residential or commercial/industrial uses beyond current levels will require expansion of water and sewer systems, and improvements to the transportation network to allow better circulation and access.

### Silver City

Silver City, situated in lower Gold Canyon, represents the first settlement in Nevada based on mining activity. The town is located about 4 miles northwest of Dayton, the site of Nevada's first gold discovery, and 3 miles south of Virginia City along Highways 341 and 342. Approximately 200 home-sites and 100 houses, along with some historic commercial and industrial buildings, comprise the historic town site which is an integral part of the Comstock Historic District – a National Landmark Historic District.

Over the past 30 years residential infill and limited commercial endeavors have occurred on existing historic properties in Silver City. The pace of development has been slow for a variety of reasons, including challenging topography, limited water and sewer infrastructure, and an array of patented and unpatented mining claims. The existing water service infrastructure dates to the late nineteenth century, when a water system to supply the mining operations and settlement demands of the Comstock communities was constructed. This aging water system and a lack of a sewer system limit growth in Silver City. Additionally, title issues due to the historic nature of the town site and complications based in local zoning and building codes, have limited development.

Silver City has a strong sense of identity and prides itself on its cohesive small town atmosphere. The community treasures its historic buildings and landscape features, as evidenced by the preservation and rehabilitation of many original structures. New construction is regulated for exterior architectural features by the Comstock Historic District Commission.

### Silver Springs

The Silver Springs community is located in a large bowl-shaped valley dominated by the Lahontan Reservoir in the north central part of Lyon County. Silver Springs has grown from a crossroads and resting spot on the trail west to a sprawling community intended to capitalize on the recreational opportunities offered by the lake and its position at the crossroads of two of Nevada's main highways, US 50 and 95A. Since its inception in the 1950's, Silver Springs has seen itself as a growth center ready to capitalize on its transportation infrastructure, easily developed terrain, and position at the center of the county.

The Silver Springs community is centered on the intersection of US 50 and Hwy 95A, with ample vacant and underdeveloped land suitable for commercial, industrial and higher density residential use immediately adjacent to the existing core. The Silver Springs airport and the proposed USA Parkway connection at US 50 offer opportunities to focus future development, create circulation patterns and commercial/residential densities capable of supporting sustainable economic activity without fundamentally changing the rural nature of the existing low density residential development and substantial public lands that surround the existing core.

### Smith Valley

Smith Valley is a scenic agricultural community, surrounded by mountain ranges of pinion forests, colorful canyons, and high desert vegetation. The West Walker River flows through the center of the valley, and irrigation ditches branch out to carry water to the green fields and ranches where pasture grass, grains, grass hay, and alfalfa grow. Cottonwood trees add seasonal color and mix with the native vegetation of sagebrush, wild peach, and rabbit brush. Cattle and sheep graze in the valley and surrounding mountains and are sometimes seen trailing along the roads to new feeding ground. In addition to livestock, feedlots and nursery stock businesses add to the general rural character of the region. Non-agricultural businesses located in the two village center areas of Smith and Wellington include auto repair, dental and legal services, restaurants, bars, beauty salons, and mini-markets. Residents throughout Smith Valley participate in many types of home-based businesses. Residents enjoy the agricultural fields, low-density housing, recreation on public lands, as well as, an abundance of wildlife.

The community cherishes its rural environment, beautiful sunrises, sunsets, starry night skies, and fresh air.



Dressler Park, the Community Hall, and the Smith Valley Library, are examples of community pride, volunteer spirit, and the communities unique character. Historic buildings such as the Heyday Inn and Hoyer Mansion serve as links with the past. Residents of Smith Valley continue to want this rural setting with its sense of community.

### **Stagecoach**

Located along US 50 between Dayton and Silver Springs, Stagecoach has developed as a largely rural community with limited infrastructure and few public or commercial services. Suburban density developments are concentrated at the eastern edge of the community in the vicinity of the intersection of US 50 and Cheyenne Trail. Expanding out from the core area, large lot land divisions have left the majority of the community undeveloped and open. This development pattern contributes to large expanses of open terrain and unobstructed sagebrush habitat that define the community's character.

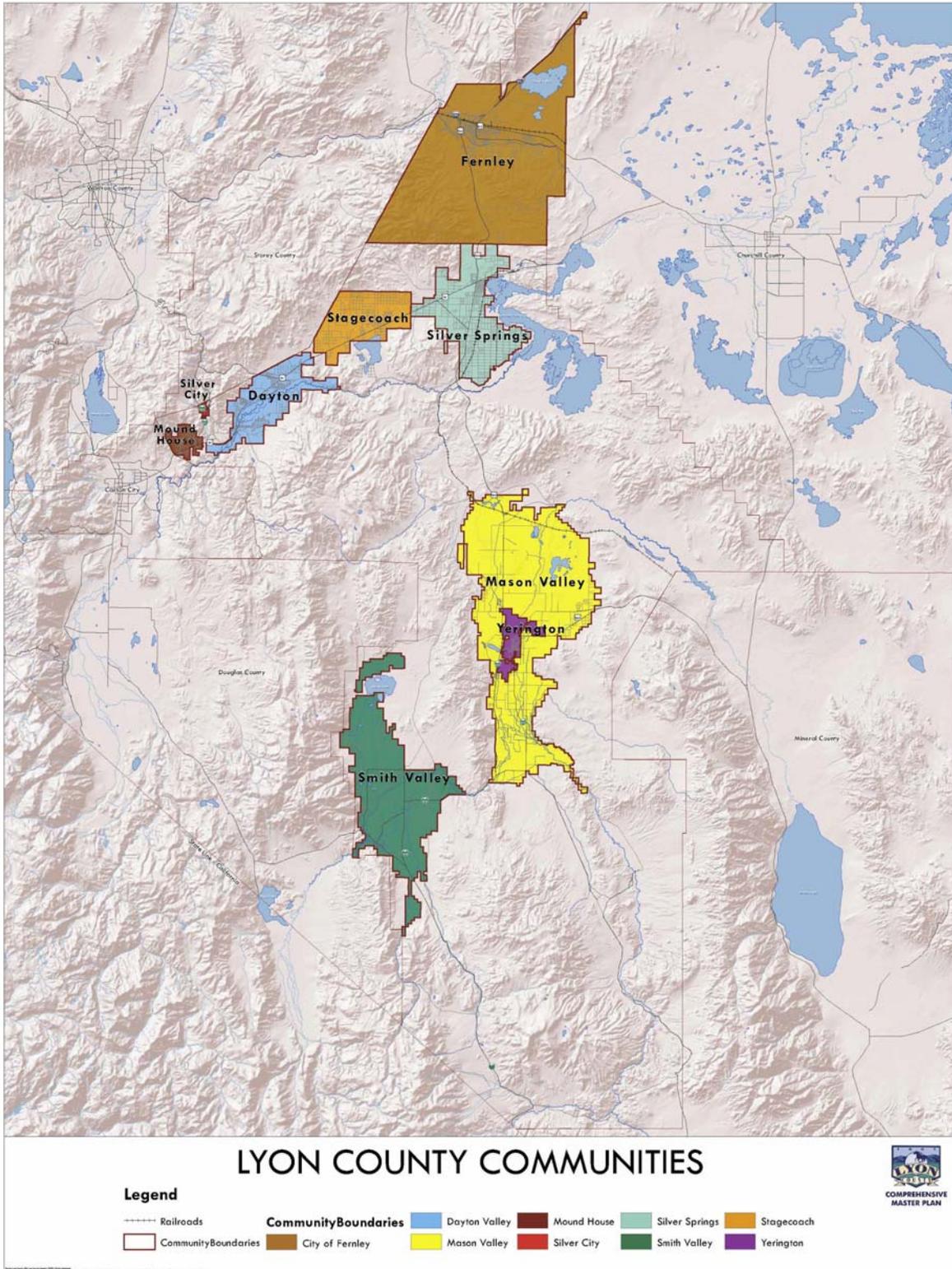
Limited water combined with soils that are unsuited to high density residential uses will limit future development to the existing core where infrastructure to support a range of commercial, employment, and residential uses will be most economically feasible. A large playa, subject to frequent inundation, makes up the bulk of the land area south of US 50, and is considered unsuitable for development due to its soils and function as floodplain.

### **Communities Map**

The map below outlines the boundaries of communities in the County. The communities serve as the basic framework for the County plan.



County-wide Communities Map



### **Character Districts**

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#### **Character Districts Map Description**

"Character" can generally be thought of as the look or feel of a place, including: the built environment, land use patterns, street patterns, open lands, and general density or intensity and type of uses. The purpose of the Character Districts Map is to help define, maintain, or enhance desired character of development or intensity in particular areas of the county.

#### **Five Character Districts**

Character Districts provide guidance to the type, intensity, density, and general development standards for uses intended to occur within their boundaries. They control and modify the land use designations to achieve the type and character of development desired in communities. These Districts are defined areas within communities. A community may have one or more Character Districts within its boundary. The following character districts are described in the sections that follow:

- Rural districts,
- Suburbanizing districts,
- Historic districts,
- Future Plan Areas, and
- General County.

#### **Rural Districts**

Rural Districts include those areas that are predominately low density residential development with limited neighborhood commercial uses. They may or may not have agricultural land uses or grazing lands. Improvement standards will reflect the "rural" character of the area. Rural districts are not likely to have municipal water and sewer. Roads are likely to have dirt shoulders, some equestrian paths as well as bike facilities within road rights-of-way.

#### **Suburbanizing Districts**

Suburbanizing Districts include those areas that are predominately medium to high density residential development with regional/community commercial, neighborhood, industrial and employment uses. Improvement standards will reflect the "suburban" character of these areas and will include requirements for municipal water and sewer, roadway design appropriate to the planned land uses, landscaping of public areas, and pedestrian facilities (sidewalks and paths). Roads are likely to have some bike and pedestrian facilities within road rights-of-way or separate paths.

#### **Historic Districts**

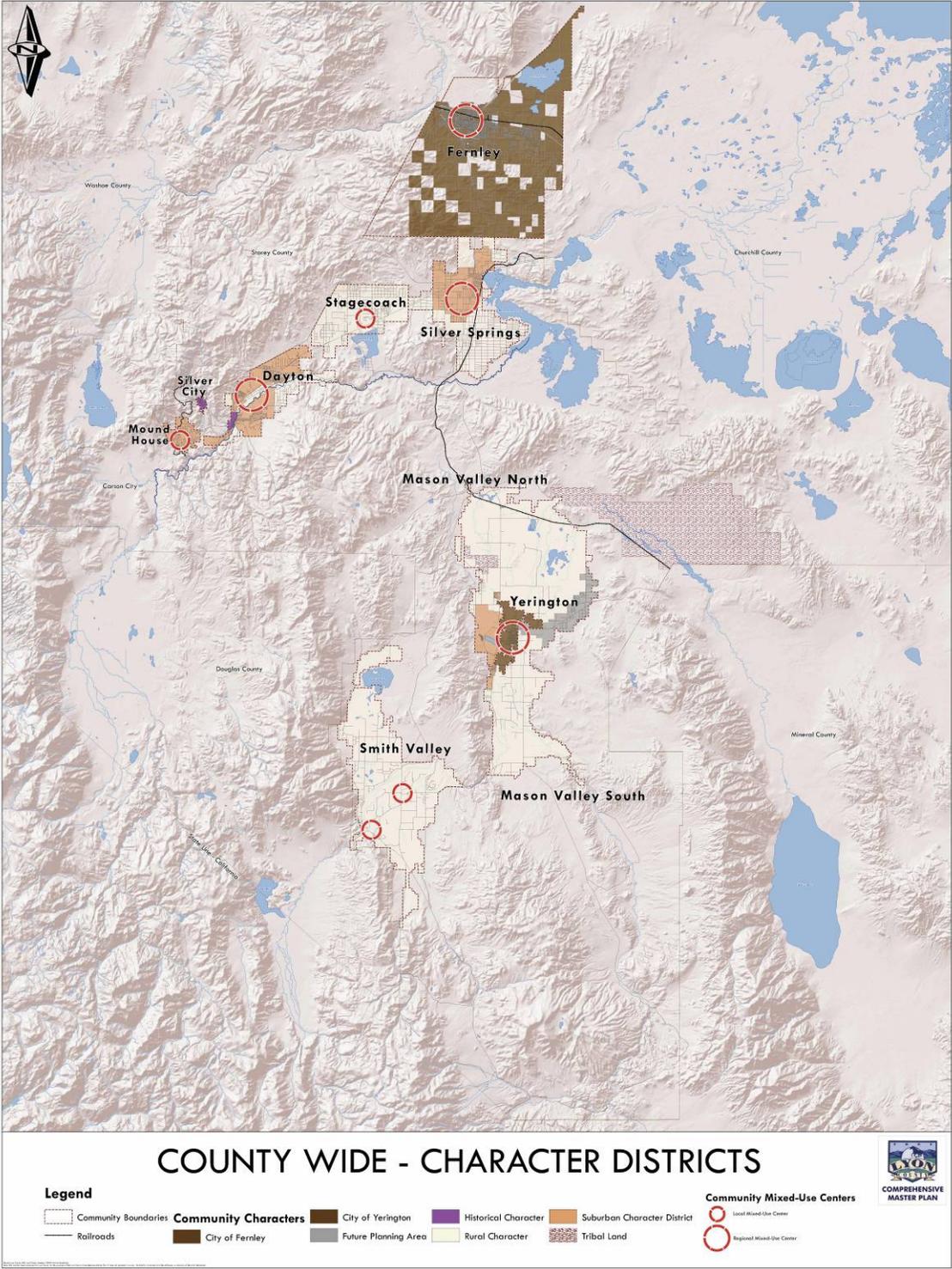
Historic Districts include those areas in and around lands included in the Comstock Historic District and Silver City or other future historic designations to preserve existing historic character or to promote "historic" architectural design elements. Future historic districts could also be designated where the intent is to promote new compatible development that is in keeping with the "historic" development patterns and architectural design elements to create more vitality. Tools might include mixed-use, design guidelines and conservation easements.

#### **General County**

Lands outside the boundaries of defined community boundaries are classified as General County. These lands are rural or resource lands or public lands, and are intended to remain largely undeveloped or with

very low intensity development within the Master Plan’s planning horizon. The development standards applicable to General County lands are the same as those for Rural Character Districts.

### County-wide Character District Map



### ***County-wide Land Use Plan***

#### **County-wide Land Use Plan Map(s)**

The intent of the County-Wide Land Use Plan Map(s) is to show the generalized land use patterns for the entire County and the land use designations for lands outside of defined communities. This Plan map(s) provides an overall view of the County's desired development pattern. The county-wide categories, which are very general and the broadest categories to be mapped, encompass the more specific community plan land use designations, as shown in the land use categories table in this section. The County-wide Land Use Plan map(s) provides broad direction for the land uses intended within communities and the County. (Note: The Land Use Plan designations are shown in the blue column in the master table beginning on page 3.28.) Until a Community Plan is adopted, the County-wide Land Use Plan will be the guide.

Land Use Categories shown are generally consistent with Lyon County zoning and do not remove or vastly change owner entitlements to properties. However, some categories suggest a slight refocus of future development patterns to better achieve Comprehensive Plan Goals. For example, the intent for lands designated as "Highway Corridor Mixed-Use" is to gradually transition away from the strip commercial pattern along the county's highways to become a more cohesive mix of uses with offices, residential, and commercial that is focused in centers. Likewise, some of the lands in Smith Valley that are zoned for Rural Residential are shown as Agriculture, because the intent is that they are part of a larger agricultural area where options for landowners to conserve lands, do clustered development, or transfer density to more concentrated rural development areas is desirable. The Agriculture designation does not imply a change in potential development units from current zoning.

Proposals for development must be consistent with the categories and centers shown on the County-wide Land Use Plan or applicable Community Land Use Plan, or be consistent with locational criteria for centers described later in this chapter. The plan amendment procedures section of this plan describes what developers must do when a proposal is not consistent with the land uses defined herein.

#### **The Map and County-wide Land Use Categories**

The maps show the following land use categories which are grouped under five major types in later pages of this plan. For each category, the plan describes uses, density, and general characteristics.

##### **1. Agriculture and Resource Lands**

Includes:

- Agriculture
- Resource
- Public Lands

##### **2. Residential**

Includes:

- Rural Residential
- Low Density Residential
- Suburban Residential

##### **3. Commercial / Mixed-Use**

Includes:

- Commercial,
- Commercial Mixed-Use, and



- Highway Corridor Mixed-Use

**4. Employment**

Includes:

- Industrial, and
- Employment

**5. Public / Community Facilities and Other Lands**

Includes:

- Parks,
- Open Space,
- Public/Quasi-Public
- Tribal Lands, and
- Specific Plan

**6. Overlay Designations**

The plan also includes provisions for Overlay Designations, including:

- Airport Influence Area
- Cooperative Planning Area
- State-Designated Historic Areas
- Future Plan Areas, and
- Planning Incentive Areas

**The County-wide Land Use Map(s)**

The County-wide Land Use Maps are contained in Appendix A – Land Use Maps of this County-wide Component of the Comprehensive Master Plan.

**County-wide Land Use Categories Table**

This table includes the land use types and specific categories that are shown on the County-wide Land Use Plan maps. It also lists the related more detailed categories that may apply in a Community Land use Plan. (See the Community Land Use Categories table on page 3.28 for additional detailed description and zoning designations.)

Countywide Land Use Category	Community Plan Land Use Categories	Density Range	Description/ Characteristics and Examples of Uses
<b>AGRICULTURE AND RESOURCE LANDS</b>			
<b>Agriculture</b>	<ul style="list-style-type: none"> <li>✓ Irrigated Agriculture (private)</li> <li>✓ Range and Non-Irrigated Agriculture (private)</li> </ul>	1 du per 20 acres	Characteristics: Private properties under production. Residential density may be clustered or transferred (See Agriculture Land Options). Examples of uses: irrigated land for production of crops, pasture and grazing land. Agricultural related commercial and limited industrial uses, and other limited commercial and tourist commercial uses compatible with the agricultural use of the land and rural character.

Countywide Land Use Category	Community Plan Land Use Categories	Density Range	Description/ Characteristics and Examples of Uses
<b>Resource</b>	✓ Resource (private)	1 du per 40 acres or one-sixteenth of a section as described by a government land office survey, or per existing parcel if less than 40 acres or one-sixteenth of a section	Characteristics: Private property, generally inholdings or located in very remote or rural parts of the County (outside of community boundaries). Within communities may be private property used for resource uses. Examples of uses: Open range and dispersed grazing, mining and large scale energy, general rural residential development at very low densities. Within communities uses such as mining, borrow pit or gravel pit operations, energy projects; may include limited employment/industrial uses complementary to and compatible with surrounding uses.
<b>Public Lands</b>	✓ Public Lands (public)	No density and no minimum size	Characteristics: Public lands managed by the federal and state government. Examples of uses: Grazing, recreation, energy production.
<b>RESIDENTIAL</b>			
<b>Rural Residential</b>	✓ General Rural ✓ Rural Residential	1 du per 20 acres to 1 du per 5 acres	Characteristics: Typically in rural districts and on the edge of suburbanizing areas. Lot sizes vary. Typically not served by municipal utilities. Examples of uses: Single-family residences, ranches, and “farmettes”.
<b>Low Density Residential</b>	✓ Low Density Residential	1 du per 5 acres to 1 per 1 acre	Characteristics: Typically at the edge of suburbanizing districts and in rural districts. Lot sizes and layout vary. Typically not served by municipal utilities. Examples of uses: Single-family residences.
<b>Suburban Residential</b>	✓ Medium Density Residential ✓ High Density Residential	1 du per acre to 18 du per acre.	Characteristics: Typically in suburbanizing areas. Neighborhoods should contain a mix of housing types and lot sizes in a neighborhood setting with a recognizable center (with a park, school, or other public use) and connected, useable open space within the neighborhood. Will be served by municipal utilities. High density residential must be located near major roads and near commercial uses. Examples of uses: Single-family residences, duplexes and attached housing.
	✓ Residential Mixed-Use	3 du per acre to 18 du per acre.	Characteristics: This category is designed to create opportunities for higher-density neighborhoods in a suburban-setting to promote neighborhoods with a mix of types and intensities in close proximity to

Countywide Land Use Category	Community Plan Land Use Categories	Density Range	Description/ Characteristics and Examples of Uses
			commercial and commercial mixed-use districts. Examples of uses: A range of medium to high-density residential housing types with open space, parks, schools, and other public uses.
<b>COMMERCIAL/ MIXED-USE</b>			
<b>Commercial</b>	<ul style="list-style-type: none"> <li>✓ Neighborhood Commercial</li> <li>✓ Community/ Regional Commercial</li> <li>✓ Tourist-Oriented Commercial</li> </ul>	Varies, depending on Character District, from approximately 1 acre (in Rural District) to a hundred acres.	<p>Characteristics: Provides a range of services, varying from small-scale neighborhood-serving commercial to large-format retail centers. Commercial should be located in centers. (See Mixed-Use Centers principles on page 5.6). The county discourages continued expansion of highway-oriented commercial activities.</p> <p>Examples of uses: Smaller specialty retail shops, retail and health services and business services, larger retail, such as supermarkets, hotels and resorts, professional offices.</p>
<b>Commercial / Mixed-Use</b>	<ul style="list-style-type: none"> <li>✓ Commercial Mixed-Use</li> </ul>	Varies, depending on Character District	<p>Characteristics: This category is designed to encourage a more cohesive mix of commercial uses than exist today, including residential, designed in centers. (See Mixed-Use Centers principles on page 5.6.)</p> <p>Examples of uses: A mix of commercial services (see above) with some residential. Mix and scale varies, depending on location in character district.</p>
<b>Highway Corridor Mixed-Use</b>	<ul style="list-style-type: none"> <li>✓ Highway Corridor Mixed-Use</li> </ul>	Varies, depending on Character District	<p>Characteristics: This category is designed to discourage continued development of highway-oriented commercial. (See Highway Corridor Mixed-Use principles on page 5.7.)</p> <p>Examples of uses: A mix of commercial services (see above), offices, and residential. Mix and scale varies, depending on location in character district, but intent is to encourage more residential and office.</p>
<b>EMPLOYMENT</b>			
<b>Industrial</b>	<ul style="list-style-type: none"> <li>✓ Industrial</li> </ul>	Varies, depending on location and Character District	<p>Characteristics: Typically intensive work processes and may involve manufacturing or resource handling.</p> <p>Examples of uses: Light and heavy manufacturing, warehousing and distribution, and variety of other industrial services and operations. Accessory and complementary</p>

Countywide Land Use Category	Community Plan Land Use Categories	Density Range	Description/ Characteristics and Examples of Uses
			commercial uses oriented to the provision of services for the industrial uses may be incorporated into a master planned industrial park, or through County design and development standards.
<b>Employment</b>	<ul style="list-style-type: none"> <li>✓ Service Industrial</li> <li>✓ Employment Mixed-Use</li> </ul>	Varies, depending on location and Character District	<p>Characteristics: Provides concentrated locations for employment, combined with a mix of complementary commercial and residential uses.</p> <p>Examples of uses: Offices, medical facilities, light industrial facilities, educational facilities.</p>
<b>PUBLIC/COMMUNITY FACILITIES AND OTHER LANDS</b>			
<b>Open Space</b>	<ul style="list-style-type: none"> <li>✓ Open Space (public)</li> </ul>		<p>Characteristics: Typically provides recreational linkages between different areas of the County; floodplain, drainage or view protection; and/or wildlife habitat.</p> <p>Public access may be provided with designated trails or bicycle facilities. However, in other areas lands may be left intact as visual buffers along an important scenic area or community boundary.</p>
<b>Parks</b>	<ul style="list-style-type: none"> <li>✓ Park &amp; Recreation (public)</li> </ul>		<p>Characteristics: Intended to provide for the active and passive recreational needs of the community.</p> <p>Examples of Uses: Developed recreation areas, playgrounds, athletic fields, picnic areas, etc.</p>
<b>Public/Quasi-Public</b>	<ul style="list-style-type: none"> <li>✓ Public/ Quasi-Public/ Community Facilities</li> </ul>		<p>Characteristics: Government offices, buildings and facilities; fire stations; electrical substations; etc.</p>
<b>Specific Plan</b>	<ul style="list-style-type: none"> <li>✓ Specific Plan</li> </ul>		<p>Characteristics: Lands intended for future development requiring approval of a specific plan(s) for any master plan designation other than the lands' existing land use designations; generally, but not limited to, Agriculture, Resource, Public Lands or General Rural land use designations</p>
<b>Tribal</b>	<ul style="list-style-type: none"> <li>✓ Tribal</li> </ul>		<p>Characteristics: Walker River Paiute Tribe lands and Yerington Paiute Tribe lands</p>
<b>OVERLAY DESIGNATIONS</b>			
<b>Airport Influence Area</b>	<ul style="list-style-type: none"> <li>✓ Airport Influence Area</li> </ul>		<p>Land around airports affected by airport operations.</p> <p>Recognizes the benefits and potential adverse impacts that may occur within certain distances from public aviation facilities and provides a framework to minimize these impacts as well as protect</p>

Countywide Land Use Category	Community Plan Land Use Categories	Density Range	Description/ Characteristics and Examples of Uses
			the safety and efficiency of aircraft operations.
<b>Planning Incentive Overlay</b>	✓ Planning Incentive Overlay	Varies by underlying land use designation, character and community.	Lands identified as important opportunities for significant improvement of land use patterns and development types. Incentives for future development may be applied to encourage the preparation of a specific plan(s) for the redistribution of existing approved land use designations and/or any revision of master plan designation(s) other than the lands' existing land use designation(s); generally, but not limited to, Suburban land use designations.

### Discussion of Designations on the County-wide Land Use Plan

#### Airport Influence Areas

The Airport Influence Areas designated on the County-wide Land Use Plan are intended to promote land use compatibility. The designation recognizes the benefits and potential adverse impacts that may occur within certain distances from public aviation facilities and provides a framework to minimize these impacts as well as protect the safety and efficiency of aircraft operations.

In designating the Airport Influence Areas, airport runway length and the type of aircraft operations were considered. The analysis resulted in the creation of two Airport Influence Area templates: 4,500 foot and 6,000 foot airport safety compatibility zones. These templates anticipate noise, safety and regulatory components for airport land use compatibility planning purposes and are made up of the following considerations: 1) Runway Protection Zone, 2) Inner Approach/Departure Zone, 3) Inner Turning Zone, 4) Outer Approach/Departure Zone, 5) Sideline Zone, and 6) Traffic Pattern Zone. The boundaries cover all of an airport's influence area, including portions which are already developed.

During the preparation of Community Plans, it is expected that the specific conditions at the airports will be evaluated and adjustments will be made to the Airport Influence Areas as necessary and consistent with the expectations of the airport proprietor with respect to the future development and use of the airport. It is also expected that the County will establish compatibility planning guidance, prepare airport land use compatibility plans and formulate compatibility policies in the future. These actions would assist the County in reviewing future individual land use proposals and the compatibility or incompatibility of various categories of land uses.

Future compatibility criteria may include such items as:

- Measures which alert prospective property buyers to the existence of overflight impacts within all parts of the airport influence area.
- Recording of deed notices describing airport impacts as a condition for development approval anywhere in the airport influence area where aviation easements are not obtained.
- Policies defining the area within which information regarding airport noise impacts should be disclosed as part of real estate transactions.



- Requirements for dedication of aviation easements as a condition for development approval for locations where high noise levels exist or are projected to occur and/or the heights of objects need to be significantly restricted.
- Limitations on the heights of structures and other objects necessary to protect airport airspace should primarily be defined in accordance with Federal Aviation Regulations (FAR) Part 77.
- Land uses which produce increased attraction of birds should be avoided in accordance with FAA standards. Activities likely to create visual or electronic hazards to flight (distracting lights, glare, interference with aircraft instruments or radio communication) also should be prevented.

The principal safety compatibility strategy is to limit the number of people (residential densities and nonresidential intensities) in the most risky locations near airports. Additionally, certain types of highly risk-sensitive uses (schools and hospitals, for example) should be avoided regardless of the number of people involved.

Five Airport Influence Areas are identified in this Comprehensive Master Plan. The Areas are depicted on the County-wide Land Use - Airport Influence Area Maps contained in Appendix A – Land Use Maps of this County-wide Component.

### **1. Dayton Airport**

The Dayton Airport is a private, general aviation airport. The Airport Influence Area associated with the Dayton Airport is 4,500 feet from any point on the runway.

### **2. Farias Wheel Airport**

The Farias Wheel Airport is a private, general aviation airport. The Airport Influence Area associated with the Farias Wheel Airport is 4,500 feet from any point on the runway.

### **3. Rosaschi Airpark**

The Rosaschi Airpark is a privately operated public, general aviation airport. The Airport Influence Areas associated with the Rosaschi Airpark are 4,500 feet from any point on the runway.

### **4. Silver Springs Airport**

The Silver Springs Airport is a public, general aviation airport owned by Lyon County and operated by Silver Springs Airport, LLC, through a contract with the County. The Airport Influence Areas associated with the Silver Springs Airport is 6,000 feet from any point on the runway.

### **5. Yerington Airport**

The Yerington Airport is a public, general aviation airport owned and operated by the City of Yerington. The Airport Influence Areas associated with the Yerington Airport is 6,000 feet from any point on the runway.

### **Future Planning Areas**

The Future Planning Areas designated on the County-wide Land Use Plan are locations where future development may occur but where additional planning is necessary because of large common ownership, topography, infrastructure and other factors. These are places where a master plan may have designations that are different than the existing land use designations. One area to be considered initially is: (1) Mason Valley/east of Yerington.



### **1. Mason Valley/East of Yerington**

The Future Planning Area East of Yerington is a location where future municipal services will be available (sewer and water). Most of the zoning currently allows for agriculture and very low density development. Developing a plan for the area may entail collaborative planning with the City of Yerington and citizens. Future development of this area should have suburban densities appropriate for municipal services.

### **Specific Plan Areas**

The County-wide Land Use Plan designates four Specific Plan Areas. A Specific Plan designation requires development proposals within the area to be reviewed in a comprehensive manner, based on a set of adopted policies and criteria. Policies address planning issues specific to the area, typically addressing issues such as: land use, character and design, circulation and access, parks and open space, and facilities and services.

### **1. The Highlands**

The Highlands Specific Planning Area is designated for the 20,250 acres of land in the northwestern quadrant of Lyon County located between the Tahoe-Reno Industrial Complex and US Highway 50 in the Silver Springs/Stagecoach area. The intent of this designation is to promote well planned development based on a specific set of goals and policies that complement and focus the general goals of the Lyon County Master Plan and to promote a mix of complementary and compatible residential, public facilities, commercial and industrial uses while addressing adequate infrastructure, open spaces, the natural environment and existing land uses and development patterns.

### **2. Stagecoach**

The Stagecoach Specific Planning Area encompasses a portion of the Stagecoach Community and includes several thousand acres surrounding the heart of the Stagecoach community to the west, north, east and southeast of the community and Highway 50. Its characteristics include several large parcels in common ownership, such as the Crosby Ranch, and a vast area of contiguous vacant 40-acre parcels with potential opportunities for master planning. The county intends for the area to be planned as a cohesive, coordinated, distinct place through the Community Plan and subsequent specific plans.

### **3. Santa Maria Ranch II**

The Santa Maria Ranch II Specific Planning Area encompasses the remaining undeveloped 665 acre portion of the former Winters Ranch in the Dayton Valley/Mound House area of Lyon County. The intent of this designation is to promote well planned mix of complementary and compatible residential and commercial uses while providing open space and protecting the natural environment and wildlife.

### **4. Ten Mile Hill**

The Ten Mile Hill Specific Planning Area encompasses approximately 611 acres of land owned by the Borda Family Trust north and south of US 50 at the extreme eastern boundary of the Dayton Valley Planning Area. The intent of this designation is to promote well planned mix of complementary and compatible residential, commercial and employment uses while providing open space, protecting the natural environment and wildlife, and establishing a clear demarcation between the Dayton Valley and Stagecoach communities.

### **Planning Incentive Overlay**

To promote the use of mixed-use centers, neighborhood design principals, the reduction of hazards and the promotion of open space in large undeveloped areas previously planned for suburban development, and to promote efficient land use patterns, reduction of hazards and creation of open space in large

undeveloped areas previously planned for rural development, the plan offers incentive based techniques. These techniques are outlined below.

### ***Re-Planning***

To encourage more efficient land use patterns, relocating development away from hazards or creating open space within or between communities, the Plan provides for density and use incentives. The county could provide, through incentives, an increase of allowed residential density to encourage more compact, better integrated and more efficient development—through specific plans and/or planned unit developments.

### ***Clustering***

To encourage more efficient land use patterns, relocating homes away from hazards or creating open space within or between communities, the Plan provides for clustering development. The county could provide, through incentives, an alternative way for landowners to obtain equity from their land and encourage a more compact form of development—through clustering.

### ***Non-Contiguous Density Transfer***

To conserve resources and to place development in locations closer to municipal services, community cores and development of similar density, property owners may transfer density (units) from one property to another. Either one property owner or more than one property owner may work together to transfer potential development units from one “sending property” to another “receiving property.” This is provided that the owner of a sending parcel and the owner of a receiving parcel can agree to a price for the dwelling unit rights to be transferred that the receiver pays. In addition, the owner of the sending parcel must agree to permanently reduce its development capacity and continue open space use, etc. after the sale (e.g., through permanent conservation easements held in trust by a third party and deed restrictions).

To provide an incentive for improved land use patterns, reductions of hazards and provision of open space, land owners and developers would be eligible for bonus residential units based on a schedule to be developed as part of the implementation of this Master Plan. Eligibility would require the transfer of these potential residential units away from incompatible land uses, hazardous areas, and other identified types of land to another parcel that is more suitable for development, as described in criteria that follow.

### ***Planning Incentive Overlay Areas***

The County-wide Land Use Plan designates two Planning Incentive Overlay Areas. A Planning Incentive Overlay designation encourages development proposals within the area to be designed and reviewed in a comprehensive manner, improving the underlying pattern of land use designations. Incentives such as increases in density or commercial acreage may be granted to encourage the preparation of a specific plan(s). The specific plan(s) would be based on a set of adopted policies and criteria. Policies address planning issues specific to the area, typically addressing issues such as: land use, character and design, circulation and access, parks and open space, and facilities and services.

#### ***1. Dayton, North of Highway 50***

The Dayton Planning Incentive Overlay Area north of Highway 50 has an approved master plan (the Traditions project), a portion has an approved Planned Unit Development, and common ownership. It is currently zoned for residential mixed-use and commercial. The intent is to fine-tune the land use designations so that future development contains a viable mix of uses, and so it functions in a cohesive manner with circulation and access from Highway 50 and is compatible with surrounding land uses.



### **2. Dayton/Carson River**

The Dayton/Carson River Planning Incentive Overlay Area includes the Quilici and Minor Ranches and land along the Carson River easterly of the Minor Ranch. These lands are designated for a mix of land uses including low, medium and high density residential, and commercial. The intent with this designation is to promote a cohesive mix of residential types and more efficient, effective and mixed neighborhoods — varying from lower density neighborhoods near the open space to higher density and mixed residential where it has easy access to arterial roads. Another aim is to conserve open space along the Carson River so it will become a natural asset and amenity for future neighborhoods of the area, part of a countywide open space system, and reduce flood hazards in the built environment.

### **Incorporated Cities and Coordinated Planning**

Lyon County contains two incorporated cities: Fernley and Yerington. The county does not have jurisdiction within city limits, however, outside city limits, cooperative planning will be necessary. This section addresses the two cities.

#### ***City of Fernley***

The entire Fernley sub-area, encompassing the existing city limits and the unincorporated lands lying between the current City limits and the extended City boundaries created by the Nevada Legislature are designated on the plan. The land uses reflect the current City of Fernley Master Plan and a “cooperative planning area” coincides with the unincorporated lands.

#### ***City of Yerington***

The City of Yerington is designated on the plan. Yerington’s Master Plan Map (2006) designates land uses within City limits. Beyond City limits, Yerington’s Master Plan includes an Annexation Plan through the year 2025; however the annexation plan does not designate land uses. The City of Yerington’s annexation boundary is shown as “cooperative planning area” on the County-wide Land Use Plan.

## **Lyon County Communities Land Use Maps**

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### **Community Land Use Plans – A Guide**

Community Land Use Plan Maps are intended to show the specific land use pattern for each identified community as determined through a community planning process. Community Plans are designated for existing, established communities. These maps provide detailed views of the community’s desired development pattern for the future. The County will work with the communities to complete Community Plans, including Community Land Use Plans, in each community.

Additional information regarding Community Plans may be found in Chapter 10, Communities and Planning.

### ***Community Land Use Plan Categories***

Community Plan Land Use Designations are shown in column #2 of the master land use table that follows. The community land use designations provide much higher specificity regarding desired patterns of development and uses for lands inside of defined communities.

### **Community Land Use Plan Categories Table**

This table shows a much greater level of detail for each land use category than the County-wide Land Use Table. This is the “menu” from which communities can build their land use plans.

### Land Use Categories (Organized by General Land Use Types)

1 County-wide Plan Land Use Category	2 Community Plan Land Use Designation	3 Density Range/Size	4 Examples of Uses	5 Description/Characteristics	6 1990 Master Plan & WCLC Land Use Plan	7 Current Zoning Districts	8 Zoning District Concepts
<b>Agriculture and Resource Lands</b>							
Agriculture	Irrigated Agriculture (private)	1 DU per 20 acres (0.05DU/acre)	Irrigated land used in the production of crops and pasture, and having requisite water rights.	Private property under irrigated cultivation or irrigated pasture generally larger than 40 acres. Residential uses may be clustered or transferred away from agricultural lands to conserve large intact agricultural lands. Agricultural related commercial and limited industrial uses, and other limited commercial and tourist commercial uses compatible with the agricultural use of the land and rural character.	AG VLDR	RR-5	AG, Agriculture
	Range & Non- Irrigated Agriculture (private)	1 DU per 20 acres (0.05DU/acre)	Grazing land, feed-lot, hay stacking yard	Private properties used for non-irrigated livestock grazing or feeding, or non-irrigated lands used in conjunction with a developed ranching or farming operation that are generally larger than 40 acres. Residential uses may be clustered or transferred away from agricultural lands to conserve large intact agricultural lands. Agricultural related commercial and limited industrial uses, and other limited commercial and tourist commercial	AG VLDR	RR-5	NIA, Non- Irrigated Agriculture

1 County-wide Plan Land Use Category	2 Community Plan Land Use Designation	3 Density Range/Size	4 Examples of Uses	5 Description/Characteristics	6 1990 Master Plan & WCLC Land Use Plan	7 Current Zoning Districts	8 Zoning District Concepts
				uses compatible with the agricultural use of the land and rural character.			
Resource	Resource (private)	1 du per 40 acres or one-sixteenth of a section as described by a government land office survey, or per existing parcel if less than 40 acres or one-sixteenth of a section	Open range and dispersed grazing lands; mining and large scale energy projects such as wind and solar facilities; general rural residential development at very low densities. Within community boundaries uses may include limited employment/industrial uses associated with allowed mining, energy and other non-residential uses, which must be complementary to and compatible with surrounding uses.	Private properties located within BLM or USFS lands as in-holdings, or in very rural and/or remote areas of the County away from developed lands or existing utilities and roads that are currently vacant or primarily vacant, located in floodplains or are constrained by other significant environmental or topographic feature (e.g. steep slopes, playas, or access constraints). While properties are entitled to general rural residential development based upon their current zoning, maintaining these properties as open lands where possible is desirable. The county will provide limited services to remote areas. May also include private properties within community boundaries used for resource uses such as mining, borrow pit or gravel pit type operations, energy projects	PL/OS OS	RR-5	RL, Resource Land
Public Lands	Public Lands (public)	No density & no minimum size	BLM, USFS, BOR, State Park	Public lands managed by the federal and state government. Could also encompass large-scale energy production projects.	PL/OS OS	RR-5	PL, Public Land

1 County-wide Plan Land Use Category	2 Community Plan Land Use Designation	3 Density Range/Size	4 Examples of Uses	5 Description/Characteristics	6 1990 Master Plan & WCLC Land Use Plan	7 Current Zoning Districts	8 Zoning District Concepts
<b>Residential</b>							
Rural Residential	General Rural	1 DU per 20 acres (0.05DU/acre)	Single-family residences, gentleman farms and ranches, etc.	Typically found in rural districts and on the suburbanizing fringe. 20 acre or larger lots for single- family residential development.	AG VLDR	RR-5	RR-20, Rural Residential (20 acre minimum)
	Rural Residential	1 DU per 5 to <20 acres (>0.05-0.2 DU/acre)	Single-family residences, “farmettes” and “ranchettes”, etc.	Typically found in rural districts and on the suburbanizing fringe. Lot size and layout varies. Typically not served by municipal utilities, depending on location in suburbanizing district.	LDR	RR-3 RR-4	RR-5, Rural Residential (5 acre Minimum) RR-10, Rural Residential (10 acre minimum)
Low Density Residential	Low Density Residential	1 DU per 1 to <5 acres (>0.2- 1.0 DU/acre)	Single-family residences.	Typically found in rural districts and on the suburbanizing fringe. Lot size and layout varies. Typically not served by urban or municipal utilities, depending on location in suburbanizing district.	LDR	RR-1 RR-2	RR-1, Rural Residential (1 acre minimum) RR-2, Rural Residential (2 acre minimum)
Suburban Residential	Medium Density Residential	1 DU per 12,000 sf to <1 acre (>1-<4 DU/acre)	Single-family residences and duplexes and attached housing.	Medium-density residential neighborhoods should contain a mix of housing types in a neighborhood setting. Each neighborhood should have a recognizable center. Centers will vary in size and composition, but may include a combination of higher-density residential uses, parks and/or recreation facilities, or civic uses. Neighborhoods should contain	MDR HDR	E-1 E-2	SFR-1/2, Single Family Residential (1/2 acre minimum) SFR-12,000, Single Family Residential (12,000 s.f. minimum)

1 County-wide Plan Land Use Category	2 Community Plan Land Use Designation	3 Density Range/Size	4 Examples of Uses	5 Description/Characteristics	6 1990 Master Plan & WCLC Land Use Plan	7 Current Zoning Districts	8 Zoning District Concepts
				connective open spaces that unify the development and provide transitions between other areas and uses.			
	High Density Residential	5 to 18 Dwelling Units per acre	Apartments, duplexes, fourplexes, condominiums and townhomes. Single Family Residential detached units at 5 to 10 dwelling units per acre.	High density residential is typically found in suburbanizing districts. High Density Residential should be located near major transportation facilities, near commercial uses, or civic centers and near parks.	HDR	NR-1 NR-2 NR-3 MHP	SFR-9,000, Single Family Residential (9,000 s.f. minimum) NSFR, Neighborhood SFR (8,000 s.f. to 4,500 s.f. minimum with variable lot size requirements) MFR, Multi-Family Residential
	Residential Mixed-Use	3-18 dwelling units per acre.	<i>Primary Uses:</i> A range of medium to high-density residential housing types, such as small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. <i>Secondary Uses:</i> Open space, parks, pathways, schools, and other public uses.	Residential mixed-use is designed to create opportunities for higher-density neighborhoods in a suburban setting to promote neighborhoods with a mix of types and intensities of housing.  Residential mixed-use is appropriate next to designated mixed-use centers and along major transportation corridors.	HDR	NR-1 NR-2 NR-3 MHP	RMU, Residential Mixed-Use

1 County-wide Plan Land Use Category	2 Community Plan Land Use Designation	3 Density Range/Size	4 Examples of Uses	5 Description/Characteristics	6 1990 Master Plan & WCLC Land Use Plan	7 Current Zoning Districts	8 Zoning District Concepts
<b>Commercial / Mixed-Use</b>							
Commercial	Neighborhood Commercial	Dependent on Character District Typically around 5 acres, but may vary, ranging from as small as 1-3 acres to as large as 10- 15 acres.	Supermarkets, restaurants, movie rentals, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services and business and professional offices.	Neighborhood commercial is intended to provide a range of services. It will vary in scale and character. Smaller, limited use centers may be fully integrated into the surrounding neighborhood and be accessed primarily by pedestrian or bicycle; while larger centers will function more independently, providing ample parking and numerous stores.	C	C-1	NC, Neighborhood Commercial
	Community/ Regional Commercial	Typically between 10 and 30 acres.	Typically anchored by large format national retailers, which may provide sales of a variety of general merchandise, grocery, apparel, appliances, hardware, lumber, and other household goods, often under one roof.	Community/Regional commercial will occur in suburban character districts. It is a mix of retail and commercial services in a concentrated and unified center that serves the local community. It may also include larger retail centers with unique stores or characteristics that serve as a regional draw and “one-stop shop” setting. Single use highway-oriented commercial activities will continue to occur in some areas. However, the county generally discourages that pattern of development.	C	C-2	CC, Community Commercial RC, Regional Commercial
	Tourist Oriented	Dependent on Character	<i>Primary Uses:</i> Rural – RV parks, lodges, resorts, etc.	Tourist Oriented Commercial is intended to provide a range of	C	TC RVP	RTOC, Rural Tourist Oriented

1 County-wide Plan Land Use Category	2 Community Plan Land Use Designation	3 Density Range/Size	4 Examples of Uses	5 Description/Characteristics	6 1990 Master Plan & WCLC Land Use Plan	7 Current Zoning Districts	8 Zoning District Concepts
	Commercial	District	w/rural character, scale and amenities <i>Suburbanizing:</i> Casinos, hotels, RV parks, resorts, etc. with suburban character, scale, and amenities <i>Secondary Uses:</i> Restaurants, smaller specialty shops and retail uses associated with the primary use(s).	tourist oriented services, depending on context: rural or suburbanizing. Will vary in scale and character. These developments are generally located in areas with particular attributes that provide opportunities for multiple tourist oriented uses. Not intended for small casinos, individual RV parks, etc.			Commercial STOC, Suburban Tourist Oriented Commercial
Commercial Mixed-Use	Commercial Mixed-Use	<i>Rural Districts:</i> Density/intensity based on coverage and building height. Typical coverage of between 35% and 50%.  <i>Suburban Districts:</i> Typical floor area ratios (FARs) of between 0.35 and 3.	<i>Primary Uses:</i> Commercial retail and offices. In Rural districts: Mixed neighborhood commercial and medium density single family residential. In suburbanizing districts: Commercial and mixed-use residential, including live-work units, based on neighborhood character, access and infrastructure. <i>Secondary Uses:</i> Open space, parks, trails, schools, places of worship, other public uses, and senior housing facilities are also appropriate.	<i>Historic Districts:</i> Unique historic character and importance to the community. Historic land use pattern with mixed commercial and residential uses arranged horizontally and/or vertically. <i>Rural Districts:</i> Traditional settlement land use pattern with mixed commercial and residential uses arranged horizontally and/or vertically. Typically neighborhood commercial and associated uses; may have both single-family and multi-family residential uses. <i>Suburban Districts:</i> Traditional downtown fabric with a compact, pedestrian-friendly scale.  The category is intended to allow for and encourage a broader mix of uses than exist today, including high-density residential. It is also	N/A	Some TC	CMU, Commercial Mixed-Use

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				<p>intended to allow for vertical or horizontal mix of uses on sites. Commercial Mixed-use is generally located along major transportation corridors, within designated mixed-use centers.</p> <p>Commercial Mixed-Use development should be located where it may be readily served by existing or future transit and should be designed with clear pedestrian connections to transit stops and surrounding development.</p>			
Highway Corridor Mixed-Use	Highway Corridor Mixed-Use	Dependent on Character District. Typical floor area ratios (FARs) of between 0.35 and 1.5 with residential units	<p><i>Rural Districts:</i> Mixed neighborhood commercial and medium density residential (multi-family)</p> <p><i>Suburban Districts:</i> Typical floor area ratios (FARs) of between 0.5 and 1.5</p> <p><i>Primary Uses:</i> Residential and offices, including live-work units.</p> <p><i>Secondary Uses:</i> Commercial uses that are low traffic generators, open space, parks, trails, schools, places of worship, other public uses, and senior housing facilities are also appropriate.</p>	<p><i>Rural Districts:</i> Traditional settlement land use pattern with mixed residential and commercial uses arranged horizontally and/or vertically. The category is intended to discourage strip commercial and allow for and encourage a broader mix of uses than exist today, including residential.</p>	N/A	Some commercial zoning districts along the highway	HMU, Highway Corridor Mixed-Use

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<b>Employment</b>							
Industrial	Industrial	Dependent on Character District	<i>Primary Uses:</i> Light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, and a wide range of other industrial services and operations. <i>Secondary Uses:</i> Accessory and complementary commercial uses may be incorporated into a master planned industrial park, or through County design and development standards.	Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling.	I	M-1 M-E J-W	LI, Light Industrial HI, Heavy Industrial
Employment	Service Industrial		Light manufacturing, distribution, indoor and screened outdoor storage, and a wide range of other industrial and commercial services and operations.		I	M-1	SI, Service Industrial
	Employment Mixed-Use	Varies depending upon location and development context.	<i>Primary Uses:</i> Employment facilities, such as corporate offices, medical facilities and offices, research and development, service and light industrial facilities, and educational facilities. <i>Secondary Uses:</i> Limited	Suburban character district land use. Intended to provide concentrated areas of employment, combined with a mix of complementary commercial and residential uses Office/Research Park developments may be incorporated into a master	BO BO/TP	N/A	EMU, Employment Mixed-Use

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			residential, including residential mixed-use and live-work units, or commercial (or combination of the two) uses are encouraged in Employment Mixed-Use areas. Open space, parks, pathways, schools, other public uses, and senior housing facilities are also appropriate.	planned neighborhood, or located in close proximity to residential areas. May include smaller live-work complexes consisting of a single building or several buildings that are not located within a typical office or industrial park setting, but are located on infill sites within established suburbanizing areas of the County. Activities typically take place indoors and outdoor storage or other more industrial types of uses are typically not permitted.			
<b>Public/Community Facilities and Other Lands</b>							
Parks	Park & Recreation (public)	Varies, ranging from as small as 1-3 acres to 40+ acres for regional facilities.	Parks, pathways, and recreational facilities.	Intended to provide for the active and passive recreational needs of the community. Generally provided by the County.	N/A OS	N/A	PF, Public Facilities
Open Space	Open Space (public)		<i>Primary Uses:</i> Publicly owned/managed and accessible lands preserved by the County, other government agencies, or quasi-public (land trusts, non-profit organizations, etc.) for	Open space provides recreational linkages between different areas of the County; floodplain, drainage or view protection; and/or wildlife habitat. Public access may be provided with designated trails or bicycle	PL/OS Not used in the same context OS	RR-5	OS, Open Space



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			<p>conservation, resource protection, or recreational use. Not lands that are part of a private development (e.g. planned unit development)            May also be preserved without public access to protect sensitive natural areas.  <i>Secondary Uses:</i> Utilities (e.g. municipal wells or other utility structures).</p>	<p>facilities. However, in other areas lands may be left intact as visual buffers along an important scenic area or community boundary. Open space may be granted to or purchased outright by the County for public use, donated to private land trusts, or protected using another method, such as conservation easements, signage restrictions, and design controls.</p>			
Public/Quasi-Public	Public/ Quasi-Public/ Community Facilities	N/A	<p>Schools, government offices, community centers, fire stations, airports, libraries, hospitals, cemeteries, etc. Also includes facilities needed for essential public services such as electrical substations, water and wastewater facilities, and other similar uses.</p>	<p>Government offices, buildings and facilities; fire stations; electrical substations; etc.</p>	N/A EF	Varies	PF, Public Facilities
Specific Plan	Specific Plan	N/A	Vary by Specific Planning Area	<p>Lands intended for future development requiring approval of a specific plan(s) for any master plan designation other than the lands' existing land use designations; generally, but not limited to, Agriculture, Resource, Public Lands or General Rural land</p>	N/A	N/A	N/A



# CHAPTER 3 Land Use, Economy and Growth

ADOPTED – December 23, 2010

1 County-wide Plan Land Use Category	2 Community Plan Land Use Designation	3 Density Range/Size	4 Examples of Uses	5 Description/Characteristics	6 1990 Master Plan & WCLC Land Use Plan	7 Current Zoning Districts	8 Zoning District Concepts
				use designations. Three areas that should be considered to initially include this designation are: (1) Stagecoach, (2) Silver Springs, and (3) east of Yerington.			
Tribal	Tribal	N/A	A range of residential and nonresidential uses associated with the Walker River and Yerington Paiute Tribes.	Walker River Paiute Tribe lands; Yerington Paiute Tribe lands	N/A	N/A	N/A
<b>Overlay Designations</b>							
Airport Influence Area	Airport Influence Area	N/A	N/A	Land around airports affected by airport operations. Recognizes the benefits and potential adverse impacts that may occur within certain distances from public aviation facilities and provides a framework to minimize these impacts as well as protect the safety and efficiency of aircraft operations.	N/A	N/A	AO, Airport Overlay
	Cooperative Planning Area	N/A	N/A	An area beyond a municipality's immediate municipal boundaries where suburban level development is not appropriate within the municipal plan's time frame but where development may have an impact on present and future municipal growth patterns. CPAs will	N/A	N/A	N/A

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				be defined in Interlocal Agreements and development standards in these areas will be based on jointly developed plans.			
	Density Transfer (Density Receiving or Future Development)	N/A		Designated receiving or transfer areas for Transfer of Development Rights (TDRs)	N/A	N/A	RA, Receiving Area Overlay TA, Transfer Area Overlay
	Historic	N/A	N/A	Land within the Comstock Historic District.	HO	Historical Overlay	HO, Historic Overlay
	Redevelopment	N/A	N/A	Lands identified as important opportunities for redevelopment.	N/A	N/A	RO, Redevelopment Overlay
Planning Incentive Overlay	Planning Incentive Overlay	N/A	Vary by underlying land use designation, character and community.	Lands identified as important opportunities for significant improvement of land use patterns and development types. Incentives for future development may be applied to encourage the preparation of a specific plan(s) for the redistribution of existing approved land use designations and/or any revision of master plan designation(s) other than the lands' existing land use designation(s); generally, but not limited to, Suburban land use designations.	N/A	N/A	PI, Planning Incentive Overlay



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				Three areas that should be considered to initially include this designation are: (1) the Minor Ranch, (2) the Quilici Ranch, and (3) the Traditions project.			

DU = Dwelling Unit

FAR = Floor Area Ratio. Floor area ratio means the ratio of floor area permitted on a lot to the size of the lot. It is determined by dividing the gross floor area of all buildings on a lot by the area of that lot. For example, a permitted FAR of 0.5 on a 10,000 square foot lot would allow a building with a total floor area of 5,000 square feet.

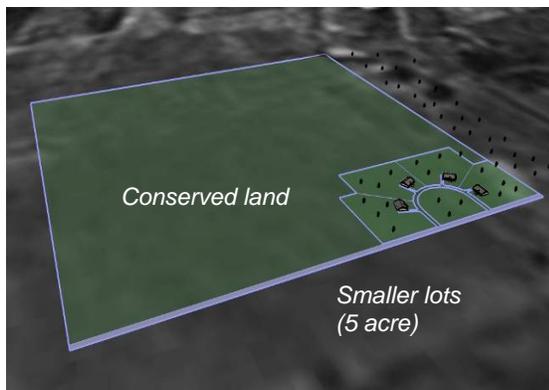
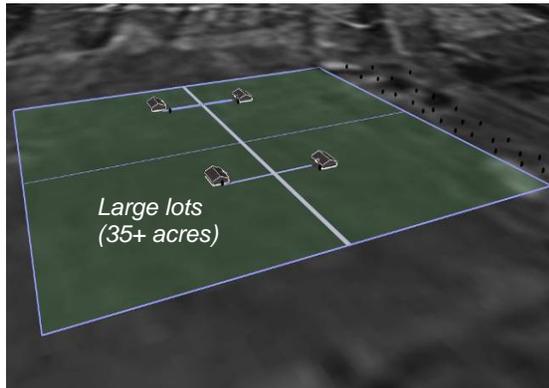
sf = square feet

## Agriculture, Open Space, Hazardous and Environmentally Sensitive Land Options

In an effort to retain both the agricultural and rural character of large sections of Lyon County, relocate development away from special flood hazard areas and other hazards, promote the creation of open space and help protect lands that are environmentally sensitive, the plan offers several incentive based conservation techniques. These techniques are outlined below.

### Clustering

To encourage the retention of larger parcels with the opportunity of continuing agricultural activities, relocating homes away from hazards or creating open space within or between communities, the Plan provides for clustering development. The county could provide, through incentives, an alternative way for landowners to obtain equity from their land and encourage a more compact form of development—through clustering.



Through a clustering program, farmers and ranchers could be eligible for incentives, such as bonus residential lots and units and reductions in minimum lot sizes (to be determined), if they meet criteria below.

#### Eligibility Criteria

To be eligible, the parcel must:

- Be a minimum number of acres as set forth in an implementing County Code.
- Contain productive agricultural land, useable common open space or conservation area or natural features, such as wetlands and special flood hazard areas.

In addition:

- Development lots and units must cluster on underutilized land with a minimum size identified in the applicable community plan.
- Development lots and units must be served by continuous paved roadways connected to the County's improved thoroughfare and road system or State highway system, or adequate paved roadways must be constructed as part of any development.
- To use this option, the property owner will need to address its long-term management of the property.
- Restrict further residential development of the conservation area.

### Non-Contiguous Density Transfer

To conserve agricultural lands or other resources and to place development in locations closer to municipal services, community cores and development of similar density, property owners may transfer density (units) from one property to another. Either one property owner or more than one property owner may work together to transfer potential development units from one "sending property" to another "receiving property." This is provided that the owner of a sending parcel and the owner of a receiving parcel can agree to a price for the dwelling unit rights to be transferred that the receiver pays. In addition, the owner of the sending parcel must agree to permanently reduce its development capacity and continue agricultural operations, open space use, etc. after the sale (e.g., through permanent conservation or agricultural easements held in trust by a third party and deed restrictions).

To provide an incentive for land conservation, farmers and ranchers would be eligible for bonus residential units based on a schedule to be developed as part of the implementation of this Master Plan if they transfer these potential residential units away from agriculture, ranch and other identified types of land to another parcel that is more suitable for development, as described in criteria that follow.

#### ***Criteria for "Sending Properties"***

Potential residential density or development units can be transferred away from sending properties. An eligible sending property must meet the following criteria:

- Be a minimum number of acres as set forth in an implementing County Code,
- Contain irrigated agriculture or other historically productive agriculture or natural resources to conserve, or be located within an identified special flood hazard zone or open space area, and
- Retain water rights with the land, if applicable.

#### ***Criteria for "Receiving Properties"***

For a property to be eligible for receiving additional development units, it must meet the following criteria:

- Be located near a community core and parcels of similar size as would be developed.
- Be served by continuous paved roadways connected to the County's improved thoroughfare and road system or State highway system, or adequate paved roadways must be constructed as part of any development.
- Consist of underutilized agricultural land (i.e., has not been used for farming or ranching in past several years), non-hazardous land, land not considered to be environmentally sensitive, and land not identified for open space.

### Transfer of Development Rights (TDRs)

In a TDR program, a community identifies an area which it would like to conserve (the “Sending Area”) and another area where the community desires more town- or suburban-style development (the “Receiving Area”). Landowners in the sending area are allocated a number of development credits which can be sold to developers wishing to build in the receiving area. In return for selling their development credits, the landowner in the sending area agrees to place a permanent conservation easement on their land. Meanwhile, the purchaser of the development credits can apply them to develop at a higher density than otherwise allowed on property within the receiving area. In Lyon County, a TDR program could be used to conserve agricultural lands that are desired to remain in production, natural resources, or lands subject to identified hazards, and land that is within a suburbanizing area or city or town could serve as a receiving area. The program could be county-wide or localized to a community (e.g., Smith Valley). The broader the area subject to a TDR program, the more likely the program could be successful.

#### ***What Would it Take to Establish a TDR Program?***

For this approach to be used, the county would need to put the following into place:

- Define Sending Area Locations or Criteria – Define the extent of agricultural areas to be conserved or criteria for designating sending areas.
- Establish Receiving Areas or Criteria – Determine a receiving area (or areas) or criteria, as an area where future growth would occur at higher densities than what current zoning allows.
- Bank or Sell Development Rights – For a property owner within the receiving area(s) to develop at densities higher than current zoning allows, they would need to purchase development rights from a property owner in the sending area or from a bank. The seller of the development rights would need to provide evidence of a permanent conservation easement meeting the protection criteria of the TDR Program. The value for these rights would be determined by the market; however, the county would likely need to establish a basis for the number of rights needed for density increases in the receiving area.

### Density Transfer Charges (DTCs)

In a Density Transfer Charge program, the County would accept the payment of fees in lieu of the purchase and/or transfer of development rights. The fees would then be used to purchase conservation and/or agricultural easements, or land from willing sellers. Similar to a TDR program, in Lyon County a DTC program could be used to conserve agricultural lands that are desired to remain in production, natural resources, or lands subject to identified hazards. A Density Transfer Charge program would be different from a TDR program in that it does not require the designation of Receiving Areas or the actual relocation of development. Development rights would be retired and not moved in a DTC program. The program could be county-wide or localized to a community (e.g., Smith Valley).

#### ***What Would it Take to Establish a DTC Program?***

For this approach to be used, the county would need to put the following into place:

- Define Criteria – Define criteria for designating eligibility. This could include criteria requiring DTC payments for any development above a base density. For example the base density could be defined as the densities granted in zoning designations as of an effective date. The difference between this base density and the Comprehensive Master Plan land use designation, implemented through a re-zoning of land, could be used to determine the amount of development transfer charges due.



- Establish Priorities for Using DTC Funds – Determine priorities for different lands the County is interested in retaining or protecting. This could include agricultural lands, lands subject to hazards, open space, etc.
- Set and Collect Fees – For a property owner to develop at densities higher than current zoning allows, they would need to pay a fee(s) based on the increased number of units. The County would need to set the per unit fees for single family detached and multi-family units.