

Lyon County

2020 Master Plan

ADOPTED: DECEMBER 16, 2021



Lyon County

2020 Master Plan

ADOPTED DECEMBER 16, 2021



Board of Commissioners:

Wes Henderson- District 1
Vida Keller, Chair- District 2
Ken Gray- District 3
Robert Jacobson- District 4
Dave Hockaday, Vice Chair- District 5

Prepared By:



241 Ridge Street, #400 Reno, NV 89501
775-746-3500



Table of Contents

Chapter 1: Introduction

Chapter 2: Communities

Chapter 3: Land Use

Chapter 4: Transportation

Chapter 5: Natural Resources and Environment

Chapter 6: Parks, Recreation, and Open Space

Chapter 7: Public Facilities and Services

Chapter 8: Regional Coordination and Implementation

Character District Maps

Land Use Maps

Airport Influence Area Maps

Transportation Maps

Public Facilities and Services Map



Contents

Purpose of the 2020 Master Plan	1.2
Plan Use	1.2
The Plan's Scope	1.2
Update Process	1.3
Master Plan Organization	1.3
Communities	1.4
Land Use	1.4
Transportation	1.4
Natural Resources and Environment	1.5
Parks, Recreation and Open Space	1.5
Public Facilities and Services	1.5
Regional Coordination	1.6
Lyon County's Vision	1.6
Vision Statement	1.7
Implementation and Use	1.7
How Will the Master Plan Goals and Policies be Implemented?	1.7
How Does Zoning Relate to the Master Plan?	1.7
The Relationship to Private Property Rights	1.8
Compliance with Nevada Revised Statutes	1.9



Purpose of the 2020 Master Plan

The 2020 Master Plan provides the overall foundation and framework for directing the County's future growth and development. This Master Plan was a community-based effort with nearly 500 residents who participated in the public process, through an online survey and 11 public meetings held throughout the County. The process was an opportunity to assess and explore trends and key issues that would influence the County's future, as well as an opportunity to articulate a shared, community-wide vision for the future and to explore potential trade-offs associated with that vision.

The result is a Master Plan that provides a road map for the County as it continues to grow and evolve. The Master Plan reflects the ideas, values, and desires of the community, aligning these with a range of plans, policies, and initiatives in place or underway in both Lyon County and the wider region. Moving forward, the Master Plan will help guide both day-to-day decision-making, short-term actions, and longer-term initiatives and strategies to achieve the community's vision.

Plan Use

The 2020 Master Plan will serve as a tool to help guide the community toward its desired outcomes. It specifies policy guidelines that respect the individual, reinforce community values, support healthy functioning communities, and advocates for quality of life.

Public and private agencies, property owners, developers, community groups, and County staff will use the 2020 Master Plan for various reasons, including the general statements listed below.

1. The Master Plan provides guidance for County officials in making decisions about zone changes and developments.
2. Residents can use the Master Plan to understand the County's position on proposed changes in land use, zoning, development regulations, and broader policy issues.
3. The 2020 Master Plan forms the basis for other County plans and regulations. The Plan establishes policies that promote the County's role in actions related to capital improvements, road construction and maintenance, land use, and other matters.

The 2020 Master Plan applies to all the unincorporated areas of Lyon County, and is intended to be a living document. It will be updated and amended as needed to reflect progress made, changing conditions in Lyon County, and the evolving needs of the community and market conditions.

The Plan's Scope

Although the Master Plan vision extends to the next two decades and beyond, the goals and policies of this 2020 Master Plan are intended to serve for about 10 years before amendments



and updates should be applied. The plan covers all areas of the County except Native American reservations and incorporated cities.

This 2020 Master Plan does not address areas that lie outside Lyon County's jurisdiction. For example, it does not outline a plan for new schools in the school district, but it does touch on issues such as the effect of new growth and development on schools. Additionally, many policies support the collaborative efforts necessary to protect the integrity of the public lands managed by agencies such as the U.S. Forest Service and the Bureau of Land Management (BLM).

Update Process

This Master Plan represents dialogue and analysis that has included a wide array of participants including the Board of Commissioners, the Planning Commission, community advisory boards, County staff and the community at large. To begin public input, a survey was available on the County's website to solicit input from all of the communities. A series of community meetings, open house events, and workshops were held throughout the county to obtain citizen input and recommendations, including four meetings focused on identification of important issues from November 2019 - February 2020, two Planning Commission meetings, and two Board of County Commissioners meetings. From August 2020 - September 2020, each of the County's seven Citizen Advisory Boards, the Planning Commission and County Commission had the opportunity to review and provide comment on the draft Master Plan. Following review of the draft Master Plan in November 2020, December 2020, January 2021, February 2021, March 2021, and December 2021 the Planning Commission made a recommendation for approval, and final approval was given by the Board of County Commissioners on December 16, 2021. All of the Master Plan update materials, including the draft Master Plan, were available for public review on the County's website.

Master Plan Organization

The 2020 Master Plan is organized into eight chapters. These chapters deal with a wide range of topics that influence or are influenced by growth and development in the County. Each chapter provides goals, policies, and implementation strategies pertaining to the topic area that is the subject of the chapter.

The 2020 Master Plan is organized around seven broad topics, which serve as a framework for the implementation of the community's vision and the guiding principles, goals, and policies contained in each chapter. In addition to this introductory chapter, the Master Plan is comprised of the following chapters:



Communities



Lyon County will respect and promote the distinct character and heritage of its communities, strive to retain its rural and agricultural culture and promote cohesive and high quality development to improve the overall image and function of its communities.

Through its Community Planning process, Lyon County will address individual community needs and desires while implementing county-wide policies and actions.

Land Use



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

Transportation



Lyon County will strive to provide a cohesive circulation system for a range of transportation choices that are safe, reliable, and offer sufficient capacity. The system will meet the current and future needs of residents and businesses, and will be an asset for attracting and retaining employment opportunities in our communities.



Natural Resources and Environment



The proximity of the natural environment will continue to be an important part of life in Lyon County, where residents will enjoy sustainable supplies of clean water for drinking and agriculture, clean air, wildlife, access to rivers, lakes and public lands, scenic views, and dark night skies. Lyon County will work to reduce or mitigate natural hazards such as wildfire, flooding, earthquakes and dust.

Parks, Recreation and Open Space



Access to publicly-owned lands will provide opportunities for hiking, horseback riding, bicycling, off-road vehicle uses and other activities, while playgrounds, sports fields and recreation facilities will be available to children and families within communities.

Public Facilities and Services



Lyon County residents will have access to excellent schools and libraries, and effective response from well-equipped emergency services. The timing and location of future development will be coordinated with improvements to services and infrastructure to provide cost-effective services to existing and future residents.



Regional Coordination



Lyon County will coordinate with other jurisdictions, including incorporated municipalities, adjoining counties, state and federal agencies, and tribal authorities that manage lands and other resources in or near the county, to coordinate planning efforts and provision of services.

Lyon County's Vision

The Vision, Goals, Policies and Strategies of the Lyon County 2020 Master Plan will guide the County in its decisions, and as new development or changes occur, help to maintain and enhance the qualities that make Lyon County a great place in which to live, work, and recreate.

- The Lyon County *Vision Statement* sets out a desired picture of the future of Lyon County. It represents a future toward which the County will strive.
- *Goals* are statements about what the County aims to achieve over the life of the 2020 Master Plan. Goals are intended to give decision-makers and citizens a clear idea about the County's intended direction.
- *Policies* provide ongoing guidance for elected and appointed officials, staff, and administrators as these community leaders make decisions about specific development, programs, and capital investments in the County.
- *Strategies* list detailed actions and methods for implementing the plan. Some strategies will be possible to accomplish in the near term, while others will be ongoing, or will take place later in the life of the 2020 Master Plan.



A vision statement describes an overall image of what the community wants to be and how it wants to look in the future. Lyon County's vision, as depicted in this Master Plan, is founded on the premise that the health of the County and the quality of life of its residents depend on the balancing of multiple factors, including environmental, economic and community/social considerations. These components are interrelated and essential to the continued health and sustainability of the community. Addressing these factors in a comprehensive manner provides a balanced and flexible basis for formulating the County's 2020 Master Plan.



Vision Statement

Lyon County will guide growth and change to meet the needs of current and future residents, building on its heritage, and exploring new and innovative techniques to address challenges. The diverse communities within Lyon County will work together to meet shared goals while respecting and promoting the individual character of each community. Residents will enjoy an excellent quality of life characterized by diverse lifestyle opportunities, quality housing choices, plenty of clean air and water, access to open lands, recreation and wildlife, outstanding public schools, an efficient transportation network, a safe community, and a range of employment and occupational choices. Rural character and agricultural and mining heritage will continue to be a strong part of Lyon County's identity.

Implementation and Use

How Will the Master Plan Goals and Policies be Implemented?

In addition to the goals and objectives identified in the 2020 Master Plan, strategies have been suggested that are designed to achieve the stated goals and objectives. While it would be difficult to accomplish all of these strategies to their fullest extent over a short period of time, they provide the County with specific direction that can be followed over the life of the Plan.

Although the Master Plan is a general policy document to guide the physical development of the county, it does not have the force of law as a regulation or ordinance for the enforcement of its goals and policies. Zoning maps and ordinances must be adopted to create the regulations and enforcement authority to implement the Master Plan. Lyon County, through this 2020 Master Plan, has taken the approach that incentives should be used where possible to effect desired changes.

How Does Zoning Relate to the Master Plan?

County zoning regulations consist of both a zoning map and a written ordinance that divides the county into zoning districts, including various residential, commercial, and industrial districts. The zoning regulations describe what type of land use and specific activities are permitted in each district, and also regulate how buildings, signs, parking, and other construction may be placed on a lot. The zoning regulations also provide procedures for re-zoning and other planning applications.



The zoning map and zoning regulations provide specific requirements for development of property, while the Master Plan provides a guide for the future development of the property. When changing the zoning of a particular property, it should be consistent with the Master Plan Land Use Map and Master Plan policies. That is to say, the Land Use Map and policies contained in this Master Plan should guide future re-zoning decisions.

Master Plan land use designations shown on the Land Use Maps are not the same as the zoning designations. The adoption of a master plan and Land Use Map does not change a property's zoning.

Master Plans are advisory in nature, serving to guide the community at a policy level and to guide future development decisions. Zoning is regulatory in nature, generally serving to implement the Master Plan and specify permitted uses, allowed densities and development standards.

In many instances, land use category designations on a Land Use Map may not directly correspond to a property's underlying zoning. Existing zoning is reviewed and considered throughout the development of a Master Plan so that consistency between land uses and zoning can be maintained to the maximum extent feasible, but unless the County chooses to proactively rezone properties that are inconsistent with the Land Use Map, properties retain their underlying zoning. If a property owner desires to change zoning as part of a development process, consistency with the Land Use Map will be required. However, if no zone change is proposed, there is no Nevada State law requirement that zoning be brought into compliance with the Master Plan and its Land Use Maps.

Per Nevada Revised Statutes, when there is an inconsistency between zoning and the Master Plan, the allowed uses per the zoning are permitted by right to the property owner. As an example, if a property is zoned for commercial development but the Master Plan denotes Rural Residential on the Land Use Map, the owner would still be permitted to construct commercial development.

The Relationship to Private Property Rights

Although the Comprehensive Master Plan's policies direct the future development of private lands, they pose no limits on what landowners can do with their properties under their existing zoning. For example, many rural areas lie within a zoning district with a minimum parcel size of 20 acres; these landowners can continue to develop in accordance with that zoning. Although this plan does not encourage such development, it recognizes that owners are entitled to those development rights. The same approach holds true for existing commercial and industrial zones. Where the 2020 Master Plan recommends a change to existing land use patterns, it attempts to provide incentives and alternatives that benefit both the property owner and the county over the long term. The goal of the 2020 Master Plan is to provide more certainty in the development process, thereby maintaining or enhancing the economic viability of private property.



Compliance with Nevada Revised Statutes

This Master Plan has been prepared in response to Nevada Revised Statutes 278.150 through 278.170 which state that a Planning Commission and Board of Commissioners shall prepare and adopt a comprehensive, long-term general plan for the physical development of the county. According to these statutes, the plan is to be referred to as the Master Plan and is to be prepared so that elements may be adopted by the governing body, as appropriate. Any ordinance pertaining to the use of land or the growth and development of the County should conform to the goals, objectives, and policies as they are presented in this Plan.

The Statutes also indicate how the Master Plan is to be adopted. In the preparation of the Master Plan and in the subsequent public hearings, the Nevada Revised Statutes were followed.



Contents

Lyon County Profile	2.2
Geographical Location	2.2
Regional Setting	2.3
Form of Government	2.3
County Growth	2.4
Population	2.4
Housing	2.4
Major Economic Activities	2.5
Recreational Activities	2.5
Special Features and Attractions	2.6
Lyon County- Distinct Communities	2.6
Review and Assessment of the Existing Master Plan	2.6
Communities Map	2.8
Community Descriptions	2.9
Dayton	2.9
Mason Valley	2.10
Mound House	2.11
Silver City	2.12
Silver Springs	2.14
Smith Valley	2.16
Stagecoach	2.17
Character Districts	2.19
Rural Districts	2.19
Suburban Districts	2.19
Historic Districts	2.20
General County District	2.20
Character Districts Map	2.20
Goals, Policies and Actions	2.21



This Chapter includes a profile of Lyon County and the factors that combine to create community character and seeks to define, preserve, and enhance the quality of the places where people live, work, and enjoy leisure time. The goals include protecting the unique characteristics of individual communities. Through participation and comments throughout the preparation of this Master Plan, residents have expressed a desire for well-designed, diverse communities that improve community aesthetics. In addition, preserving rural character is valued by many Lyon County residents.

A community's character is defined by features such as development patterns, architecture, scenic views, gathering places, open space, recreation areas, historic and cultural resources, natural resources, vegetation, and by environmental characteristics such as natural quiet and dark night skies. Maintaining this character is important, not only for promoting economic development and diversification, but also for protecting living spaces, quality of life and open lands. Preserving these features should not prohibit development; however, the County needs to consider them to ensure that new development fits into the existing community fabric.

Lyon County Profile

Geographical Location

All of Lyon County lies within the Great Basin (which spans nearly all of Nevada, much of Oregon and Utah, and portions of California, Idaho, and Wyoming). The County terrain is quite varied, consisting of valleys and mountains, farm/ranch lands, rivers, and extensive undisturbed areas. The highest elevation in Lyon County is approximately 10,402 feet at East Sister Peak in the Sweetwater Mountains. The lowest elevation is approximately 4,014 feet at the Fernley Sink, which is part of the Fernley Wildlife Management Area. Major mountain ranges in Lyon County include the Pine Grove Hills, Desert Mountains, Pine Nut Mountains, Virginia Range, Singatse Range, and the Sweetwater Mountains. The largest valleys in Lyon County include Mason Valley, Smith Valley, Churchill Valley, and the Carson Plains. The Carson and Walker Rivers and the Truckee Canal flow through Lyon County.

The area has a high-desert, arid climate with over 300 days of sunshine a year. Lyon County receives an average of 8.64 inches precipitation per year and 10.27 inches snowfall per year. In the winter, average low temperatures range from 23° to 25° and average high temperatures range from 44° to 49°. In the summer, high temperatures can be expected to range from 81° to 90° and low temperatures from 50° to 56°.



Regional Setting

Lyon County is vast, and covers approximately 1.3 million acres (or 2,013 square miles) and has over 30,000 parcels of land. There are two incorporated cities (City of Fernley and City of Yerington) within Lyon County's boundary. Lyon County is bound by Storey County and Washoe County to the north; Mineral County and Mono County, CA to the south; Churchill County and Mineral County to the east, and Douglas County and Carson City to the west. Approximately 6 percent of the county's total land area is currently developed, with a majority of the development within the communities identified in the 2020 Master Plan.

Like many Nevada and western counties, nearly three quarters of Lyon County is public land: almost 73 percent of the county is federal land, with 44 percent managed by Bureau of Land Management, Carson City Ranger District, and 21 percent managed by the US Forest Service - the Humboldt-Toiyabe National Forest. Tribal and Reservation land covers approximately 4 percent of the county.

The private land that covers approximately 25 percent of the county generally follows the river valleys or is located in the agricultural Smith and Mason Valleys. The private land in the Fernley area is checkerboarded between public lands (state and federal). These private lands are the areas that are either already developed for homes and businesses and other uses, or that may develop in the future. It is this private land that is the primary focus of the Lyon County 2020 Master Plan. The Master Plan also addresses potential changes to federal land ownership patterns over time and what should or could occur on those lands.

The county has 133,450 acres of agriculture (10.4 percent), 41,270 acres of residential development (3.2 percent), and 21,440 acres of commercial and industrial uses, including mining (1.7 percent). Ten percent of the county is vacant private land (135,100 acres), and 66 percent is "vacant" public land (847,630 acres).

Form of Government

Lyon County is governed by a five-member board of commissioners, elected from geographic districts. Each district (Districts 1-5) elects a commissioner who serves "at-large," which means the commissioners are elected by and represent all citizens in the County, for a staggered four-year term. The County Commissioners annually elect a chairperson, who serves as the Commission's presiding officer.

KEY FACTS AND TRENDS

- 75 percent of Lyon County is public land; 25 percent of the county is privately-owned.
- 10 percent of the land use is agricultural.
- The county has over 135,000 acres of private vacant land. Many of the large intact parcels are near Silver Springs and Stagecoach areas.
- Over 90 percent of the county is zoned for Rural Residential. Private lands zoned for residential uses could accommodate over 50,000 new residential units.



County Growth

Lyon County has seen past growth in a classic pattern of sprawl, resulting in higher costs for infrastructure and services, an inefficient road network, an insufficient drainage system and a lack of marketable commercial and industrial properties. Since 2010, the County has created new land use designations that allow for more compact development occurring in and around communities, with a focus on balancing residential, employment, and retail land uses. Limited growth in the remote unincorporated areas (outside of communities) is encouraged by utilizing rural land use designations. Conservation is encouraged for areas with sensitive resources or hazardous features, such as steep slopes, wetlands, or floodplains. Clustered residential development is encouraged in areas with more appropriate topography and site conditions.

Population

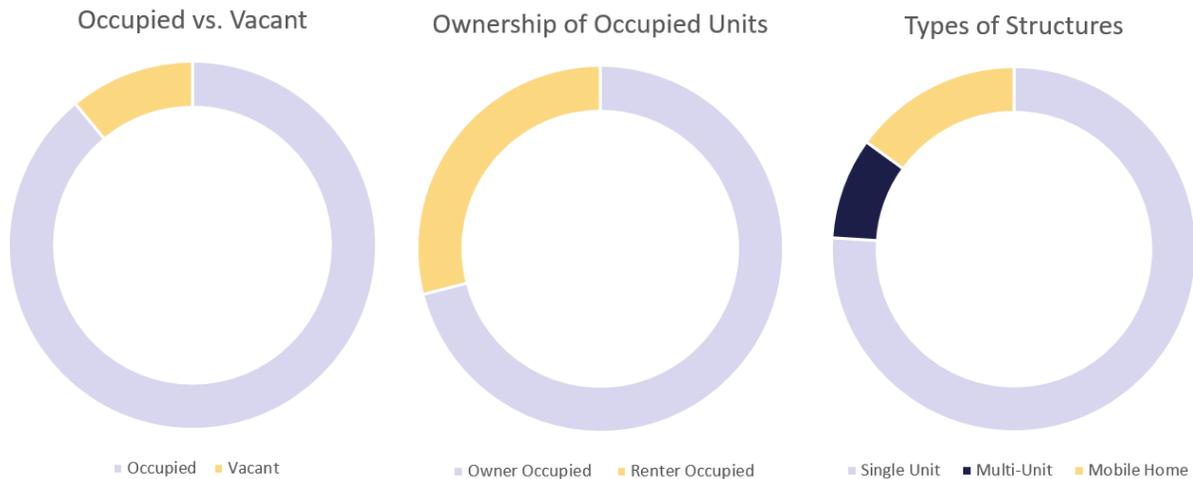
According to the U.S. Census Bureau Quick Facts, the estimated population in July 2019 for Lyon County was 57,510. The population of Lyon County expanded by 10.6 percent from 2010 to 2019. The median age in Lyon County is 44.1 years, which is about 20% higher than the median age in Nevada. In 2019, approximately 22% of the total population was under 18 years, 58% was between 18 and 64 years, and 21 percent were 65 years and over.

There are about 20,528 households in Lyon County, with an average of 2.6 persons per household (2018 American Community Survey).

Housing

Prior to the start of the Great Recession in 2006, Lyon County was one of the 10 fastest growing counties in the United States. Most of the new development was occurring in the central area of the county. From 2007 through approximately 2014, fallout from the Recession halted development in Lyon County and most approved projects remained unbuilt. Since then, several developments were approved by the Board of Commissioners and approximately 750 building permits were issued annually from 2015 to 2020, demonstrating the return of development in Lyon County.

The 2018 American Community Survey (ACS) shows a total of 23,170 housing units in Lyon County. Of those units, 76% are single family (single unit), which is about 20% higher than the rate in the Nevada (64%). Only 8% of the units are multi-family (multi-unit), which is about one-quarter of the rate in the Nevada (30%). Approximately 89% of units are occupied and 71% of units are owner occupied.



Major Economic Activities

The economic base of the County primarily consists of agriculture, construction, manufacturing, educational services, retail trade, and public administration. The County’s non-farm employment was 19,752 persons in 2014 (US Census Bureau Quick Facts), an increase in 15.83% from 2000 to 2014 showing a move from agricultural to non-farm employment.

Lyon County is experiencing industrial growth. Near Yerington, Nevada Copper’s Pumpkin Hollow mine began full production in 2019, providing significant employment opportunities for Lyon County residents. In 2020, the County approved a zone change for the Northern Nevada Industrial Center, north of Silver Springs on the border of Storey County. The total area is approximately 12,000 acres, but due to steep terrain, the Industrial Center is planned to include +/- 6,000 acres of development. Full buildout is expected to include over 23 million square feet of industrial space with a 20 to 30 year development schedule, providing new employment opportunities over the lifespan of the Master Plan.

Recreational Activities

Lyon County’s scenery and natural environment provide diverse recreational opportunities and factor strongly into its economy and quality of life. Abundant access to public lands in Lyon County afford residents and visitors prospects for hiking, horseback riding, bicycling, off-road vehicle uses and other activities. Playgrounds, sports fields and recreation facilities are located within developed areas, providing children and families with safe local options. Chapter 6, *Parks, Recreation and Open Space* outlines goals, policies, and actions to guide the County in achieving and maintaining recreational facilities and options.



Special Features and Attractions

Lyon County residents look forward to a number of annually held events, many during summer months when schools are closed. Some of the most notable are held at the Lyon County Fairgrounds, located just east of downtown Yerington in Mason Valley. Events include the *Rodeo and Silver State Livestock Show*, and *Night in the County*, a benefit concert for the Boys and Girls Club that attracts upwards of 30,000 fans of nationally-famous country music acts. Antique car shows are a regular part of summer events throughout the County. Dayton Valley Days is a two-day street festival held in historic downtown Dayton. Similarly, Dressler Park in Smith Valley hosts the two-day *Smith Valley Fun Days* with arts, crafts, and tractor pulls. The Silver Springs Airport hosts the *Lyon County Fly-In*, permitting attendees to see modern and antique airplanes up close and meet pilots, builders, and restorers.

Lyon County- Distinct Communities

Lyon County's vast 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 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 in order to identify community priorities and limitations for each area. The 2020 Master Plan describes topics that are unique to each community while establishing policies that apply to the County as a whole. The successful implementation of this Master Plan requires that community differences be respected and identified in the Plan.

Review and Assessment of the Existing Master Plan

The 2010 Comprehensive Master Plan identified a desire for separate Community Plans for each distinct community, with each Community Plan establishing separate policies. However, since adoption of the 2010 Plan, no Community Plans were approved. An alternative to Community Plans has been utilized in this 2020 Master Plan update. Community descriptions are provided and complimented by County-wide policies that address community needs. For example, policies that relate to agriculture are applicable County-wide but are more specifically utilized in assessing development in Mason Valley or Smith Valley.



There are seven distinct communities identified in this Master Plan Update: Dayton, Mason Valley, Mound House, Silver City, Silver Springs, Smith Valley, and Stagecoach. To develop community descriptions, the communities were reviewed with respect to the following topics and characteristics:

- Areas of distinction
- Socioeconomic characteristics
- Land Use designations
- Zoning consistency
- Linkages with other areas
- Growth predictions

Please note that Fernley and Yerington are incorporated cities and provide for their own community plans through Master Plans and zoning designations.



Communities Map

The map below outlines the boundaries of communities in the County.





Community Descriptions

Dayton

Located 5 miles east of Mound House along Highway 50, the Dayton community has evolved from its historic roots in the mid 1800s. Some residents claim the title of “Nevada’s oldest settlement” (circa 1850) and maintain a light-hearted competition with the town of Genoa in neighboring Douglas County regarding the designation. Originally established as a bustling mining community during the Comstock Lode silver and gold booms, Dayton’s footprint expanded to include farming and ranching along the fertile and easily irrigated Carson River corridor. Keeping pace with increased residential and commercial development in the larger northern Nevada region since the Great Recession, the area has continued to experience growth. Dayton is both a bedroom community to nearby Sparks and Reno as well as a place to call home, boasting a master planned golf community (Dayton Valley Golf Club) and extensive water and sewer infrastructure.

Of the unincorporated communities of Lyon County (which excludes Fernley and Yerington), Dayton has experienced the highest rate of growth in the 21st century. Bisected by the Carson River running from the south west to the north west, the Dayton community includes varied land uses including multiple residential neighborhoods, the Sutro commercial/residential area, and the historic “Old Town”. Old Town is located in the western portion of Dayton, centered at the intersection of Dayton Valley Road and Hwy 50. The area contains a significant number of historically important structures. The Sutro area provides a retail hub for Dayton, but its most notable feature is the mouth of the Sutro Tunnel. With its other daylight in Virginia City, the drainage tunnel, like Old Town, is a point of interest for visitors to Nevada ghost towns.

In addition to Commercial designations, the Master Plan includes large areas of Suburban Residential and Low Density Residential land in Dayton, with terrain suitable to infrastructure expansion, making this community appealing to developers.

The following Goals and Policies from the 2020 Master Plan are especially relevant in Dayton.

Goal LU 1: Orderly Growth Patterns

Policy LU 1.2: Residential Development Patterns in Neighborhoods

New residential development, particularly in suburban 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 within communities should be designed as part of the livable communities, not just subdivisions, with access to community infrastructure and amenities.



Policy LU 2.1: Residential Development in Areas with Services

Urban and suburban development will locate in Suburban Districts that can be served by municipal water and sewer 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 suburban areas.

Goal FS 1: Provision of Services

Policy FS 1.1: Location of New Development

New development will occur in areas that are served by, or are adjacent to, areas with existing utility systems to avoid distant and costly extensions.

Goal FS 3: Schools

Policy FS 3.1: Quality Schools

Lyon County will continue to support efforts by the Lyon County School District to provide adequate school facilities and quality education for all children.

Mason Valley

The Mason Valley is centrally located in Lyon County between the Wassuk Range and Mineral County to the east and the Singatse Range and Douglas County to the west. Through the western portion of the Valley, Hwy 95A enters the Valley from the north, which connects to Hwy 339 and Hwy 208 just west of Yerington, the County Seat. The Walker River originates approximately 9 miles south of Yerington, at the confluence of the East Walker river and the West Walker river.

Fed by mountain run-off, the fertile land of the Mason Valley is primarily used for agricultural purposes. Irrigation ditches branch out from the Walker Rivers to carry water to green fields and ranches where onions, alfalfa, grass hay, pasture grass, grains, and other crops grow. The River and the rural nature of the Valley provide varied recreational opportunities to residents, who value the low density of residential development outside City boundaries.

The vast majority of the Mason Valley is designated as Agriculture in the Master Plan, with a Joint Planning Area surrounding the Yerington borders. Employment designated areas and Suburban residential development are concentrated in the unincorporated community of Weed Heights to the west of Yerington, where once-operating mining operations have expired. Industrial land is located at the northern border of the Valley where rail lines bisect Hwy 95A. Low Density Residential and Rural Residential land are complimented by Parks and Open Space throughout the Valley. Residents are committed to maintaining the rural character of the region, with local services centrally accessed in Yerington and not spread throughout the Valley.



The following Goals and Policies from the 2020 Master Plan are especially relevant in Mason Valley.

Goal LU 4: Viable Agriculture

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.

Goal NR 2: Wildlife

Policy NR 2.1: Protect Critical Wildlife Habitat

Lyon County will work to protect critical habitat that is necessary to maintain viable wildlife populations.

Goal NR 3: Clean Water

Policy NR 3.1: Water Supply and Quality

Recognizing that clean water is a precious resource necessary to maintain our health, economy, and quality of life, Lyon County will protect the water supply and encourage efficient use of water resources.

Mound House

Mound House is bisected by US Hwy 50 running from Carson City to the west towards Dayton to the east. Highway 341 heads north from its intersection with Hwy 50 on the east side of the community. The region has the highest concentration of industrial uses in Lyon County.

The unincorporated community came to existence in the late 1800's as a result of the Comstock Lode mining operations and the expansion of rail lines. The Virginia and Truckee Railroads passed through the community and the famed Pony Express had a stop in Mound House, commemorated today by an existing Historical Marker. Gypsum mines expanded in the early 1900's, further establishing the area with industrial and commercial uses complimented by low density residential development.

Residential designations in the Mound House area tend to exist on the edges of Employment zones, where industrial and commercial uses are established with live/work arrangements prevalent. Resource areas lie adjacent to Employment designations, filling out the majority of land on the Hwy 50 corridor. Residents recognize the need for managed growth in the community, but the cost of expanding limited water and sewer infrastructure in the area presents barriers for developers.



The following Goals and Policies from the 2020 Master Plan are especially relevant in Mound House.

Goal LU 1: Orderly Growth Patterns

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 Land Use Plan. New industrial uses should only be located in areas that do not adversely impact existing residential settlements.

Goal LU 3: Diverse Economy

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 Land Use Plan, where public facilities exist or are planned to accommodate such development cost-effectively. The Land Use Plan will reserve adequate lands for jobs and industry.

Silver City

Silver City is the smallest community recognized in the Master Plan, with varying data sources all indicating a population of less than 200 people. The town is located approximately 4 miles northwest of Dayton and 4 miles south of Virginia City along Highways 341 and 342 respectively. The area is a favorite stop for visitors seeking easily-accessed “ghost towns”, presenting Nevada’s history of boom/bust communities associated with gold and silver mining ambitions.

Silver City’s rural setting and undeveloped surroundings, including large areas of public land, have given residents an awareness and appreciation for the natural environment, including wildlife, clean air and water, dark skies, peace and quiet, as well as its many recreational opportunities. Residents also appreciate the many well-established elements of social life in Silver City, including for example the community garden and musical and artistic cultural events. The town also supports a number of governmental services and facilities, such as the Silver City Volunteer Fire Department, the Community Center, and a historic and modern cemetery.

Silver City was the first settlement in Nevada based on mining activity. Approximately 200 homesites and 100 houses, along with historic commercial and industrial buildings, comprise an integral part of the Comstock Historic District – a National Landmark Historic District that includes Virginia City in Storey County. The designation is notable in that it both celebrates Silver City’s place in Nevada’s history and places limits on the potential for future development because of strict guidelines regarding preservation. The existing water infrastructure dates to the late 1800s, when



a water system to supply the mining operations and settlement demands of the Comstock communities was constructed. There is no sewer system.

The historic street frontage along Hwy 342 is all designated Mixed Use in the Master Plan with surrounding Subdivision and Public land adjacent. Pockets of Low Density Residential fill out the region with Resource lands on the perimeters. Residents treasure Silver City's place in history. Recognizing the challenges to future development, this area is unlikely to experience a significant change in character. Like its history, Silver City's future would appear to be preserved.

The following Goals and Policies from the 2020 Master Plan are especially relevant in Silver City.

Goal LU 1: Orderly Growth Patterns

Policy LU 1.3: Commercial and Mixed-Use Development to be Located in Communities

Non-residential development will occur in areas with existing or planned infrastructure, and in locations that are appropriately designated on the Land Use Plan. New suburban and rural residential development will be located near existing and future community centers.

Goal LU 2: Services Coordinated with Growth

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.

Goal FS 1: Provision of Services

Policy FS 1.1: Location of New Development

New development will occur in areas that are served by, or are adjacent to, areas with existing utility systems to avoid distant and costly extensions.

Goal LU 6: Unique Growth in Historic Districts

Lyon County recognizes that historic districts reflect the spirit, character and history of its communities, along with unique historical, social and cultural foundations. Development should bring a greater understanding of the County's past and to give future generations the opportunity to appreciate, understand and enjoy the County's rich heritage.

Inherent characteristics of historic districts, such as topography, parcel configuration, and historical design do not necessarily align with typical development standards. Allowing creative and flexible design standards in historic districts will encourage unique development opportunities.



Policy LU 6.1: Provide alternative standards that allow for unique growth in historic districts.

Lyon County will develop creative and flexible design standards for historic districts that acknowledge, at a minimum, the need for alternative:

- Off-street parking requirements
- Topography consideration
- Parcel configuration
- Setback requirements

Strategies:

- Work with the Citizen Advisory Boards in historic districts to develop guidelines for alternative standards in historic districts.
- Amend Title 15 to include alternative standards for historic districts.

Silver Springs

The Silver Springs community is located in the north central part of Lyon County in a large bowl-shaped valley dominated by the Lahontan Reservoir. The community is positioned at the crossroads of two of Nevada's main highways, US 50 running roughly east west, and 95A running roughly north south. Since its establishment in the 1950s, the region's central location and relatively flat terrain have situated Silver Springs as an area with ample opportunity for growth.

The Lahontan Dam creates the Reservoir, built by the Bureau of Reclamation on the Carson River in 1905. It is technically maintained for irrigation but provides recreational opportunities within the Lahontan State Recreation Area including fishing, boating, and camping. The region is complimented by the Silver Springs airport, originally constructed as a military airstrip. In 1991, the single runway facility was converted to public use, and today provides hangars and fueling services.

The Master Plan designations along the highway frontages are primarily Mixed Use, Commercial, Employment, and Industrial. Suburban Residential, Rural Residential, and Low Density Residential areas fill out Silver Springs, with Public lands surrounding the core at the Highway intersections. Continued private-capital investment occurring in Northern Nevada may reach Silver Springs and find the development options appealing. Highway access to the USA Parkway in Storey County (off Interstate 80), home to multiple international technology company production sites, is approximately a half-hour commute. Most residents in Silver Springs enjoy their rural lifestyles, but vacant lands with non-residential designations near the core of this community are appropriate for multi-family land uses with complimentary commercial development. Some areas



along the highway corridors may require Master Plan amendments from Industrial districts in order to accommodate any increases in residential use.

The following Goals and Policies from the 2020 Master Plan are especially relevant in Silver Springs.

Goal C 1: Quality Design

Policy C 1.4: Design Complementary Neighborhoods in Rural Districts

Development in rural areas should minimize impacts on natural areas and nearby ranching and agricultural operations.

Goal LU 1: Orderly Growth Patterns

Policy LU 1.2: Residential Development Patterns in Neighborhoods

New residential development, particularly in suburban 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 within communities should be designed as part of the livable communities, not just subdivisions, with access to community infrastructure and amenities.

Policy LU 1.3: Commercial and Mixed-Use Development to be Located in Communities

Non-residential development will occur in areas with existing or planned infrastructure, and in locations that are appropriately designated on the Land Use Plan. New suburban and rural residential development will be located near existing and future community centers.

Goal LU 2: Services Coordinated with Growth

Policy LU 2.1: Residential Development in Areas with Services

Urban and suburban development will locate in Suburban Districts that can be served by municipal water and sewer 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 suburban areas.

Goal FS 1: Provision of Services

Policy FS 1.1: Location of New Development

New development will occur in areas that are served by, or are adjacent to, areas with existing utility systems to avoid distant and costly extensions.



Goal FS 3: Schools

Policy FS 3.1: Quality Schools

Lyon County will continue to support efforts by the Lyon County School District to provide adequate school facilities and quality education for all children.

Goal NR 6: Natural Hazards

Policy NR 6.2: No Increase in Risk from Natural Hazards

To the extent possible, Lyon County will avoid or mitigate increased risk from natural hazards to persons or property that are caused by development.

Smith Valley

Smith Valley is a scenic agricultural community and includes the unincorporated communities of Smith and Wellington. The latter is accessed from Highway 208, which enters the Valley from the west. Highway 338 enters the Valley from the south and then transitions into Hwy 208 heading east out of Smith Valley. The West Walker River flows through the center of the Valley, and irrigation ditches branch out to carry water to green fields and ranches where pasture grass, grains, grass hay, and alfalfa grow, complimented by livestock. Residential development is rural and feedlots and nursery stock businesses add to the general rugged character of the region.

Non-agricultural businesses located in the Smith and Wellington areas include auto repair, dental and legal services, restaurants, bars, beauty salons, and mini-markets. Historic buildings such as the Heyday Inn and Hoyer Mansion are focal points in Wellington.

The vast majority of Smith Valley is designated as Agriculture and Rural Residential in the Master Plan with outposts of Low Density Residential providing most of the residential development potential in the Valley and Mixed Use providing land for services. The Smith Valley is a rural place with limited utility infrastructure, making it unlikely that residents will experience increased growth in the near future.

The following Goals and Policies from the 2020 Master Plan are especially relevant in Smith Valley.

Goal LU 4: Viable Agriculture

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.



Goal NR 3: Clean Water

Policy NR 3.1: Water Supply and Quality

Recognizing that clean water is a precious resource necessary to maintain our health, economy, and quality of life, Lyon County will protect the water supply and encourage efficient use of water resources.

Stagecoach

Stagecoach is located along Highway 50 approximately 16 miles north east of Dayton and 9 miles west of Silver Springs. A large playa, subject to frequent flooding, occupies the bulk of the land south of the Highway and is unsuitable for development due to its function as a floodplain.

Stagecoach has developed as a rural community with limited infrastructure and few public or commercial services, although the Nevada Department of Transportation (NDOT) completed widening of Hwy 50 to four lanes to accommodate increased travel through the region. It is believed that the name is derived from the fact that stagecoaches passed through the area, with a stop on the Pony Express.

Low Density Residential land per the Master Plan provides area for suburban density developments concentrated at the eastern edge of the community in the vicinity of the US 50 and Cheyenne Trail intersection. Industrial and Mixed Use destinations adjacent to the Highway provide land for complimentary services. Expanding out from that location, large lot land divisions have left the majority of the community undeveloped and open. Like the nearby community of Silver Springs, the region is approximately a half-hour commute to the USA Parkway in Storey County (off Interstate 80), where numerous international technology company sites are located, providing opportunities for employment. However, limited water combined with soils that are unsuited to high density residential uses restricts development potential outside the Highway corridor.

The following Goals and Policies from the 2020 Master Plan are especially relevant in Stagecoach.

Goal C 1: Quality Design

Policy C 1.4: Design Complementary Neighborhoods in Rural Districts

Development in rural areas should minimize impacts on natural areas and nearby ranching and agricultural operations.



Goal LU 1: Orderly Growth Patterns

Policy LU 1.1: Follow Development Patterns as Established in the Land Use Plan

Future development of Lyon County will be consistent with the Land Use Plan. The 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.

Policy LU 2.1: Residential Development in Areas with Services

Urban and suburban development will locate in Suburban Districts that can be served by municipal water and sewer 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 suburban areas.

Goal NR 3: Clean Water

Policy NR 3.1: Water Supply and Quality

Recognizing that clean water is a precious resource necessary to maintain our health, economy, and quality of life, Lyon County will protect the water supply and encourage efficient use of water resources.

Goal NR 6: Natural Hazards

Policy NR 6.2: No Increase in Risk from Natural Hazards

To the extent possible, Lyon County will avoid or mitigate increased risk from natural hazards to persons or property that are caused by development.



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
- Suburban
- Historic
- General

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.

Suburban Districts

Suburban 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.

New residential development in Suburban Districts is intended to:

- Incorporate a variety of home styles, models, setbacks, lot sizes, elevations, and location of garages to avoid visual monotony (*e.g.*, “cookie cutter subdivisions”).
- Provide a focal point in new neighborhoods, such as a school, park, or community center.
- Interconnect local streets, sidewalks, bicycle paths, and trails to allow for ease of mobility with built in “open space” design elements, such as detached and meandering sidewalks, streetscape, planted buffer yards along major streets, and open fencing.
- Protect natural features (such as river corridors, wetlands, steep slopes, and ridgelines), visual amenities, and open space through the strategic placement of open space within the development.
- Provide a range of housing types to allow for varied incomes, lifestyles, and age groups.



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 District

Lands outside the boundaries of defined communities are classified as General County District. 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 Districts (see “Rural Districts” above).

Character District Maps

Each community has a separate Character District Map that identifies Rural Districts, Suburban Districts, and Historic Districts. There are also maps for the General County District to identify land use for the lands outside the boundaries of defined communities.



Goals, Policies and Actions

Lyon County will respect and promote the distinct character and heritage of its communities, strive to retain its rural and agricultural culture and promote cohesive and high quality development to improve the overall image and function of its communities.

Goal C 1: Quality Design

New development in Lyon County will improve the appearance and function of our communities.



Policy C 1.1: Quality New Development

To implement appropriate zoning designations, new development in the communities of Lyon County should create inviting places for locals and visitors to live, shop, eat, visit, and do business.

Strategies:

- Continue to implement minimum residential design standards that address quality and variation in housing types in new subdivisions in communities and urbanizing areas.
- Continue to implement non-residential design standards to improve the image of Lyon County communities and to enhance property values.
- Continue to implement road width and improvement design standards for traffic calming where appropriate.



Policy C 1.2: Pedestrian Friendly Communities

As Lyon County communities grow, new development will be designed to be pedestrian friendly, and to connect with community attractions where pedestrian amenities are appropriate.



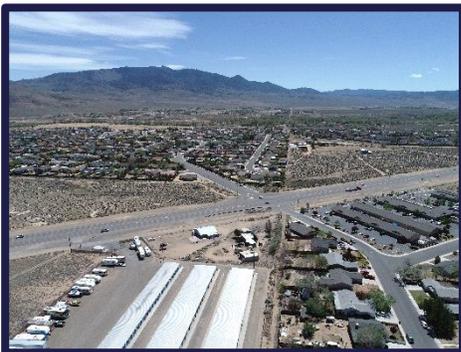
Strategies:

- Continue to implement standards that require new development in suburban areas to include basic pedestrian-friendly features such as adequate sidewalks and lighting within the proposed development.
- Continue to implement standards to include connections for efficient pedestrian access to public services and gathering places such as schools, libraries, parks, and trails.

Policy C 1.3: Design Tailored to Communities

New development in Lyon County should address and respect the unique character of communities within the county.

- Adopt standards that allow the flexibility to address specific design needs for individual communities in Lyon County.



Policy C 1.4: Design Complementary Neighborhoods in Rural Districts

Development in rural areas should minimize impacts on natural areas and nearby ranching and agricultural operations.

Strategies:

- Incorporate the following principles into design standards:
 - Minimize cut and fill for roads and site grading.
 - Use native plants for landscaping.
 - Steer development away from geologic features, such as rock outcroppings or steep slopes.



- Use appropriate setbacks, and placement of structures that are compatible with adjacent agricultural activities.
- Design buildings that reflect the architectural heritage.
- Incorporate wildlife friendly fencing or “rural” open fencing rather than solid fencing.
- Preserve existing ranch buildings and other features of the site, when appropriate.



Policy C 1.5: Design Complementary Neighborhoods in Suburban Districts

Development in suburban areas should promote a high standard of design that is compatible with and enhances the surrounding area .

Strategies:

- Incorporate the following principles into design standards:
 - Incorporate a variety of home styles, models, setbacks, lot sizes, elevations, and location of garages to avoid visual monotony (*e.g.*, “cookie cutter subdivisions”).
 - Provide a focal point in new neighborhoods, such as a school, park, or community center as applicable.
 - Interconnect local streets, sidewalks, bicycle paths, and trails to allow for ease of mobility with built in “open space” design elements, such as detached and meandering sidewalks, streetscape, planted buffer yards along major streets, and open fencing.
 - Protect natural features (such as river corridors, wetlands, steep slopes, and



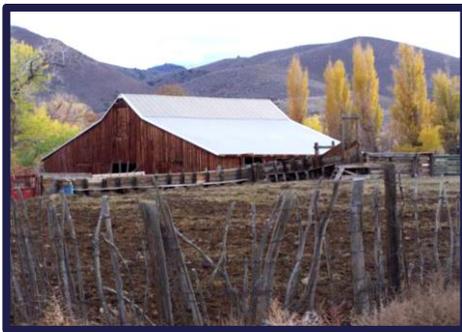


ridgelines), visual amenities, and open space through the strategic placement of open space within the development.

- Provide a range of housing types to allow for varied incomes, lifestyles, and age groups.

Goal C 2: Rural Character

Outside of the communities and urbanizing areas, Lyon County will be primarily rural in appearance and function.



Policy C 2.1: Rural Land Uses and Structure

Lyon County will maintain rural, low-density land use patterns outside of community areas.

Strategies:

- In the Land Use section of the comprehensive plan, designate land uses in appropriate locations and patterns to maintain rural appearance and function of lands outside the communities and urbanizing areas.
- Continue to implement design standards for clustered development in rural areas that encourage western/agricultural building forms, such as deeper setbacks from main roads, traditional designs and colors, and preservation of rural/scenic character.



Goal C 3: Heritage

Historic places, structures, and landmarks in the county will be preserved and will provide an opportunity for residents and visitors to learn about and celebrate our heritage.



Policy C 3.1: Maintain and Restore Historic Resources

- Lyon County will encourage and support efforts to preserve and restore registered historic structures, landmarks, and districts.

Strategies:

- Continue to implement zoning designations that encourage historic use and development patterns including mixed-use structures and districts.
- Support organizations in the county that apply for historic designation or grant funding for inventory or rehabilitation of historic structures, efforts to identify receiving sites for historic structures that cannot be maintained in their original locations, and similar historic preservation purposes and efforts.
- Work with knowledgeable organizations and individuals to ensure that building and development standards allow for adaptive reuse of valued historic structures, including those without official historic designation.
- Within historic districts, promote historic design elements, features and context, and prohibit building design that compromises the integrity of the historic community character.
- Within historic districts, limit new land uses that would pose a risk to historic structures or the historic character of the district.
- Promote the preservation of historic landscape features to maintain historic settings and the integrity of historic resources within historic districts.





Goal C 4: Agricultural Character

Through the continuing presence of active, irrigated agricultural lands, and undivided ranch and range lands the County will maintain its agricultural character.



Policy C 4.1: Viable Agriculture

Lyon County will work to create conditions that encourage property owners to maintain irrigated farmland in productive, agricultural use.

Strategies:

- Continue to educate new residents in rural and semi-rural subdivisions about living near working agriculture and the County's Right-to-Farm ordinance.
- Address maintaining and expanding agricultural businesses and support services as a key aspect of the County's economic development strategy.
- Work with property owners to keep water in the Carson and Walker River Basins available for agricultural uses, including irrigation.
- Facilitate and support cooperative efforts of independent farmers or ranchers that seek to retain agricultural support services in the county, to reduce costs, and to increase profitability.
- Encourage alternative agricultural operations such as hydroponic and geothermal agricultural applications, specialty and niche products.
- Lyon County will work to ensure that federal land management policies continue to support and encourage active agricultural uses, including preservation of grazing allotments and access to traditional water sources.





Goal C 5: Support Diversity

Lyon County will celebrate and support the diversity of character among communities in the county.



Policy C 5.1: Recognize Community Diversity

Lyon County planning efforts and regulations will consider the unique aspects of communities in the county and will allow for variation and exceptions to address key aspects of their diversity.



Goal C 6: Facilitate Cooperation

Lyon County will facilitate communication and cooperation between communities, seeking to identify shared goals, concerns, and solutions.

Policy C 6.1: Facilitate Cooperation

Through its planning efforts and other work, Lyon County will strive to identify common issues, goals, and concerns among the communities of the county, and as needed, will help create opportunities for communities to seek shared solutions.



Goal C 7: Advisory Councils

County staff will confer with the applicable Community Advisory Board when developing programs or policies to address community-specific issues.



Policy C 7.1: Confer with Community Advisory Councils

When developing a program or policy intended to address a community-specific issue, such as those listed in this Master Plan. County staff will confer with the applicable Community Advisory Board before finalizing a decision.



Contents

Land Use Plan	3
The Land Use Plan Contents and Purpose	3
Land Use Categories	4
1. Agriculture and Resource Lands.....	4
2. Residential	4
3. Commercial / Mixed-Use	4
4. Employment.....	4
5. Public / Community Facilities and Other Lands	4
6. Overlay Designations.....	4
Zoning Consistency.....	5
Table 1: Zoning Consistency Matrix	6
Table 2: Land Use Table	8
Land Use Plan Overlay Designations	21
Airport Influence Areas	21
Cooperative Planning Area.....	24
Goals, Policies and Actions.....	24



Throughout 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. Land use patterns in Lyon County have been shaped by physical factors such as topography and water availability. For years, the County has been noted for its rural character and image, its historical heritage, and its slow-paced rural way of life.

Rapid growth in the region has brought changes to the County: changes welcomed by many and lamented by others. 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, housing, and recreation opportunities for its residents, including a diverse choice of housing types, commercial services, and community character.

The purpose of the Master Plan is to direct future growth 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 communities, with focus on balancing residential, employment, and retail land uses. Less growth is desired in the remote unincorporated areas. The County also desires to continue agricultural production and the retention of agricultural lands, but allow residential development especially in alternative rural patterns, 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 Plan

The Land Use Plan Contents and Purpose

The Land Use Plan is a tool for elected and appointed officials, staff, and the community for evaluating and making decisions about the location of land uses within the county. The Land Use Plan contains the following maps:

- Community Boundary Map
- Character Districts Map
- Lyon County Land Use Map
- Community Land Use 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 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. The 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.

The Land Use Plan shows the generalized land use patterns for the entire County and the land use designations for lands outside of defined communities. This Plan provides an overall view of the County's desired development pattern. The categories, which are very general, encompass the more specific community plan land use designations, as shown in the land use categories table in this section. The Land Use Plan provides broad direction for the land uses intended within communities and the County.

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 2020 Master Plan Goals. For example, the intent for lands designated as "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.



Land Use Categories

The Land Use Plan includes the following categories, grouped under five major types in the Land Use Table. For each category, the Land Use Table (Table 2) describes uses, density, and general characteristics. In addition, the Zoning Consistency Table (Table 1) is included to show existing Title 10 zoning designations and the consistent Title 15 zoning designation.

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
- Mixed Use

4. Employment

Includes:

- Industrial
- Employment

5. Public / Community Facilities and Other Lands

Includes:

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

6. Overlay Designations

Includes:

- Cooperative Planning Area
- Airport Influence Area



Zoning Consistency

It is important to recognize that Master Plan land use designations shown on the Land Use Maps are not the same as the zoning designations. Master Plans are advisory in nature, serving to guide the community at a policy level and to guide future development decisions. Zoning is regulatory in nature, generally servicing to implement the Master Plan and specify permitted uses, allowed densities, and development standards.

On November 1, 2018, the Lyon County Board of Commissioners adopted Title 15 Land Use and Development Code to amend and replace Title 10. The goals of adopting Title 15 included:

1. to conform zoning and development regulations to the Master Plan,
2. implement policies of the Master Plan,
3. consolidate development codes,
4. encourage flexibility in the design and location of diverse development projects,
5. establish specific performance standards, and
6. achieve desired commercial and mixed use development patterns.

Although Title 15 has been adopted, most existing zoning designations are based on previous Title 10 designations. Unless there is a zoning amendment application to amend the zoning district, the Title 10 zoning district remains in place. Lyon County has established a Zoning Consistency Table (Table 1) to demonstrate the updated Title 15 zoning designation for existing Title 10 zoning designations.

Table 2, Land Use Table, outlines compatible zoning districts for each land use. The existing Title 10 zoning designations (with consistent Title 15 designations in parentheses underneath) are listed are the allowable Title 15 zoning designations. Table 2 also includes the intended density ranges and size, a description and characteristics of each land use, and examples of uses.



Table 1: Zoning Consistency Matrix

	Title 10 Zoning Districts	Title 15 Zoning Districts
Rural Character Districts	N/A	AG Agriculture, 20 acre minimum
	N/A	NIA Non-Irrigated Agriculture, 20 acre minimum
	N/A	RL Resource Land, 40 acre minimum
	N/A	PL Public Land, 160 acre minimum
	RR-5 Fifth Rural Residential District 20 acres	RR-20 Rural Residential, 20 acre minimum
	RR-4 Fourth Rural Residential District 10 acres	RR-10 Rural Residential, 10 acre minimum
	RR-3 Third Rural Residential District 5 acres	RR-5 Rural Residential, 5 acre minimum
	RR-2 Second Rural Residential District 2 acres	RR-2 Rural Residential, 2 acre minimum
	RR-1 First Rural Residential District 1 acre	RR-1 Rural Residential, 1 acre minimum
	VCMU Village Center Mixed Use District	CMU-R Commercial Mixed-Use - Rural
	N/A	HMU-R Highway Corridor Mixed-Use - Rural
	C-1 Limited Commercial District	NC Neighborhood Commercial
	T-C Tourist Commercial District	TC-R Tourist Commercial – Rural
	M-1 General Industrial District	LI-R Light Industrial – Rural HI-R Heavy Industrial – Rural
Suburban Character Districts	RR-2 Second Rural Residential District 2 acres	SR-2 Suburban Residential, 2 acre minimum
	RR-1 First Rural Residential District 1 acre	SR-1 Suburban Residential, 1 acre minimum
	E-2 Second Estates Residential District	SR-1/2 Suburban Residential, 1/2 acre minimum
	E-1 First Estates Residential District	SR-12,000 Suburban Residential, 12000 sq. ft. minimum
	NR-3 Single Family Nonrural Residential District – 9000 SF	SR-9,000 Suburban Residential, 9000 sq. ft. minimum
	NR-1 Single Family Nonrural Residential District	NR Neighborhood Residential, 4500 sq. ft. minimum
	NR-2 Multiple Residence Nonrural Residential District	MFR Multi-Family Residential
	N/A	RMU Residential Mixed-Use
	SCMU Suburban Commercial Mixed Use	CMU-S Commercial Mixed-Use - Suburban
	N/A	HMU-S Highway Corridor Mixed-Use - Suburban
	C-1 Limited Commercial District	NC Neighborhood Commercial
	C-2 General Commercial District	CC Community Commercial
	N/A	RC Regional Commercial
	T-C Tourist Commercial District	TC-S Tourist Commercial - Suburban

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning Districts	Title 15 Zoning Districts
	X , X-Rated District	XX Adult Use District
	M-E Industrial Estates District	LI-S Light Industrial – Suburban
	M-1 General Industrial District	HI-S Heavy Industrial – Suburban
	N/A	SI Service Industrial
	N/A	EMU Employment Mixed-Use
Historic Character Districts	RR-3 Third Rural Residential District (5 acres)	RR-5 Rural Residential, 5 acre minimum
	RR-2 Second Rural Residential District (2 acres)	RR-2 Rural Residential, 2 acre minimum
	RR-1 First Rural Residential District (1 acre)	RR-1 Rural Residential, 1 acre minimum
	E-1 First Estates Residential District	SR-12000-H Suburban Residential 12000 sq. ft. minimum
	NR-3 Single Family Nonrural Residential District, 9000 Square Feet Minimum	SR-9000-H Suburban Residential, 9000 sq. ft. minimum
	NR-1 Single-Family Nonrural Residential District	NR-H Neighborhood Residential, 4500 sq. ft. minimum
	T-C Tourist Commercial District	TC-H Tourist Commercial- Historic
	N/A	CMU-H Commercial Mixed Use- Historic
Other	N/A	PF , Public Facilities
	N/A	OS , Open Space
	MHP Mobile Home Park District	No Consistent District
	J-W Junk, Wrecking Yard District	No Consistent District
	RVP Recreational Vehicle Park District	No Consistent District
	PUD Planned Unit Development District	PUD Planned Unit Development

Chapter 3 Land Use, Economy and Growth



Table 2: Land Use Table

	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Agriculture	RR-5 <i>(RR-20)</i>	AG	1 DU per 20 acres (0.05DU/acre)	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.	Irrigated land used in the production of crops and pasture, and having requisite water rights.
	RR-5 <i>(RR-20)</i>	NIA	1 DU per 20 acres (0.05DU/acre)	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 uses compatible with the agricultural use of the land and rural character.	Grazing land, feed-lot, hay stacking yard

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Resource	RR-5 <i>(RR-20)</i>	RL	1 du per 40 acres or 1/16 th of a section as described by a government land office survey, or per existing parcel if less than 40 acres or 1/16 th of a section	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	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.

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Public Lands	RR-5 <i>(RR-20)</i>	PL	No density & no minimum size	Public lands managed by the federal and state government. Could also encompass large-scale energy production projects.	BLM, USFS, BOR, State Park
Rural Residential	RR-5 <i>(RR-20)</i>	RR-20 PUD *	1 DU per 20 acres (0.05DU/acre)	Typically found in rural districts and on the suburbanizing fringe. 20 acre or larger lots for single-family residential development.	Single-family residences, gentleman farms and ranches, etc.
	RR-4 <i>(RR-10)</i> RR-3 <i>(RR-5)</i>	RR-10 RR-5 PUD *	1 DU per 5 to <20 acres (>0.05-0.2 DU/acre)	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.	Single-family residences, "farmettes" and "ranchettes", etc.

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Low Density Residential	RR-2 <i>(RR-2, SR-2)</i> RR-1 <i>(RR-1, SR-1)</i>	RR-2 SR-2 RR-1 SR-1 PUD *	1 DU per 1 to <5 acres (>0.2-1.0 DU/acre)	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.	Single-family residences.

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Suburban Residential	E-2 <i>(SR-1/2)</i> E-1 <i>(SR-12000)</i>	SR-1/2 SR-12000 SR-12000-H PUD *	1 DU per 12,000 sf to <1 acre (>1- <4 DU/acre)	<p>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.</p> <p>Neighborhoods should contain connective open spaces that unify the development and provide transitions between other areas and uses.</p>	Single-family residences and duplexes and attached housing.
	NR-3 <i>(SR-9000)</i> NR-1 <i>(NR)</i> NR-2 <i>(MFR)</i> MHP <i>(No Consistent District)</i>	SR-9000 SR-9000-H NR NR-H MFR PUD *	5 to 18 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.	Apartments, duplexes, fourplexes, condominiums and townhomes. Single Family Residential detached units at 5 to 10 dwelling units per acre.

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Suburban Residential Cont.	<p>NR-3 <i>(SR-9000)</i></p> <p>NR-1 <i>(NR)</i></p> <p>NR-2 <i>(MFR)</i></p> <p>MHP <i>(No Consistent District)</i></p>	<p>RMU</p> <p>PUD *</p>	<p>3-18 Dwelling Units per acre.</p>	<p>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.</p> <p>Residential mixed-use is appropriate next to designated mixed-use centers and along major transportation corridors.</p>	<p><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.</p> <p><i>Secondary Uses:</i> Open space, parks, pathways, schools, and other public uses.</p>

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Commercial	C-1 <i>(NC)</i>	NC PUD *	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.	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.	Supermarkets, restaurants, movie rentals, drycleaners, drugstores, filling stations, smaller specialty shops, retail and health services and business and professional offices.
	C-2 <i>(CC)</i>	CC RC PUD *	Typically between 10 and 30 acres.	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.	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.

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Commercial Cont.	<p>TC <i>(TC-H, -R, -S)</i></p> <p>RVP <i>(No Consistent District)</i></p>	<p>TC-H, TC-R, TC-S</p> <p>PUD *</p>	Dependent on Character District	<p>Tourist Oriented Commercial is intended to provide a range of tourist oriented services, depending on context: rural or suburbanizing.</p> <p>Will vary in scale and character.</p> <p>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.</p>	<p><i>Primary Uses:</i> Rural – RV parks, lodges, resorts, etc. w/rural character, scale and amenities</p> <p><i>Suburbanizing:</i> Casinos, hotels, RV parks, resorts, etc. with suburban character, scale, and amenities</p> <p><i>Secondary Uses:</i> Restaurants, smaller specialty shops and retail uses associated with the primary use(s).</p>

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



Mixed Use	<p>Some Commercial zoning districts along the highway</p> <p>TC (TC-H, -R, -S)</p>	<p>CMU (CMU-H, -R, -S)</p> <p>HMU (HMU-H, -R, -S)</p> <p>RMU (RMU-H, -R, -S)</p> <p>EMU</p> <p>PUD *</p> <p>Some Commercial and Residential zoning districts may be appropriate if the intent of the Mixed Use designation is met in the vicinity.</p>	<p><i>Rural Districts:</i> Density/intensity based on coverage and building height. Typical coverage of between 35% and 50%.</p> <p><i>Suburban Districts:</i> Typical floor area ratios (FARs) of between 0.35 and 3.</p>	<p><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.</p> <p><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.</p> <p><i>Suburban Districts:</i> Traditional downtown fabric with a compact, pedestrian-friendly scale.</p> <p>The category is intended to allow for and encourage a broader mix of uses than exist today, including high-density residential. It is also intended to allow for vertical or horizontal mix of uses on sites.</p> <p>Mixed use designations are generally located along major transportation corridors.</p> <p>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>	<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> 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.</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>

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Industrial	<p>M-E <i>(LI-R, -S)</i></p> <p>M-1 <i>(HI-R, -S)</i></p> <p>J-W <i>(No consistent district)</i></p>	<p>LI-R, LI-S</p> <p>HI-R, HI-S</p> <p>XX</p> <p>PUD *</p>	Dependent on Character District	Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling.	<p><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.</p> <p><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.</p>

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Employment	M-1 <i>(HI-R, -S)</i>	LI-R, LI-S HI-R, HI-S EMU SI XX PUD *	Varies depending upon location and development context.	<p>Suburban character district land use.</p> <p>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 planned neighborhood, or located in close proximity to residential areas.</p> <p>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.</p> <p>Activities typically take place indoors and outdoor storage or other more industrial types of uses are typically not permitted.</p>	<p>Light manufacturing, distribution, indoor and screened outdoor storage, and a wide range of other industrial and commercial services and operations.</p> <p><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.</p> <p><i>Secondary Uses:</i> Limited 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.</p>

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Parks	N/A	PF *	Varies, ranging from as small as 1-3 acres to 40+ acres for regional facilities.	Intended to provide for the active and passive recreational needs of the community. Generally provided by the County.	Parks, pathways, and recreational facilities.
Open Space	RR-5 <i>(RR-20)</i>	OS		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 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.	<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 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).

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.

Chapter 3 Land Use, Economy and Growth



	Title 10 Zoning <i>(Consistent Title 15 Designation)</i>	Title 15 Zoning	Density Range/Size	Description/Characteristics	Examples of Uses
Public/Quasi-Public	Varies	PF	N/A	Government offices, buildings and facilities; fire stations; electrical substations; etc.	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.
Specific Plan	N/A	PUD * and as determined with Specific Plan	N/A	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.	Vary by Specific Plan Area
Tribal	N/A	N/A	N/A	Walker River Paiute Tribe lands; Yerington Paiute Tribe lands	A range of residential and nonresidential uses associated with the Walker River and Yerington Paiute Tribes.

* Planned Unit Development (PUD) is a land use designation designed to provide an overall planning and design approach for a single use development or a development incorporating a mix of uses. PUD allows for deviation from a strict application of dimensional and use limitations of the zoning district or districts in order to provide flexibility for landowners to creatively plan for the overall development of their land to achieve a more desirable environment than would be possible through strict application of the standard requirements of the zoning district. Chapter 15.349 of the Land Use and Development Code includes detailed PUD information.



Land Use Plan Overlay Designations

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.

The County may establish compatibility planning guidance, 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.

There are five Airport Influence Areas identified:

1. Dayton Airpark

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

3. Rosaschi Air Park

The Rosaschi Air Park is a privately operated public, general aviation airport in Smith Valley. 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 in Silver Springs, 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 Municipal Airport

The Yerington Municipal Airport is a public, general aviation airport in Yerington and is 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.

Specific Plan Areas

The 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

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. Sage Vista

The approved Sage Vista Specific Plan area encompasses approximately 547 acres of land on the north and south sides of US 50 located at the extreme eastern boundary of the Dayton Valley Planning Area. The intent of the Sage Vista Specific Plan is to promote a well-planned development based on a specific set of goals and policies that complement and provide a mix of suburban residential, commercial, public, and open space land uses while addressing the natural environment and existing adjacent land uses. It establishes a clear demarcation between the Dayton and the Stagecoach communities.



Cooperative Planning Area

There are two incorporated cities within Lyon County boundaries: Fernley and Yerington. Cooperative planning is imperative outside of city limits, where both the city and county have joint interests regarding planning and development. The Cooperative Planning Area is established to promote compatibility between new development and existing development at the city's periphery, and ensure the provision of efficient services. The County will work closely with the cities regarding planning and development of land within the Cooperative Planning Area. Specific goals, policies, and strategies relating to cooperative planning are included in Chapter 8, Regional Coordination and Implementation.

City of Fernley

The City of Fernley is identified on the General County Land Use Plan. Land use designations within the City of Fernley are included in the City of Fernley Master Plan. The unincorporated land within the extended City boundary created by the Nevada Legislature, is identified as a Cooperative Planning Area. The County land uses reflect what is shown in the current City of Fernley Master Plan and the Cooperative Planning Area coincides with the unincorporated lands.

City of Yerington

The City of Yerington is identified on the General County Land Use Plan. Yerington's Master Plan designates land uses within City limits. Beyond City limits, Yerington's Master Plan includes an Annexation Plan; however the annexation plan does not designate land uses. The City of Yerington's annexation boundary is shown as "cooperative planning area" on the General County Land Use Plan.

Goals, Policies and Actions

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

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 in the Land Use Plan

Future development of Lyon County will be consistent with the Land Use Plan. The 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 Land Use Plan as a guide for decision-making on development approvals.



Policy LU 1.2: Residential Development Patterns in Neighborhoods

New residential development, particularly in suburban 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 within communities should be designed as part of the livable communities, not just subdivisions, with access to community infrastructure and amenities.

Strategies:

- Explore incentives for higher density infill residential in close proximity to existing public facilities and commercial land uses.
- Require development in suburban areas to provide mix of housing options.



Policy LU 1.3: Commercial and Mixed-Use Development to be Located in Communities

Non-residential development will occur in areas with existing or planned infrastructure, and in locations that are appropriately designated on the Land Use Plan. New suburban and rural residential development will be located near existing and future community centers.

Strategies:

- Explore incentives to encourage compact, nodal commercial development, such as density trades, public/private infrastructure cost sharing, tax-increment financing, etc.



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 Land Use Plan. New industrial uses should only be located in areas that do not adversely impact existing residential settlements.

Strategies:

- 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 locate in Suburban Districts that can be served by municipal water and sewer 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 suburban areas.

Strategies:

- 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

Encourage a diverse economy that attracts businesses to 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.
- Encourage business “incubator” programs geared to regional needs.
- Encourage the expansion and development of compatible industry programs to encourage cross-fertilization within industry sectors.



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 Land Use Plan, where public facilities exist or are planned to



accommodate such development cost-effectively. The Land Use Plan will reserve adequate lands for jobs and industry.

Strategies:

- Use the Land Use plan as a guide to determine appropriate locations for business and industry.
- Coordinate Industrial land use designation to avoid conflicting land uses.

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 an 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.



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

Lyon 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:

- Discourage suburban density development outside of communities, in the rural character district.
- Require all suburban 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 for low water use landscape designs.



Goal LU 6: Unique Growth in Historic Districts

Lyon County recognizes that historic districts reflect the spirit, character and history of its communities, along with unique historical, social and cultural foundations. Development should bring a greater understanding of the County's past and to give future generations the opportunity to appreciate, understand and enjoy the County's rich heritage.

Inherent characteristics of historic districts, such as topography, parcel configuration, and historical design do not necessarily align with typical development standards. Allowing creative and flexible design standards in historic districts will encourage unique development opportunities.



Photo Credit : Renate Victor

Policy LU 6.1: Provide alternative standards that allow for unique growth in historic districts.

Lyon County will develop creative and flexible design standards for historic districts that acknowledge, at a minimum, the need for alternative:

- Off-street parking requirements
- Topography consideration
- Parcel configuration
- Setback requirements

Strategies:

- Work with the Citizen Advisory Boards in historic districts to develop guidelines for alternative standards in historic districts.
- Amend Title 15 to include alternative standards for historic districts.



Contents

Transportation System Guidance	2
Design Criteria for Roadway Types	3
Table 1: Roadway Section	3
Access Management Guidelines.....	5
Table 2: Access Management Guidelines.....	5
Level of Service	6
Table 3: Intersection Level of Service Definitions.....	6
Table 4: Average Daily Level of Service Thresholds by Facility Type.....	7
Signalized Intersections.....	7
Unsignalized Intersections.....	7
System Considerations.....	8
Private Sector Contributions.....	9
Integrated Transportation Network	9
Transportation Network Maps	9
Goals, Policies and Actions	10



Lyon County's geographic scale, rural densities, topographic variation and distance between communities make travel challenging and leads to a transportation system that depends heavily on automobile use. These physical characteristics not only influence transportation planning but they also impact the County's ability to construct and maintain an efficient, affordable transportation system. Limited funding resources dictate a continuing emphasis on maintaining existing systems rather than pursuing new roadway construction and other improvements.

Three important transportation planning directions seem apparent:

- The connectivity and capacity of arterials and collectors will be a key element for the growth of the County and should be carefully conserved. Strategies to achieve this connectivity should include strict access control and development of residential and nonresidential design standards that emphasize internalization of circulation systems.
- Within communities, pre-planned expansion of highway and roadway systems is required to ensure that the function and viability of the development centers do not negatively impact the rural quality of life.
- Increasingly, the private sector will have to be part of the solution of transportation issues, including financing and other transportation systems modifications.

This Chapter provides guidelines for managing and improving the county's transportation system. The Goals and Policies strive to balance the need for providing safe and efficient transportation opportunities throughout Lyon County with current and future resources.

Transportation System Guidance

Land use and circulation are inextricably linked. Population growth increases traffic volumes and vehicle trip lengths; in rural Lyon County, considerable distances often separate residential areas from commercial areas and employment centers. In addition, land uses that generate relatively high traffic volumes, such as convenience stores and restaurants, affect the flow of traffic on adjacent roadways. In areas with low-density residential development, virtually every trip requires the use of an automobile.

Beyond a strict capacity-based approach to highway systems evaluation, consideration of the impact of roads and traffic on communities also needs to be considered. This is particularly true in the most rural areas, where development historically has been heavily highway oriented. Development in corridor form along the rural roads of the County (residential and nonresidential) will undoubtedly result in a loss of the rural character that the County wants to retain. The evolution of the local road system will heavily influence the form of future development. Access control policies will in turn influence the future local road systems.

The information provided below provides general guidance and direction for developing more specific policies and implementation tools.



Design Criteria for Roadway Types

To ensure compatibility with land use planning, roadways in Lyon County are classified by the levels of traffic they support, their location and purpose, and their dimensions. Public and private construction of roadways should follow AASHTO (American Association of State Highway Transportation Officials) guidelines when applicable and Lyon County standards as presented in Table 1 below.

Table 1 Roadway Section						
Roadway Type	ROW Width	ROW Components				Public Utility Easements (outside ROW)
		Half Street Width	Sidewalks	Utility Easements in ROW	* Median, Landscaping Strip, Bike Lanes	
Major Arterial	100'	43'	5'	2'	7' Median	7.5'
Minor Arterial	80'	34'	5'	2'	T.B.D.	7.5'
Major Collector	60'	21'	5'	4'	T.B.D.	7.5'
Minor Collector	50'	18'	4'	3'	T.B.D.	7.5'
Residential Road	50'	18'	4'	3'	T.B.D.	7.5'
** Local Road	40'	13'	4'	3'	T.B.D.	7.5'
Primitive Road	N/A	One or two lanes, width T.B.D.	N/A	N/A	N/A	N/A

Notes:
 1) * The County reserves the right to determine whether or not medians, 5' bike lanes, or landscape strips are required
 2) ** Not currently included in Title 15 or Public Works standards (Drawing L1: Roadway Sections - Urban and Suburban Areas)
 3) On street parking is permitted on all street sections except Major Arterials and Minor Arterials



Each roadway type is defined as follows:

- **Freeway** (not included in Table 1) – A freeway is a nationwide, statewide, or regional facility which has a primary function of mobility. Access to freeways is provided through grade separated interchanges only.
- **Arterial** – An arterial is a major regional facility that serves interregional, intraregional, and intercity travel. An arterial should primarily serve through traffic and access should be managed (i.e. limited driveways).
- **Collector** – A collector provides access between arterials and local streets. Collectors may provide direct access to abutting properties. Collectors have a lower level of access management than arterials.
- **Residential Road** – The primary function of these street sections is to provide access to abutting properties including single family residences. Residential roads are typically lower volume and lower speed facilities and connect to collector roadways. These streets have minimal access management.
- **Local Road** - Local Road sections are not currently a part of Title 15, or Drawing L1 of the Public Works design standards, *Roadway Sections*. These roadways are encouraged for inclusion in both documents so they may be used for infill development and other compact developments in the County. Like Residential roads, these roads have minimal access management and low traffic volumes and speeds. They cost less to construct and to maintain whether public or privately owned.
- **Primitive Roadway** - A primitive road is a one- or two-lane road providing direct access to undeveloped areas, ranches, recreational and scenic areas, or backcountry properties. This type of road shall not be used to provide access to subdivided property.

The “primitive” roadways in Lyon County may extend across private property and through publicly-owned lands to access patented mining claims that were bought and developed for single family dwellings. The standard allows for this type of development with the understanding that the County will provide no emergency services nor any repair or maintenance services for such roads. These roadways are typically unpaved. Property owners have to make reasonable efforts to demonstrate they have tried to secure either documentation of an access easement or attempted to secure an access easement for the existing primitive road from the public agency (USFS, BLM) and/or private property owners.



Access Management Guidelines

Access management involves managing the location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to a roadway to provide vehicular access to land development in a manner that preserves the safety and efficiency of the transportation system. Each roadway type should determine the level of access management on that roadway. Table 2 displays Lyon County’s Access Management Guidelines.

Roadway Classification	Signal Spacing	Driveway Spacing	Left-Turns from Roadways and Driveways	Median Treatment (when required)	Other
Major Arterial	1/2 Mile desired 1/3 Mile minimum	300 ft. minimum (right in/out only with deceleration lane)	Only at Signal	Raised Median	<ul style="list-style-type: none"> - No full movement driveways - No more than 1 driveway per property on the arterial, joint driveways are recommended - Left turn <u>in</u> at major driveways/unsignalized roadways o.k.
Minor Arterial	1/2 Mile desired 1/3 Mile minimum	300 ft. (right in/out only with deceleration lane)	Only at Signal or Major Unsignalized Intersection	Raised Median, TWLTL	<ul style="list-style-type: none"> - No full movement driveways - No more than 1 driveway per property on the arterial, joint driveways are recommended - Left turn in at major driveways/unsignalized roadways is acceptable
Major Collector	1/4 Mile desired 1/5 Mile minimum	250 ft. minimum	Yes	Raised Median, TWLTL	<ul style="list-style-type: none"> - Do not offset driveways - One full movement driveway per property
Minor Collector	1/4 Mile desired 1/5 Mile minimum	250 ft. minimum	Yes	TWLTL	<ul style="list-style-type: none"> - Do not offset driveways - One full movement driveway per property

Notes: TWLTL – Two way left turn lane



Level of Service

The typical measure of intersection or roadway performance is Level of Service (LOS), which is a mechanism to determine how efficiently a transportation system moves motor vehicles. LOS is measured on a scale from A to F, with "A" representing the best performance and "F" the worst. Lyon County will strive to maintain a minimum of level of service "D" conditions on county roads and at intersections. Table 3 below relates the LOS letter designation to a general description of traffic operations.

Table 3 Intersection Level of Service Definitions	
Level of Service	Description
A	Represents free flow. Individual users are virtually unaffected by others in the traffic stream.
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable.
C	Stable flow, but the operation of individual users becomes significantly affected by interactions with others in the traffic stream.
D	Represents high traffic density, but stable flow.
E	Represents operating conditions at or near the capacity level.
F	Represents forced or breakdown flow (stop and go conditions).
Source: Highway Capacity Manual, 2000	



Table 4 below outlines the Average Daily Traffic (ADT) for roadway classifications and their corresponding LOS. The LOS thresholds shown in Table 4 should be used to determine the level of service on a daily basis for a roadway segment in Lyon County.

Table 4 Average Daily Traffic Level of Service Thresholds by Facility Type					
Facility Type	Maximum Service Flow Rate (daily) for Given Service Level				
Number of Lanes	LOS A	LOS B	LOS C	LOS D	LOS E
<i>Freeway/Highway</i>					
4	≤ 28,600	42,700	63,500	80,000	90,200
6	≤ 38,300	61,200	91,100	114,000	135,300
8	51,500	81,500	121,400	153,200	180,400
10	63,800	101,900	151,800	191,500	225,500
<i>Major Arterial</i>					
4	≤ 20,000	29,000	36,500	39,000	41,400
6	≤ 30,000	44,800	56,000	58,900	62,200
8	≤ 40,000	59,800	74,600	78,600	82,900
<i>Minor Arterial</i>					
4	n/a	n/a	28,700	33,500	36,100
6	n/a	n/a	44,400	51,400	54,600
8	n/a	n/a	59,200	68,600	72,700
<i>Major Collector</i>					
2	n/a	n/a	8,800	13,200	14,800
4	n/a	n/a	18,600	27,300	31,100
<i>Minor Collector/Local Street</i>					
2	n/a	n/a	7,300	8,500	9,100

Signalized Intersections

Level of Service at signalized intersections should be calculated using the Highway Capacity Manual, 2016 methodology. Delay at signalized intersections will be calculated on a peak hour basis and reported for the intersection overall. The overall intersections should operate at LOS D or better for the peak hour condition.

Unsignalized Intersections

Level of Service at unsignalized intersections should be calculated using the Highway Capacity Manual, 2016 methodology. Delay at unsignalized intersections will be calculated on a peak hour basis and reported for both the approach with the highest delay and the intersection overall. The intersection approaches should operate at LOS D or better for the peak hour condition.



System Considerations

Lyon County's transportation system for the future requires special consideration in view of several issues:

- County economic development benefits will be derived from improved transportation linkage to employment areas within the County and its communities.
- Increased development along the U.S. Highway 50 corridor needs to be properly managed in order to maintain safe and efficient operation.
- Future congestion of U.S. Highway 50 and the County's arterials will not only be the product of too much volume, but also of too many conflicting turning movements at intersections and driveways. This side friction inhibits the safe and efficient flow of traffic, and land use patterns that promote direct access to these roadways should be discouraged.
- Development patterns over the years have created a series of subdivisions which lack interconnection in the County. Greater street system connectivity between and among developments can reduce dependence on one route for access to and from residential developments (e.g., U.S. Highway 50) and effectively enhance the capacity of local, primary and secondary road systems in the County. However, efforts to connect existing road systems, particularly in existing developed neighborhoods will require sensitive treatment to avoid impacts to the community.
- Most county secondary roads have limited capacity to support substantial increases in traffic volumes as a result of local land uses. Greater control over access should be exercised to preserve or enhance their capacity to support increases in traffic volumes over time.
- Current development patterns will not support a major investment in transit service in the County. If transit is ever to become a viable alternative travel mode in Lyon County, the land use plan must establish areas along major transportation corridors at high enough residential and employment densities to support such service.
- Walking/hiking trails and bike trails are few in number in the County. These facilities have not been a key component of the County transportation program or development requirements in the past. Trail systems can serve to connect neighborhoods to one another and to key public facilities and provide an alternative means of transport; on foot or on bike. Such facilities are most important within the County's suburbanizing districts. They diversify transportation options and provide recreational amenities that enhance the quality of life for residents.
 - The County needs to elevate the status of pedestrian and bike facilities as a component of its overall transportation program. The County may consider developing a Pedestrian and Bicycle Facilities Master Plan.
- Periodic changes or reductions in the level of federal funding for roadways places more financial responsibility at the state, County and local levels, as well as with private



developers, to fund new improvements. Roadway construction funds must, therefore, be carefully expended, and road needs carefully identified and programmed.

Private Sector Contributions

When new developments are proposed, the developers will be responsible for designing, constructing, and maintaining throughout the construction stages, the roadways that will serve the project. The County maintains the right to assess the condition of roadways before accepting any ROW for dedication. Per the tables in this Chapter, developers will:

1. Provide development plans that include roadways of appropriate design per Table 1, supporting LOS D per Table 4, for the scale of project proposed;
2. Expect to bear financial responsibility for construction of roadways associated with the new development; and
3. Maintain new roadways throughout the construction process, with the County reserving the right to assess roadways for potential improvements before accepting dedication.

Integrated Transportation Network

Transportation Network Maps

The intent of the Transportation Network Map(s) is to show a generalized road network for the entire County. The Maps provide broad guidance for arterial and collector roads, and necessary road connections within communities and the County. Proposals for development must be conceptually consistent with the roadway network shown on the Transportation Network Maps. The Transportation Network Maps are located in Appendix B.



Goals, Policies and Actions

Goal TR 1: Cohesive Transportation System

Lyon County's transportation system will provide transportation options where residents and goods can move safely and efficiently, including during peak travel times.



Policy TR 1.1: Integrated Transportation Network

County and subdivision roadways shall be designed to provide efficient and practical connections to the regional and local road network.

Strategies:

- Connect new county and subdivision roadways to existing and planned future roadways, including those that have been or will be built by other jurisdictions.
- Recognize and plan for additional roadways as necessary to alleviate congestion and improve safety and convenience of the local road network.
- Implement a functional classification system for all existing and future roadways.
- Revise road design and improvement standards to provide for the safe and efficient movement of people and goods.
- Coordinate planning and standards for new roadways with other jurisdictions.
- Coordinate roadway construction funding requests and projects with other jurisdictions where joint projects will improve integration of the roadway system.





Policy TR 1.2: Alternative modes

Lyon County will encourage and enable the use of transportation alternatives to cars, such as bicycling, walking, or riding a bus.

Strategies:

- Require sidewalks and/or dedicated bike lanes or paths on all new and reconstructed collector and arterial roads in suburbanizing districts and in all new non-rural subdivisions.
- As funding allows, create dedicated lanes on existing roads and build pathways for non-motorized traffic in a pattern that connects communities in central Lyon County to employment centers and with each other.



Policy TR 1.3: Connectivity

The roadway system in Lyon County will be designed in a way that provides logical and efficient travel routes and minimizes unnecessary driving.

Strategies:

- Design new County and subdivision roadways to connect to existing and future roadways. Discourage single-access neighborhoods and dead-end streets.
- Update County roadway standards to require that new streets and roads connect with existing roadway systems.



Goal TR 2: County Roads

Local roads will be alternatives to primary highways.



Policy TR 2.1: Local Access Roads

To reduce and avoid highway congestion at peak times, Lyon County will work in conjunction with other public agencies and private developers to build and maintain alternative routes designed for shorter trips and local travel within communities.

Strategies:

- Identify areas of traffic congestion and develop plans for alternative local routes.
- Work with the Nevada Department of Transportation (NDOT) to design, build and maintain alternative routes.

Goal TR 3: Public Transportation

Lyon County will pursue cost-effective, public transportation for travel within and between population centers.



Policy TR 3.1: Identify Public Transportation Options

Lyon County will identify potential public transportation options that may be feasible in the context of our population demographics and distribution.

Strategies:

- Study public transportation available in similar communities, identify likely public transportation users and demand, and analyze costs and benefits to the community to identify possible alternatives for Lyon County.

Goal TR 4: Distribution Routes

Rail and highway routes will continue to be competitive as distribution routes for goods.



Policy TR 4.1: Distribution Routes

Recognizing the importance of competitive distribution routes to the industrial sector of our economy, Lyon County will protect rail lines and highways from uses that could reduce their effectiveness.

Strategies:

- Implement a hazardous material buffer corridor along highways and railroads.

Goal TR 5: Airports

Public and private airports will be sustained and promoted as an important transportation asset in the County.



Policy TR 5.1: Airports

When making land use designations and decisions, Lyon County will consider protection of airspace and the ability of airports to meet residents' current and future demand for air travel and transport.

Strategies:

- Minimize incompatible development, such as residential uses, immediately adjacent to airports to avoid potential noise and operation conflicts.
- In the Land Use section of the Master Plan, identify areas where the influences of airports and surrounding land uses are properly considered.



Contents

Natural Resources and Environment.....	5.2
Goals, Policies and Actions.....	5.3



The impact of future growth and development on Lyon County's natural resources and environmental quality is an issue of increasing public concern. Impacts accompanying population growth, such as new homes and commercial development, manifest themselves on the natural environment in many ways including:

- Reducing public access to open lands, lakes and rivers;
- Clearing of natural vegetation, and the loss of plant and wildlife habitat;
- Degradation of surface water quality in streams and rivers, and groundwater contamination;
- Air pollution;
- Encroachment into floodplains, areas of high wildland fire hazard and steep slopes;
- Increases in overall energy use and the use of fossil fuels;
- Disruption of natural water drainage systems; and
- Loss of scenic natural views.

Development to accommodate growth can occur without unduly threatening the County's natural resources and environmental quality if steps are taken to ensure that new development is designed and built in an environmentally sensitive and resource-conserving manner. Certain areas of Lyon County are more susceptible to environmental degradation or are more hazardous than others due to the presence of sensitive natural features or natural hazards. Future development should be directed away from sensitive and hazardous areas and guided to areas of the County where environmental impacts will be less detrimental.

Natural Resources and Environment

The proximity of the natural environment will continue to be an important part of life in Lyon County, where residents will enjoy sustainable supplies of clean water for drinking and agriculture; clean air; wildlife; access to rivers, lakes and public lands; scenic views, and dark night skies. Lyon County will work to reduce or mitigate natural and human caused hazards as identified in the Lyon County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) (<https://www.lyon-county.org/DocumentCenter/View/8670/Lyon-County-MJHMP--FINALDec-10-2018>).



Goals, Policies and Actions

Goal NR 1: Public Access

Public lands, lakes, and rivers in Lyon County will be easily accessible by residents and visitors for recreation and enjoyment.



Policy NR 1.1: Access Points

New development should not close off key access points to recreation areas and attractions such as public lands, lakes and rivers.

Strategies:

- Encourage private property owners and developers to dedicate easements that allow for public access to recreation areas and attractions, and provide incentives in the subdivision ordinance.
- Consider acquiring strategic lands where necessary to protect public access to key recreation areas.

Goal NR 2: Wildlife

Lyon County will maintain adequate habitat for viable populations of a variety of desirable wildlife species.



Policy NR 2.1: Protect Critical Wildlife Habitat

Lyon County will work to protect critical habitat that is necessary to maintain viable wildlife populations.

Strategies:

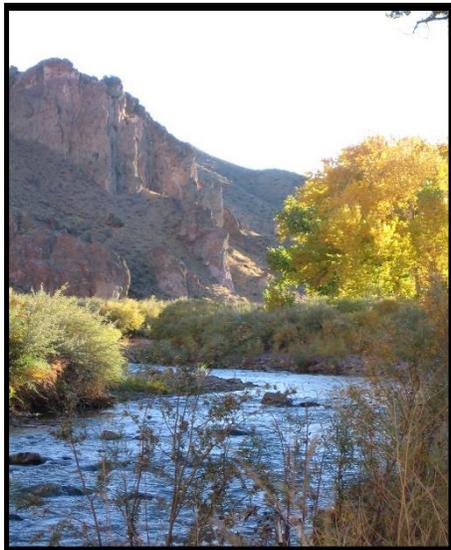
- Recognize species identified through community planning processes, such as wild horses and sage grouse, as species of community-wide importance, and prioritize habitat protection efforts and resources for these species.



- Identify the habitat of species of community-wide importance and identify critical habitat areas.
- Periodically review information and conditions to reveal changes in the range of species and amount of available habitat.
- Encourage land use patterns on private property that allows for new development while sustaining wildlife populations.
- Promote programs that educate residents about practices that can promote or endanger wildlife, such as waste disposal, land development, fencing, weed control, and others.
- Consider acquiring strategic habitat where necessary to protect, sustain, and allow migration of wildlife.

Goal NR 3: Clean Water

Adequate water supply will be available for current and future needs in Lyon County, including safe, healthy drinking water for all Lyon County residents.



Policy NR 3.1: Water Supply and Quality

Recognizing that clean water is a precious resource necessary to maintain our health, economy, and quality of life, Lyon County will protect the water supply and encourage efficient use of water resources.

Strategies:

- Maintain and expand the piped municipal water and sewer systems within the communities and urbanizing areas of the County.
- Control development density in semi-rural and rural areas to avoid contamination of wells by septic systems through adoption of density standards based on factors such as hydrology, soil structure, and other scientifically recognized parameters.



- Encourage a nitrate reduction program(s) to protect groundwater and public drinking water supplies.
- Encourage conservation and efficient use of water, through utility rate structure, landscaping standards, education, and other programs.
- Encourage each incorporated city to provide water and sewer to all new development within its area of influence.
- Require that new development install stormwater control features to offset increase in flood hazard created by development and facilitate groundwater recharge.
- Adopt low-impact development (LID) standards to reduce runoff and improve water quality.

Goal NR 4: Clean Air

Lyon County residents will have access to clean air.



Policy NR 4.1: Clean Air

Lyon county will continue to maintain and work to improve air quality

Strategies:

- Encourage compliance with federal and state air pollutant emissions standards.
- Encourage enforcement of dust control measures related to dust produced through development, construction, and cessation of agricultural production.
- Encourage reduced consumption of energy through lighting standards, incentives for efficient buildings, and education, and encourage development of low pollution energy resources.



Goal NR 5: Renewable Energy

Lyon County will encourage private efforts to develop and use renewable energy resources, such as solar and geothermal.



Policy NR 5.1: Geothermal, Solar and Wind

Lyon County will encourage utilization of available renewable energy resources, such as solar radiation, geothermal heat, and wind.

Strategies:

- Continue to encourage solar panels, geothermal, and small-scale wind turbines as permitted accessory uses on residential and commercial property in all compatible zoning districts.
- Identify sites in the county with significant solar, geothermal, or wind resources that may be suitable for future utility-scale development. Consider measures to encourage alternative energy development on these sites.

Goal NR 6: Natural Hazards

The County will work to prevent and reduce natural hazards to residents and businesses, including risks from flooding, wildfire, earthquakes, and dust.



Policy NR 6.1: Educate About Natural Hazards

Lyon County will strive to inform residents about natural hazards that exist in the county and how to reduce the risk that such hazards may pose, as identified in the Multi-Jurisdiction Hazard Mitigation Plan (MJHMP).



Strategies:

- Make information available about high natural hazard risks such as location of earthquake fault lines, floodplain areas, and high wildfire danger rating as identified in the Plan.
- Attempt to inform citizens when conditions are known to exist that can lead to substantial danger from hazards such as fire, earthquakes, flooding, or fugitive dust as identified in the Plan.
- Develop incentive programs and/or restrictions to minimize development in high hazard areas as identified in the Plan.

Policy NR 6.2: No Increase in Risk from Natural Hazards

To the extent possible, Lyon County will avoid or mitigate increased risk from natural hazards to persons or property that are caused by development.



Strategies:

- Limit new development on steep slopes, along seismic fault lines, and in flood-prone areas.
- Maintain floodplain management ordinance to restrict development within the floodway and floodplain.
- Continue to implement development standards that require stormwater control features in new subdivisions and new commercial and industrial development.
- Continue to implement provisions to reduce fire hazards in Urban-Wildland Interface areas in cooperation with the County's fire districts.
- Establish development buffer zones along all waterways and drainages subject to flooding.
- Continue to implement provisions that require hazardous fuels management and fire resistive



landscaping practices for development in Urban-Wildland Interface areas.

Goal NR 7: Open Space

Lyon County will identify and protect unique natural resources as permanent open space.



Policy NR 7.1: Unique Natural Resources

Identify unique natural resources of community-wide interest using the community planning process.

Strategies:

- Encourage and facilitate voluntary conservation easements on private property that protect unique natural resources.
- Continue to encourage and provide incentives for subdivision design that accommodates new development while protecting unique natural resources in accordance with the adopted zoning ordinance.
- Consider acquiring strategic open space where necessary to protect unique natural resources of community-wide interest.

Goal NR 8: Views

Lyon County will protect scenic views of mountain backdrops and dark skies.



Policy NR 8.1: Mountain Backdrop

Recognizing that views of the mountains in and around the county provide a unique scenic value for residents and visitors, Lyon County will strive to preserve such views.

Strategies:

- Continue to implement standards and incentives in the subdivision regulations so that streets, lots,



and buildings in new developments are aligned to maintain and maximize views of residences both within and around the new development.

- Restrict development on ridgelines and promontories to minimize impacts on the scenic quality of the mountain backdrop visible from existing and future communities in the County.
- Continue to implement setbacks, height limitations, or other regulations in urbanizing areas to minimize undesirable impacts to the views enjoyed by existing residences.
- As applicable, coordinate with the cities and counties that control lands outside the county that are part of the scenic backdrop, and with public agencies that regulate and manage lands within the county, and encourage them to maintain the scenic quality of these areas.



Policy NR 8.2: Dark Skies

Lyon County will minimize light pollution while allowing for adequate lighting for safety and security.

Strategies:

- Continue to implement lighting standards for commercial and industrial properties to address issues such as avoiding light intrusion onto neighboring properties, parking lot lighting scale and intensity, minimal security lighting outside of hours of operation, and similar.
- Update the zoning ordinance to ensure that the County will not provide or require street lights outside of communities and urbanizing areas.



Goal NR 9: Mining and Resource Extraction

Lyon County will promote the continued development of mineral and aggregate resources while working to prevent and reduce conflict between mining and other resource extraction activities and residential, commercial and industrial development.

Please note that Lyon County regulates land use on private property, which includes patented mining claims, but not projects on public lands. Lyon County is considered an “interested party” and provides comments on permits that are processed through the Bureau of Land Management (BLM) for mining permit applications on public lands and the Nevada Division of Environmental Protection (NDEP) Bureau of Mining Reclamation/Regulation permits for any future mining projects.



Policy NR 9.1: Guide Development

Lyon County will encourage development away from areas where minerals and aggregate extraction is currently occurring and where significant resources are known to exist.

Strategies:

- Consider the location of known resources when reviewing new development.

Policy NR 9.2: Mining and Resource Extraction Education

Lyon County will encourage the distribution of information for residents regarding mining and other resource extraction activities that exist or may be developed in the county.

Strategies:

- Encourage mining operations to provide public education and information materials about hazards, hours of operations, traffic, etc.



Policy NR 9.3: Mitigate Operations

To the extent possible, Lyon County will require resource extraction projects to mitigate adverse operational impacts on such items as public infrastructure, traffic, agricultural operations, residential and commercial land uses, the visual character of the area, etc.

Strategies:

- Promote “limited impact”/environmentally safe resource extraction practices to protect the natural environment, enhance the quality of life of residents, and limit impacts on present and future public facilities and services.
- Work in close cooperation with the Nevada Division of Environmental Protection, Nevada Division of Minerals, and other regulatory agencies to help ensure that State laws and regulations are being adhered to during exploration, development, and reclamation activities associated with mineral extraction projects.

Policy NR 9.4: Mitigate long-term impacts

To the extent possible, Lyon County will promote long-term reclamation and rehabilitation of extractive sites.

Strategies:

- Require resource extraction projects to submit detailed long-term reclamation and reuse plans and to provide documentation of adequate funding mechanisms to implement plans



Contents

Parks, Recreation and Open Space.....	6.2
Goals, Policies and Actions.....	6.2
Existing Parks and Grounds.....	6.6
Mound House.....	6.6
Dayton.....	6.6
Silver City.....	6.8
Stagecoach.....	6.8
Silver Springs.....	6.8



Lyon County's scenery and natural environment provide diverse recreational opportunities and factor strongly into its economy and quality of life. As population increases, so does the need to maintain adequate open space, recreational opportunities and access to public lands.

Businesses and skilled workers are often attracted to communities that have ample park systems, open space, pathways, and recreational opportunities. Recognizing that growth in Lyon County is predicted to continue, creation of additional recreational facilities will directly affect the County's ability to meet its economic development objectives.

This Chapter provides guidelines for managing and improving the County's recreational and open space amenities, including its parks and trails. The policies strive to balance the need for providing diverse recreational opportunities with the goal of preserving the County's scenic character while acknowledging budgetary limitations.

Parks, Recreation and Open Space

Access to publicly owned lands will provide opportunities for hiking, horseback riding, bicycling, off-road vehicle uses and other activities. Playgrounds, sports fields and recreation facilities will be available to children and families within communities.

Goals, Policies and Actions

Goal PR 1: Recreation in Communities

Parks, sports fields and playgrounds will be available for recreation in communities and areas of higher density development.



Policy PR 1.1: Recreation Facilities in Communities

Lyon County will provide park and recreation facilities and services based on sound financial and management planning.

Strategies:

- Focus Lyon County efforts and investments on improving and creating community parks and recreation facilities, and special use facilities to make the most efficient and cost effective use



of public funds and personnel, rather than require new facilities.

- Identify alternatives to public development, operation and maintenance of new local parks required for new residential development.
- Complete development of planned and programmed facilities within existing parks and multi-use facilities.



Policy PR 1.2: Recreation Facilities in Suburbanizing Communities and community core areas.

Lyon County will provide for park and recreation opportunities such as sports fields and playgrounds within urbanizing communities and as new development occurs.

Strategies:

- Identify existing and target levels of service for parklands and facilities in urbanizing areas.
- Require that new residential development in urbanizing areas provide for compensatory parkland at target service levels for the additional residential capacity created, without additional cost to Lyon County.



Policy PR 1.3: Recreation Facilities in Rural Communities

Lyon County will provide for park and recreation opportunities such as sports fields and playgrounds for rural communities and as new development occurs.

Strategies:

- Identify existing and target levels of service for parklands and facilities in rural communities.



- Require that new residential development in rural communities provide for compensatory parkland and/or park improvements at target service levels for the additional residential capacity created, without additional cost to Lyon County.

Goal PR 2: Recreation in Rural Areas

Residents will have access to a variety of recreation opportunities on public lands.



Policy PR 2.1: Recreation on Public Land

In semi-rural and rural areas, Lyon County recreation opportunities will be on public lands, including federal and state-owned and managed lands and privately held lands with easements or other agreements that ensure public access.

Strategies:

- Pursue strategies identified in the Natural Resources section of this plan to secure adequate public access to public land.

Goal PR 3: Trails

Lyon County will have trails for recreation and alternative transportation, and to enhance access to Carson and Walker Rivers.



Policy PR 3.1: Trails

Trails in Lyon County will be designed to accommodate a variety of desirable uses, tailored to the preferences of the community(s) in which they are located.



Strategies:

- Within and among communities in Central Lyon County, efforts to develop multi-use trails will be focused toward providing opportunities for non-motorized transportation, and for recreational uses such as biking and walking.
- Encourage development of equestrian trails and riding areas in semi-rural and rural areas and on public lands in Lyon County.
- Encourage the development of non-motorized multi-use trails along portions of the Carson and Walker Rivers.
- Encourage the development and use of an aquatic trail in and along the Carson and Walker Rivers.
- Encourage the development of non-motorized multi-use trails along drainages and irrigation ditches, and through open space lands where the paths will not conflict with agricultural and other property uses.
- Encourage the conversion of former irrigation ditches and ditch easements to non-motorized multi-use trails.
- Require that new residential development provide for improved access to the Carson and Walker Rivers, if adjacent to and incorporated with development, without additional cost to Lyon County.



Policy PR 3.2: Trails Implementation and Management.

Lyon County will provide further guidance on the development and management of trails through the development of standards and recognition of the varying needs of urbanizing and rural communities.



Strategies:

- Coordinate with other public and quasi-public entities to create, maintain and operate trail systems within Lyon County and the region.
- Consider the use of incentives to encourage development projects to contribute to the acquisition or improvement of identified trail systems.
- Identify and establish guidelines for the location and design of trails to appropriately retain the natural character of the area, minimize impacts on adjacent lands and uses, properly orient and educate the public, and coordinate trail design with other public objectives such as drainage or wetland protection.
- Identify and establish guidelines for trailheads and staging areas to provide adequate improvements for users and to minimize impacts of trail use on adjacent properties.

Existing Parks and Grounds

Lyon County maintains several parks throughout the County, in various communities, keeping the grounds free of weeds, the lawns mowed and bushes and trees trimmed and looking neat. During the winter Lyon County crews shovel snow and keep walks free of ice. There are additional park facilities throughout Lyon County, that are significant community resources but are not listed here because they are not maintained by Lyon County.

Mound House

Von Del Rose Park

56 Red Rock Road Mound House, NV. This is a small neighborhood park that has basketball courts, a covered picnic area and playground equipment.

Dayton

Our Park

370 River Street, just off of Highway 50 as you're entering Dayton. A small neighborhood Park has playground equipment, BBQs, picnic tables, grass and trees for shade.



Little League Fields

249 Old Dayton Valley Road, next to Dayton Elementary School. This park has two baseball fields, a tee ball field, playground equipment, BBQs and concession/restroom facilities.

Como Park

250 Old Dayton Valley Road across from Dayton Ball fields. This park has grassy areas, playground equipment, picnic tables, a dog park, and some shade areas. A skate park has a 7,000 square foot concrete slab with ramps, rails, a pyramid, and a half-pipe. Restroom facilities are located across the street at the ball fields and are available during Little League games.

Mark Twain Park

Located at the end of Roughing It Road or off of Six Mile Canyon Road. This park has a Senior Baseball field and a soccer field. Concession/restroom facility, a softball field and a playground.

Patriot Park

1212 Daffodil and Cheatgrass Road in the River Park Subdivision. This park has a playground, volleyball and basketball courts, horseshoe pits and picnic tables.

Rolling A Open Space

There are two entrances with parking located at the end of Cardelli Road and at the end of Ferretto Parkway. The open space has walking and bicycle trails. A Disc Golf Course is located on the Cardelli Road side with picnic tables and restrooms near each entrance, and river access for fishing and water fowl hunting.

Santa Maria Ranch Park

This park has playground equipment, restrooms, a basketball court, a soccer field, BBQ's, picnic tables and a walking trail.

Santa Maria Aquatic Park

This park is located on the Carson River and consists of walking/fitness trails, restrooms, picnic tables, and a river takeout area for kayaks and boats and provides access for fishing.

Dayton Rodeo Grounds & Dayton Valley Events Center

500 Schaad Lane Dayton, NV. The Rodeo Grounds has an arena, corrals, and covered bleachers. Restrooms are planned for the near future.



Silver City

Silver City Park

Located just off of 4th Street in Silver City. This park has playground equipment, basketball court and BBQs. No restroom facilities.

Silver Springs

Penny Park

1355 Donner Trail by Silver Springs Fire Station. This park has playground equipment, covered picnic area, basketball court, baseball fields, and restroom facilities.

Silver Springs Skate Park

2585 Ft. Churchill Rd. This park has a cement skating area with ramps and rails. No restroom facilities.

Silver Stage Park

This park is located next to Silver Stage Middle School. This park includes a senior baseball field, restroom facilities and playground equipment.

Smith Valley

Dressler Park

This park is located in Wellington, and is a significant community resource providing play and activity areas, sports fields, picnic tables, shelters, and a location for community events.

Stagecoach

Pioneer Park

Located across from the Stagecoach Water Company on Navajo Trail. This park has playground equipment, grass, BBQs, and basketball court. No restroom facilities.

Spud Baseball Field

Located behind Stagecoach Market on Desert Meadows. This park includes a baseball field with restroom facilities and playground equipment.



Contents

Public Facilities and Services	7.2
Goals, Policies and Actions	7.2
Existing Public Services	7.7
Sheriff	7.7
Fire Protection Districts.....	7.8
Lyon County School District.....	7.9
Library System.....	7.10



Public services are fundamental in supporting desirable land use and development patterns, to contribute to the quality of life, and to encourage economic development. Public facilities and services are those minimum facilities and services the County and other entities provide for the common good. These services may be provided by the County, state and federal agencies, special districts, or the private sector. Maintaining a high degree of coordination between these providers helps ensure that adequate facilities are available, and improvements keep pace with development.

Generally, public facilities include land, buildings, equipment and whole systems provided by the County on the behalf of the public. This Chapter addresses public facilities and services related to water and sewer systems, public safety, schools, libraries, and utility corridors. The goals and policies are designed to ensure planning for adequate services and facilities occurs during the land development process or through appropriate government programs. A map of aboveground utility corridors relating to Goals, Policies, and Actions of FS 5 is also associated with this Chapter.

Public Facilities and Services

Lyon County residents will have access to excellent schools and libraries, and effective response from well-equipped emergency services. The timing and location of future development will be coordinated with improvements to public infrastructure to provide cost-effectiveness to Lyon County residents. A list of existing public facilities and services is included in the Existing Public Facilities and Services section beginning on page 7-7.

Goals, Policies and Actions

Goal FS 1: Provision of Services

Municipal water and sewer systems will be expanded only in areas where they are cost effective, and with preparation of a Utilities Master Plan.



Policy FS 1.1: Location of New Development

New development will occur in areas that are served by, or are adjacent to, areas with existing utility systems to avoid distant and costly extensions.



Strategies:



- Develop a Capital Improvements Plan and budget for Lyon County utility system expansion that is consistent with the Land Use Map in this Plan.
- Ensure that the County's development regulations continue to create incentives to build according to the Land Use map in this Plan.
- Require the developer to pay the full cost of utility system extension, in order to discourage inefficient utility system development, and provide for reimbursement mechanisms where appropriate.
- Continue to explore development impact fees, ensuring that they are structured to accurately address the cost of providing utility services based on distance from the existing utility services.
- Develop criteria defining prerequisites for utility expansion, including maximum capacity levels, delivery cost factors, etc.

Goal FS 2: Public Safety

Continue to ensure that public safety providers will be available and equipped to respond effectively to potential threats to the safety of individuals and the public.



Policy FS 2.1: Public Safety

Ensuring the safety of the citizens is, and will continue to be, a central function and a high priority for Lyon County.

Strategies:

- Promote the adoption of minimum level of service standards for law enforcement and fire services.



- Develop evaluation criteria and cost of services thresholds for use in development evaluations.
- Require land dedication (or a fee in lieu) from new development in order to pay for the increased demand for public safety services and to maintain adopted level of service standards for average response time.
- Recognize the important role that the independent fire departments play in ensuring the safety of citizens and seek ways to cooperate with and help support them.

Goal FS 3: Schools

Lyon County will support the school district in its goal to see all students graduate with successful futures in college and in careers.



Policy FS 3.1: Quality Schools

Lyon County will continue to support efforts by the Lyon County School District to provide adequate school facilities and quality education for all children.

Strategies:

- Coordinate development review with the School District and actively seek School District comments and requirements.
- Cooperate with the School District in facilities planning.



Goal FS 4: Libraries

Lyon County libraries will provide educational resources and programs that meet residents' needs.



Policy FS 4.1: Library Services

Lyon County will continue to support efforts by the Lyon County Library System to provide library services that meet county-wide and local community needs.

Goal FS 5: Utility Corridors

Utility Corridors will be located to ensure optimum connectivity, level of service, and protection of natural, cultural and visual resources, and minimize conflicts with communities.

Policy FS 5.1:

Lyon County will create a process for the designation and approval of inter-regional utility corridors, including multi-modal transmission corridors, above ground electrical transmission corridors, and underground utility transmission corridors (i.e., inter-regional corridors within which electric transmission lines with capacities of 200 kV or greater, natural gas pipelines larger than 16 inches in diameter, water transmission pipelines larger than 16 inches, or similar utility infrastructure will be located) in cooperation with the Nevada State Office of Energy, all adjacent counties, the Bureau of Land Management, and any other agency with jurisdiction.

Strategies:

- Coordinate with electric transmission service providers within Lyon County, adjacent counties, the Nevada State Office of Energy, and the Bureau of Land Management to ensure consistency and continuity of aboveground utility planning.
- Conduct public workshops to discuss the location of aboveground utility corridors and provide information to the public about changes to utility corridor maps and plans.
- Provide for an application and review process in Lyon County Code that promotes efficient public review and hearings.



Policy FS 5.2:

Lyon County will create a process for the designation and approval of aboveground electrical utility corridors with capacities of 60 kV to 199 kV in cooperation with the Nevada State Office of Energy, all adjacent counties, the Bureau of Land Management and NV Energy.

Strategies:

- Coordinate with electric transmission service providers within Lyon County, adjacent counties, the Nevada State Office of Energy, and the Bureau of Land Management to ensure consistency and continuity of aboveground utility planning.
- Conduct public workshops to discuss the location of aboveground utility corridors and provide information to the public about changes to utility corridor maps and plans.
- Provide for an application and review process in Lyon County Code that promotes efficient public review and hearings.

Policy FS 5.3:

Aboveground utility corridors must not conflict with any existing or planned infrastructure or utility projects and must be located to minimize conflicts with residential and commercial development.

Strategies:

- Maintain complete, accurate and up to date maps and data for all infrastructure, including water, sewer, utility power generation and distribution systems, and transportation networks.
- Plan development patterns that facilitate appropriate separation of transmission facilities from residential and commercial activities.

Policy FS 5.4:

Width of existing and future aboveground utility corridors shall be equivalent to the width of the easement required by the National Electric Safety Code (NESC) plus any additional easement width required by the utility provider to ensure access to the infrastructure.



Existing Public Facilities and Services

This section lists the existing locations of public facilities and services for Sheriff, Fire Protection, School District, and Libraries.

Sheriff

As a leader in public safety, we are committed to protecting and serving with honor, courage, and integrity in the fight against crime, and to work relentlessly toward making communities safe for the people of Lyon County.

Main Office
911 Harvey Way #1
Yerington, NV 89447
775-463-6600

Dayton Substation
801 Overland Loop
Dayton, NV 89403
775-246-6200

Fernley Substation
555 East Main Street
Fernley, NV 89408
775-575-3350

Silver Springs Substation
620 Lake Street
Silver Springs, NV 89429
775-577-5020



Fire Protection Districts

Lyon County has four separate fire protection districts, which cover different areas of the County. Each district has been created under the authority of NRS 474 with their own publicly-elected Board of Directors and authority to set their own tax rates.

Each District provides an all hazards response as well as fire prevention duties including fire suppression & prevention, EMS, hazardous materials response, and technical rescue.

Central Lyon County Fire Protection District

The Central Lyon County Fire Protection District provides service to Dayton, Dayton Valley, Mark Twain, Mound House, Silver City, Silver Springs and Stagecoach.

246 Dayton Valley Road, Suite 106
Dayton, NV 89403
(775)246-6209

Mason Valley Fire Protection District

The Mason Valley Fire Protection District provides services to the City of Yerington and greater Mason Valley.

118 South Main Street
Yerington, NV 89447
(775) 463-6535

North Lyon County Fire Protection District

The North Lyon County Fire Protection District provides services to the City of Fernley and surrounding area.

195 East Main Street
Fernley, NV 89408
(775) 575-3310

Smith Valley Fire Protection District

The Smith Valley Fire Protection District provides services to Smith Valley and Wellington.

1 Hardie Lane
Smith, NV 89430
(775) 465-2577



Lyon County School District

With over 8,500 students and 1,100 staff members is the fourth largest school district in Nevada. LCSD is comprised of 18 schools located in five unique attendance areas including Dayton, Fernley, Silver Springs, Smith Valley and Yerington.

Cottonwood Elementary

Grades: K-4
925 Farm District Rd
Fernley, NV 89408
Phone: (775) 575-3414

Smith Valley Schools

Grades: K-12
20 Day Ln
Smith, NV 89430
Phone: (775) 465-2332

Dayton Elementary

Grades: K-6
285 Dayton Valley Rd
Dayton, NV 89403
Phone: (775) 246-6262

Sutro Elementary

Grades: K-6
190 Dayton Village Pkwy
Dayton, NV 89403
Phone: (775) 246-6270

East Valley Elementary

Grades: PreK-4
4180 Farm District Rd
Fernley, NV 89408
Phone: (775) 575-3332

Yerington Elementary

Grades: K-4
112 N. California St
Yerington, NV 89447
Phone: (775) 463-6844

Fernley Elementary

Grades: K-4
450 Hardie Ln
Fernley, NV 89408
Phone: (775) 575-3420

Dayton Intermediate

Grades: 7-8
315 Dayton Valley Rd
Dayton, NV 89403
Phone: (775) 246-6250

Riverview Elementary

Grades: PreK-6
1200 Ferretto Pkwy
Dayton, NV 89403
Phone: (775) 246-6170

Fernley Intermediate

Grades: 5-6
320 Hwy 95A S
Fernley, NV 89408
Phone: (775) 575-3390

Silver Stage Elementary

Grades: PreK-4
3800 W. Spruce St
Silver Springs, NV 89429
Phone: (775) 577-5060

Silverland Middle

Grades: 7-8
1100 Jasmine Ln
Fernley, NV 89408
Phone: (775) 575-1575



Silver Stage Middle
Grades: 5-8
3800 Spruce St
Silver Springs, NV 89429
Phone: (775) 577-5050

Fernley High
Grades: 9-12
1300 Hwy 95A S
Fernley, NV 89408
Phone: (775) 575-3400

Yerington Intermediate
Grades: 5-8
215 Pearl St
Yerington, NV 89447
Phone: (775) 463-6833

Silver Stage High
Grades: 9-12
3755 W Spruce Ave
Silver Springs, NV 89429
Phone: (775) 577-5071

Dayton High
Grades: 9-12
335 Dayton Valley Rd
Dayton, NV 89403
Phone: (775) 246-6240

Yerington High
Grades: 9-12
114 Pearl St
Yerington, NV 89447
Phone: (775) 463-6822

Library System

The Lyon County Library System has 5 branches located throughout the County. Each branch provides different services and programs. Please view each branch for upcoming events and service information.

Dayton Branch
321 Old Dayton Valley Road
Dayton, NV 89403
Phone: (775) 246-6212

Silver Springs Branch
3905 Highway 50 West
Silver Springs, NV 89429
Phone: (775) 577-5015

Fernley Branch
575 Silver Lace Blvd
Fernley, NV 89408
Phone: (775) 575-3366

Smith Valley Branch
22 Day Lane
Smith, NV 89430
Phone: (775) 465-2369

Yerington Branch
20 Nevin Way
Yerington, NV 89447
Phone: (775) 463-6645
Fax: (775) 463-6646



Contents

Goals, Policies and Actions	8.2
Implementation	8.5
Annual Review.....	8.5
Amendment Processes.....	8.5
Plan Update Process	8.6
Plan Amendment Process and Procedures.....	8.6
Comparison of Plan Amendment Processes.....	8.8



Successful implementation of the 2020 Master Plan will require the County to coordinate with the cities of Fernley and Yerington, surrounding jurisdictions, special districts, tribes, and state and federal agencies. The impacts of growth and development and their effects on opportunities for economic development demand that agencies coordinate with each other. Building on its successes, the County can promote strategic partnerships to implement plans that enhance the values expressed by the people of Lyon County.

Lyon County will coordinate with other jurisdictions, including incorporated municipalities, adjoining counties, state and federal agencies, and tribal authorities that manage lands and other resources in or near the county, to coordinate planning efforts and provision of services.

Goals, Policies and Actions

Goal RC 1: Cooperation with Agencies

When developing and approving policies for lands or resources managed by other agencies, Lyon County will confer with those agencies.



Policy RC 1.1: Confer with Cities

Lyon County will coordinate with incorporated cities regarding land uses and other matters that are within the Cooperative Planning Area or where joint services may be a more efficient use of resources for the County and/or the cities.

Strategies:

- Develop a Cooperative Planning Policy that includes the County and City as reviewing agencies for planning and development applications within the Cooperative Planning Area, and emphasizes the need for the logical extension of infrastructure and the efficient provision of services.
- While a Cooperative Planning Policy is being developed, the County will, at a minimum, schedule cooperative planning review meetings with city staff to discuss the provision



of infrastructure and services and determine the appropriate reviewing agency.

Policy RC 1.2: Confer with State and Federal Agencies

Lyon County will inform State and Federal Agencies that manage public resources and lands within the county of the needs and desires of residents with regard to such lands and resources.

Policy RC 1.3: Confer with Adjoining Counties

Lyon County will coordinate with adjoining counties regarding land uses and other matters that are within the adjoining county's area of influence, or where joint services may be a more efficient use of resources for the County and/or the adjoining county.

Goal RC 2: Cooperation with Tribes

Lyon County will coordinate with tribes regarding tribal lands and interests within the County



Policy RC 2.1: Coordinate with Paiute Nations

Lyon County recognizes the sovereignty of tribes on land within tribal boundaries, and will confer with and strive to cooperate with tribes on matters of mutual interest, such as land uses, land use impacts, economic development, and similar.



Goal RC 3: Regional Water Districts

Lyon County will coordinate with other agencies for responsible and equitable management of water resources.



Policy RC 3.1: Manage Regional Water Resources

Lyon County will participate in regional efforts to manage water resources in a manner to protect the best interest of our residents and businesses.

Strategies:

- Encourage sound regional stewardship of water resources to meet the needs of residents, businesses, and a healthy natural environment.
- Ensure that adequate water is available to meet the irrigation and watering needs of farmers and ranchers in Lyon County.

Goal RC 4: Cooperation with Special Districts

When developing and approving policies for services or land use, and when reviewing development proposals that impact services managed by other agencies, Lyon County will confer with those agencies.



Policy RC 4.1: Confer with Special Districts

Lyon County will coordinate with special districts regarding land uses and other matters that are within the district's service mandates, or where joint services may be a more efficient use of resources for the County and/or the district.



Implementation

This Chapter of the Lyon County 2020 Master Plan outlines how the Plan can be implemented, updated and amended. Essential to the effectiveness of this Master Plan is how it will be reviewed and amended after it is adopted. It is necessary for the County to identify the types of actions required to keep the Plan relevant and determine priorities so the appropriate resources may be allocated. Rather than providing a set of finely tuned policies for use in reviewing development proposals, this implementation section offers strategies that can be refined to determine budget priorities, plan for capital improvements, or help develop annual work plans.

Annual Review

The 2020 Master Plan should be reviewed annually to track the County's progress in implementing the Plan and ensuring that development decisions are consistent with the goals, policies, and land use designations contained therein. This process can occur concurrently with the annual work plan and budget processes. Prioritizing a list of action items throughout the year will ensure that annual reviews are productive. The action items should be routinely reviewed and updated to reflect the County's accomplishments, available resources, and potential shifts in policy direction.

Annual Reviews should include the following.

- Reviewing and reporting on the progress the County has made toward implementing the 2020 Master Plan.
- Identifying new action items.
- Prioritizing the remaining and new action items for the upcoming year.
- Describing who is responsible for implementing each action item, what steps are required, and how long these steps are expected to take over the next year.
- Identifying whether to include items in the budget, the Capital Improvement Program (CIP), or a departmental work plan.

This process should produce an annual Implementation Plan. Every 10 years, the Master Plan will be reviewed and updated to ensure that it is still consistent with the overall community vision. This review will also allow Lyon County to assess changes in the county and update demographic data and implementation strategies.

Amendment Processes

For the 2020 Master Plan to function over time, Lyon County must be able to periodically review and update it to respond to significant trends or changes in the economic, physical, social, or political conditions. The county will conduct revisions to this Plan according to two distinct and different procedures Plan Updates, and Plan Amendments.



Plan Update Process

It is intended that an update of the 2020 Master Plan take place after ten (10) years, unless otherwise directed by the Board of County Commissioners. The County's prime consideration in determining when an update should be initiated should consider changes in the economy, the environment, housing affordability, traffic congestion, local priorities, projected growth, or other issues. A Plan Update will include a thorough re-evaluation of the vision, goals, and policies, noting those that should be changed and those that should be removed. If necessary, new goals and policies should be developed in order to ensure that the Plan is effective and useful. A Plan Update will also include a thorough review of the validity of all information contained within the Plan and should include extensive opportunities for involvement by the public, boards and commissions, elected and appointed officials, county staff, and other affected interests.

All Plan Updates shall be considered by the Planning Commission and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, advisory councils, boards and commissions, and evidence from public hearings, the Planning Commission could then adopt the Plan Update (with or without further revisions) or deny the Update. Any review of a Plan Update by the Planning Commission would be followed by County Commissioners action including, if applicable, its approval of the Plan Update.

Plan Amendment Process and Procedures

A separate process has been established for Plan Amendments to the Plan, and the County may perform amendments on a yearly or periodic basis as needed, not to exceed three times per year. Plan Amendments may include revisions to one or more sections of the 2020 Master Plan as a result of adoption of a Future Planning Area, or a Specific Plan, or by directive from the Board of County Commissioners. Plan Amendments may include changes to the County-wide Land Use Plan map. Other amendments may be as small as correcting text or map errors.

The public and the County may initiate Plan Amendments in accordance with the provisions of Lyon County Code. All Plan Amendments shall be considered by the Planning Commission and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, advisory councils, boards and commissions, and evidence from public hearings, the Planning Commission could then adopt the Plan Amendment (with or without further revisions) or deny the Amendment. Any action on a Plan Amendment by the Planning Commission would be followed by County Commissioners action including, if applicable, its approval of the Plan Amendment. When considering a plan amendment, the County should consider whether:

1. The existing 2020 Master Plan and/or any related element thereof is in need of the proposed amendment;



2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the 2020 Master Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of facilities and services, and is compatible with existing and planned service provision;
5. Strict adherence to the 2020 Master Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and
6. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies of the 2020 Master Plan and the elements thereof.



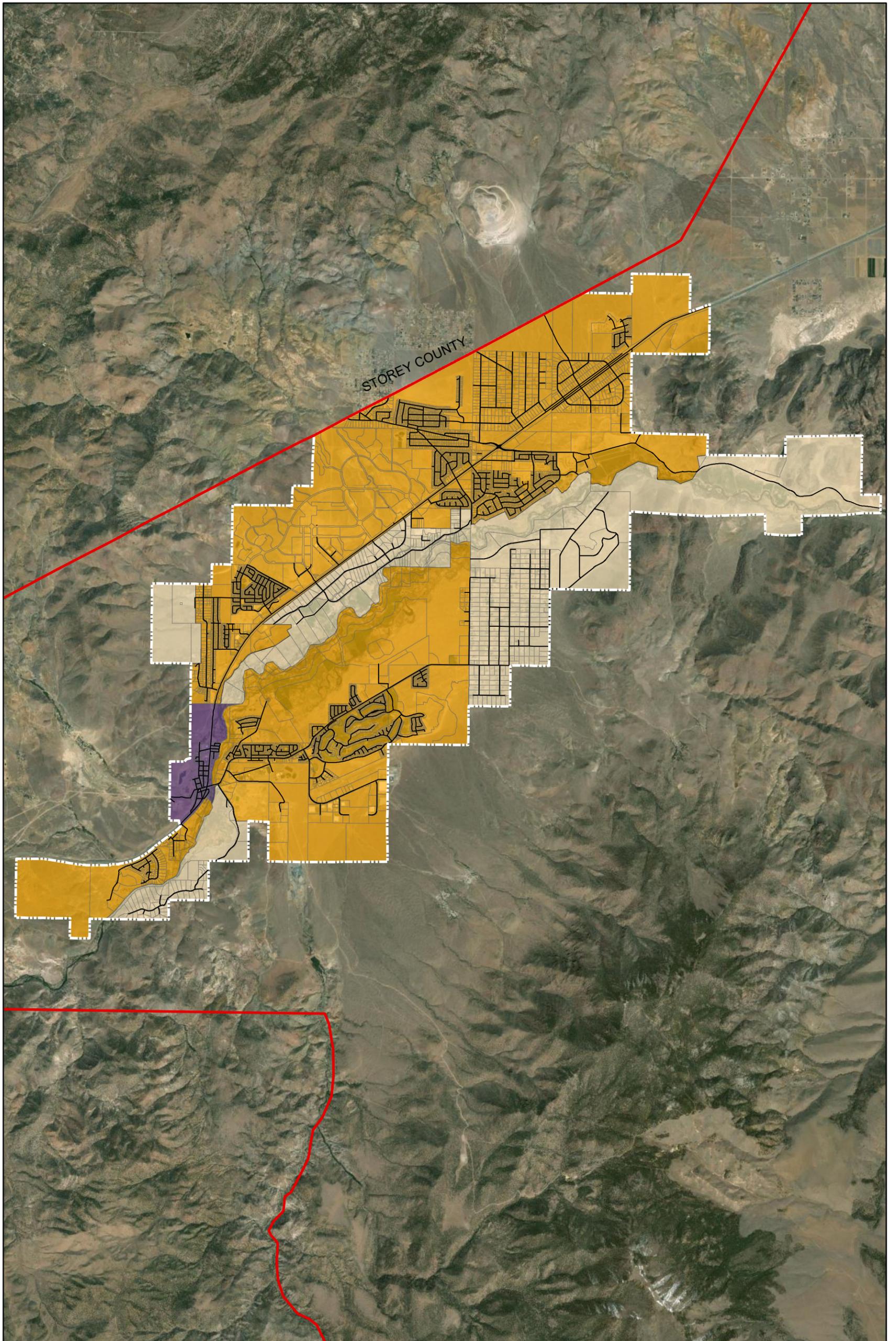
Comparison of Plan Amendment Processes

Process	Interval	Initiated By	Prime Consideration	Tasks	Involvement	Review and Recommendation	Review and Action
Plan Update	Every 10-20 years, depending on changes throughout the County.	County	Changes since Plan last updated	<p>Re-evaluation of vision, guiding principals, goals and policies</p> <p>Review of information used in Plan</p>	<p>Public Boards & Commissions</p> <p>Elected and appointed officials</p> <p>County staff</p> <p>Other affected interests</p>	<p>Advisory councils</p> <p>Boards and Commissions</p> <p>County staff</p>	<p>Planning Commission</p> <p>Board of Commissioners</p>
Plan Amendment	Maximum of 3 times per year	<p>County</p> <p>Public</p> <p>Property owners</p>	<p>Whether proposed amendment is:</p> <p>Needed</p> <p>Compatible with area and Plan</p> <p>No major negative impacts</p> <p>Minimal effect on and compatible with services</p> <p>Promotes the public welfare</p> <p>Consistent with Master Plan goals and policies</p>	<p>Evaluation of proposed amendment</p> <p>Determination of compatibility with existing Master Plan</p> <p>Determination of impacts</p>	<p>Public Boards & Commissions</p> <p>Elected and appointed officials</p> <p>County staff</p> <p>Other affected interests</p>	<p>Advisory councils</p> <p>Boards and Commissions</p> <p>County staff</p>	<p>Planning Commission</p> <p>Board of Commissioners</p>



CHARACTER DISTRICT MAPS

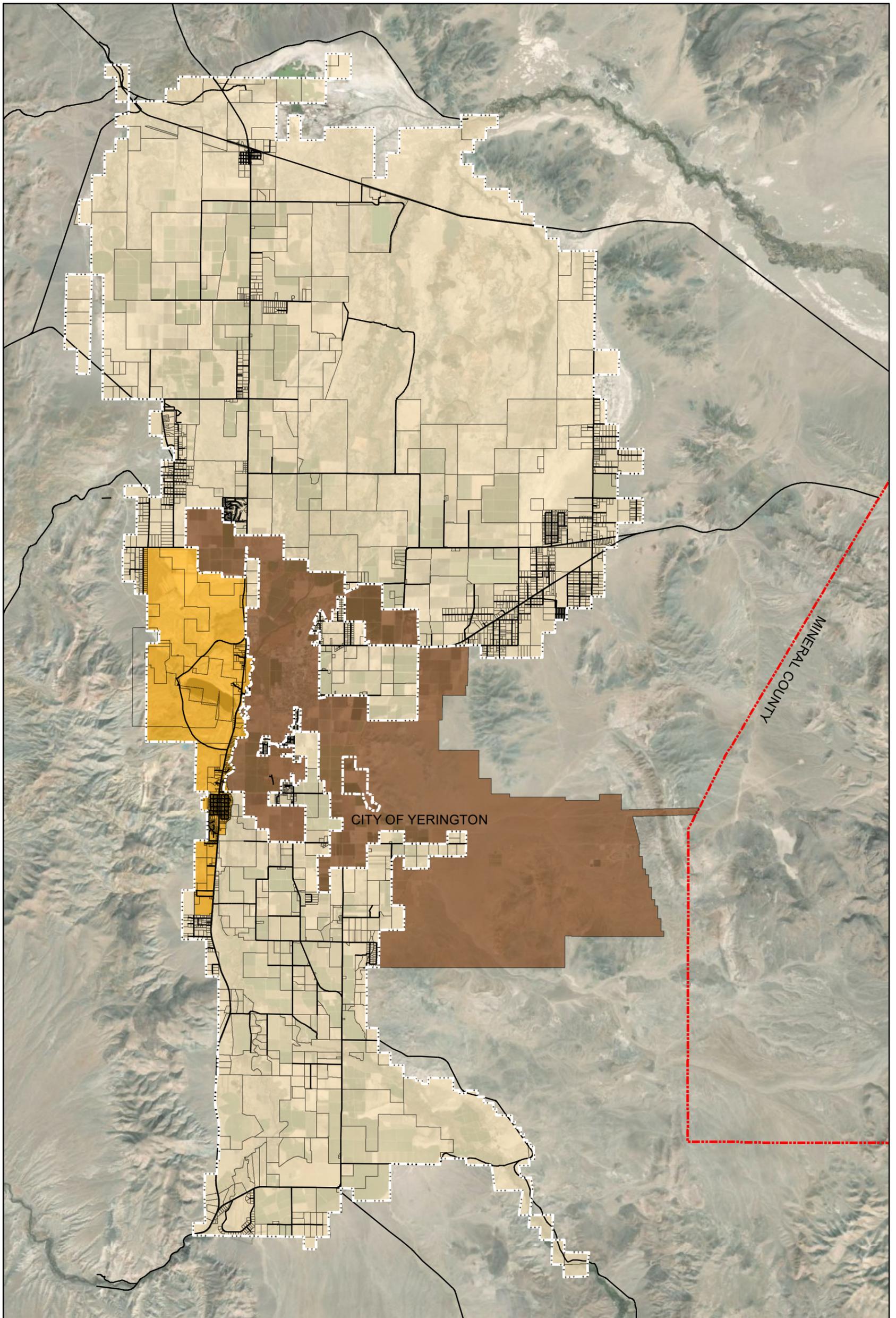
Dayton Character District
Mason Valley Character District
Mound House Character District
Silver City Character District
Silver Springs Character District
Smith Valley Character District
Stagecoach Character District



LEGEND DAYTON - CHARACTER DISTRICTS

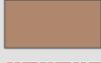
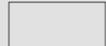
- | | |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
|  COUNTY BOUNDARY |  RURAL CHARACTER DISTRICT |
|  COMMUNITY BOUNDARY |  SUBURBAN CHARACTER DISTRICT |
|  HISTORICAL CHARACTER DISTRICT |  EXISTING ROADWAYS |
| |  EXISTING PARCELS |



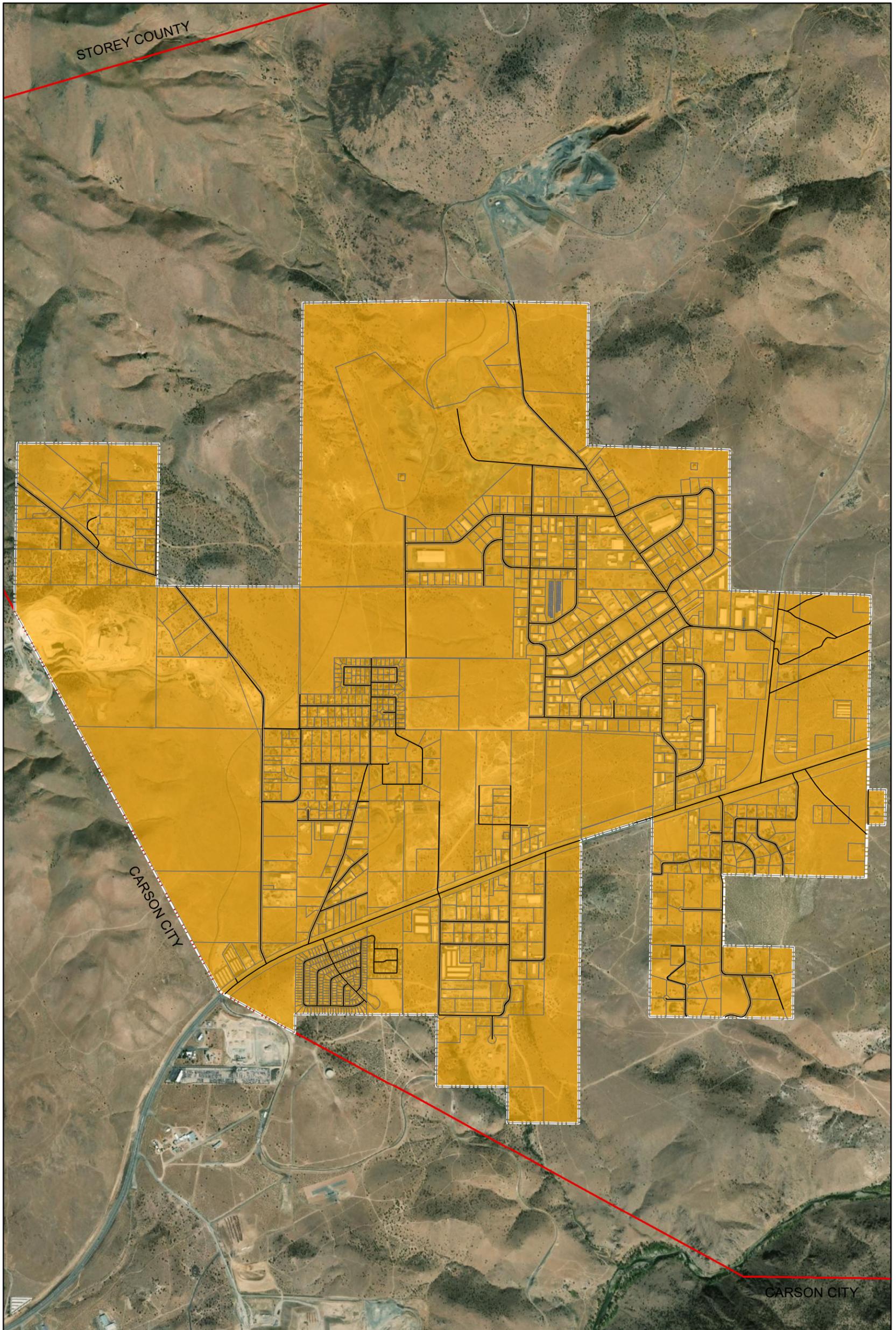


MASON VALLEY - CHARACTER DISTRICTS

LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------|-----------------------------|
|  | COMMUNITY BOUNDARY |  | SUBURBAN CHARACTER DISTRICT |
|  | EXISTING ROADWAYS |  | CITY OF YERINGTON COUNTY |
|  | EXISTING PARCELS |  | BOUNDARY |
|  | RURAL CHARACTER DISTRICT | | |



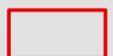


MOUND HOUSE - CHARACTER DISTRICT

LEGEND



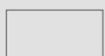
COMMUNITY BOUNDARY



COUNTY BOUNDARY



SUBURBAN CHARACTER DISTRICT

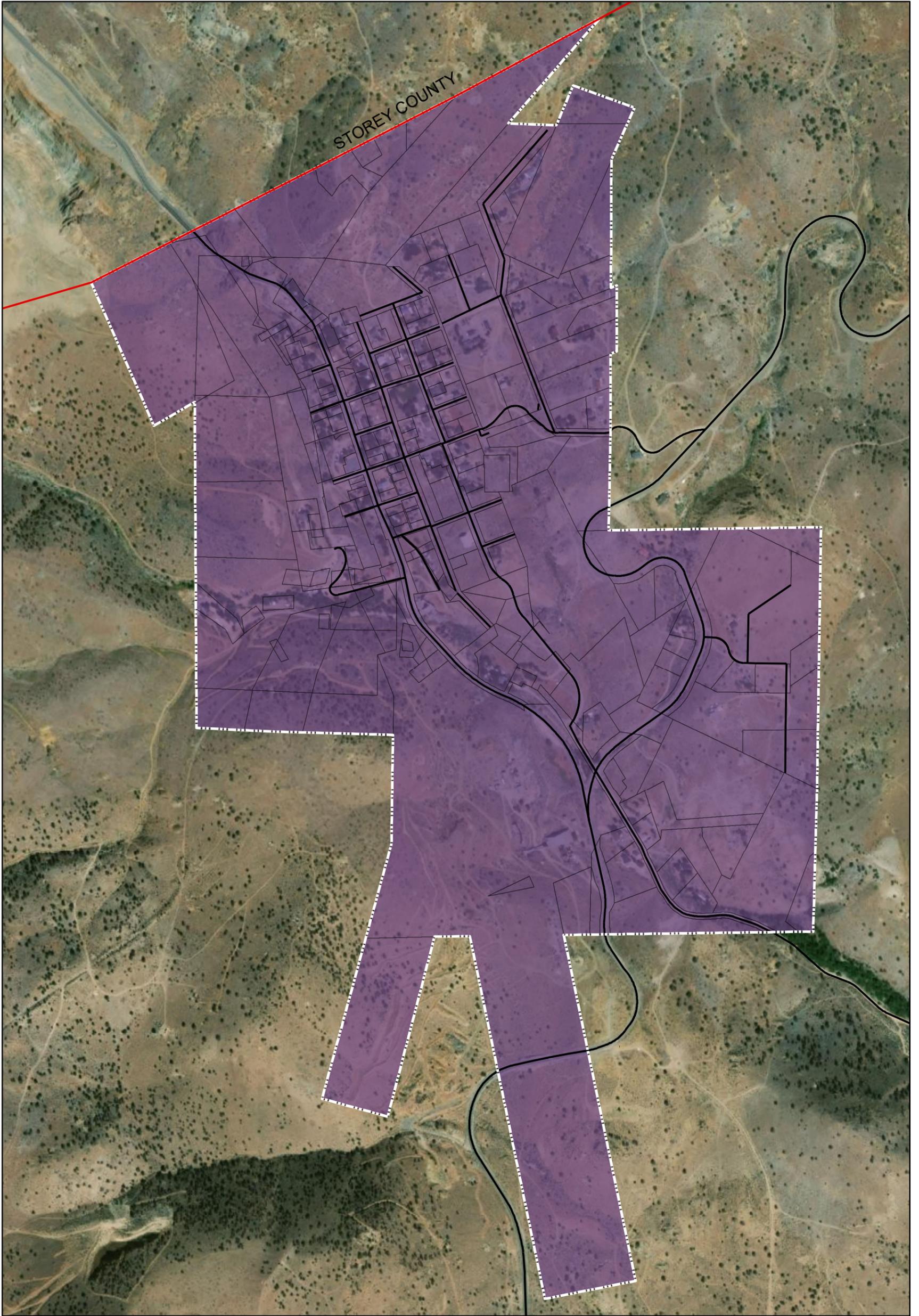


EXISTING PARCELS



EXISTING ROADWAYS





SILVER CITY - CHARACTER DISTRICT

LEGEND



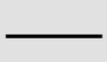
COUNTY BOUNDARY



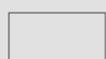
HISTORIC CHARACTER DISTRICT



COMMUNITY BOUNDARY

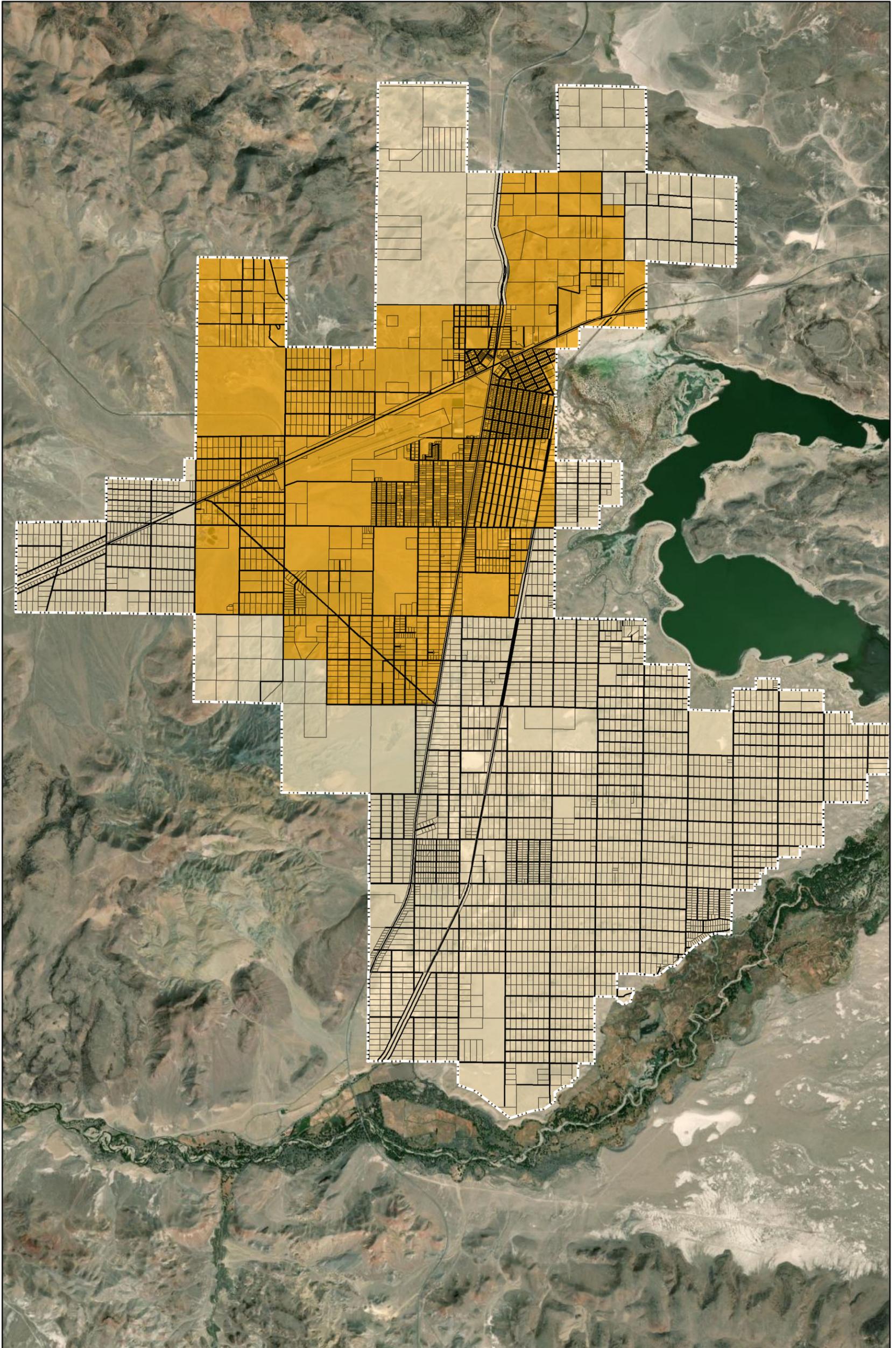


EXISTING ROADWAYS



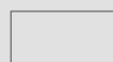
EXISTING PARCELS



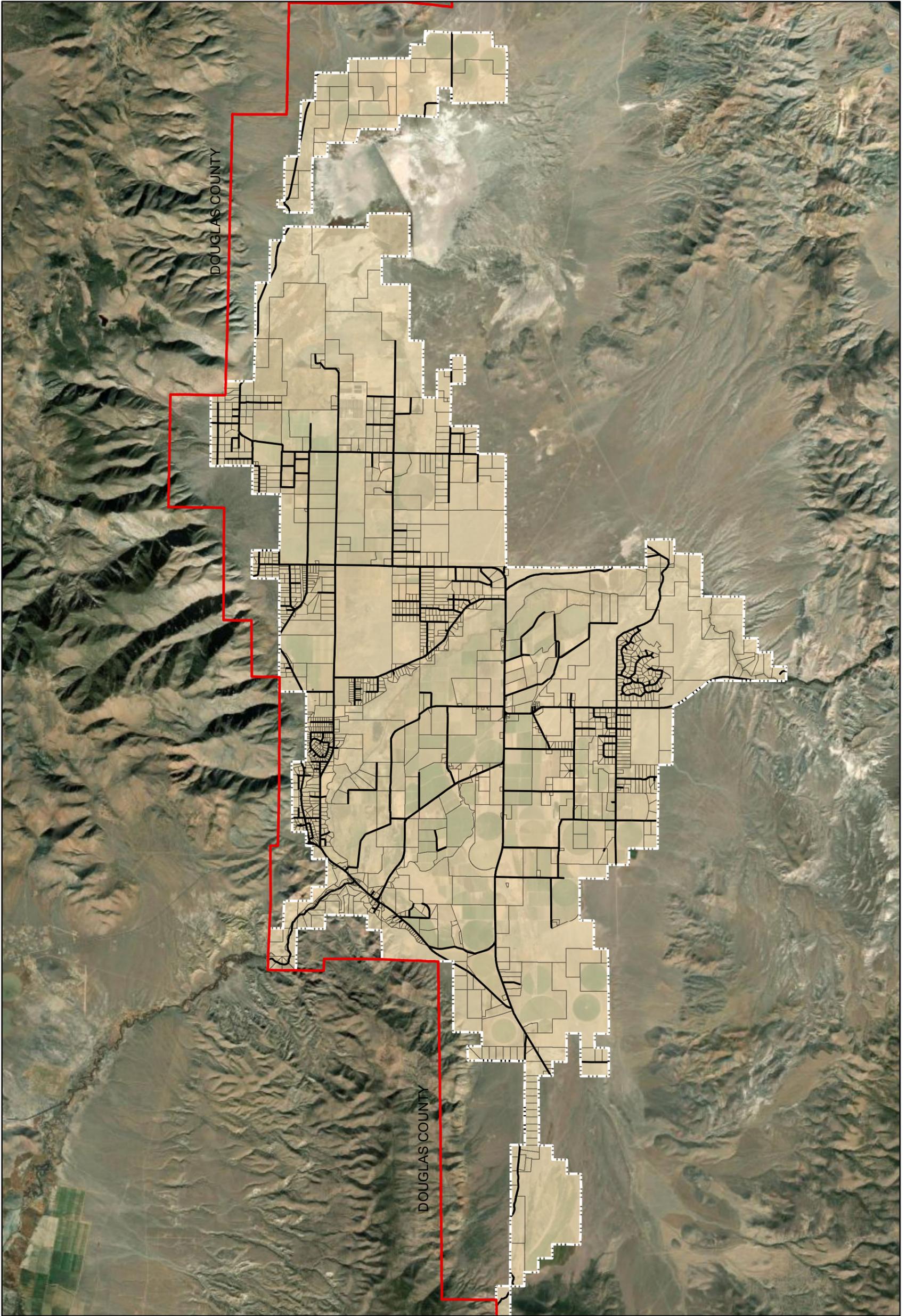


SILVER SPRINGS -CHARACTER DISTRICT

LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------|-----------------------------|
|  | COMMUNITY BOUNDARY |  | RURAL CHARACTER DISTRICT |
|  | EXISTING PARCELS |  | SUBURBAN CHARACTER DISTRICT |
|  | EXISTING ROADWAYS |  | COUNTY BOUNDARY |





SMITH VALLEY - CHARACTER DISTRICT

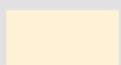
LEGEND



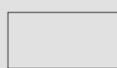
COUNTY BOUNDARY



COMMUNITY BOUNDARY



RURAL CHARACTER DISTRICT

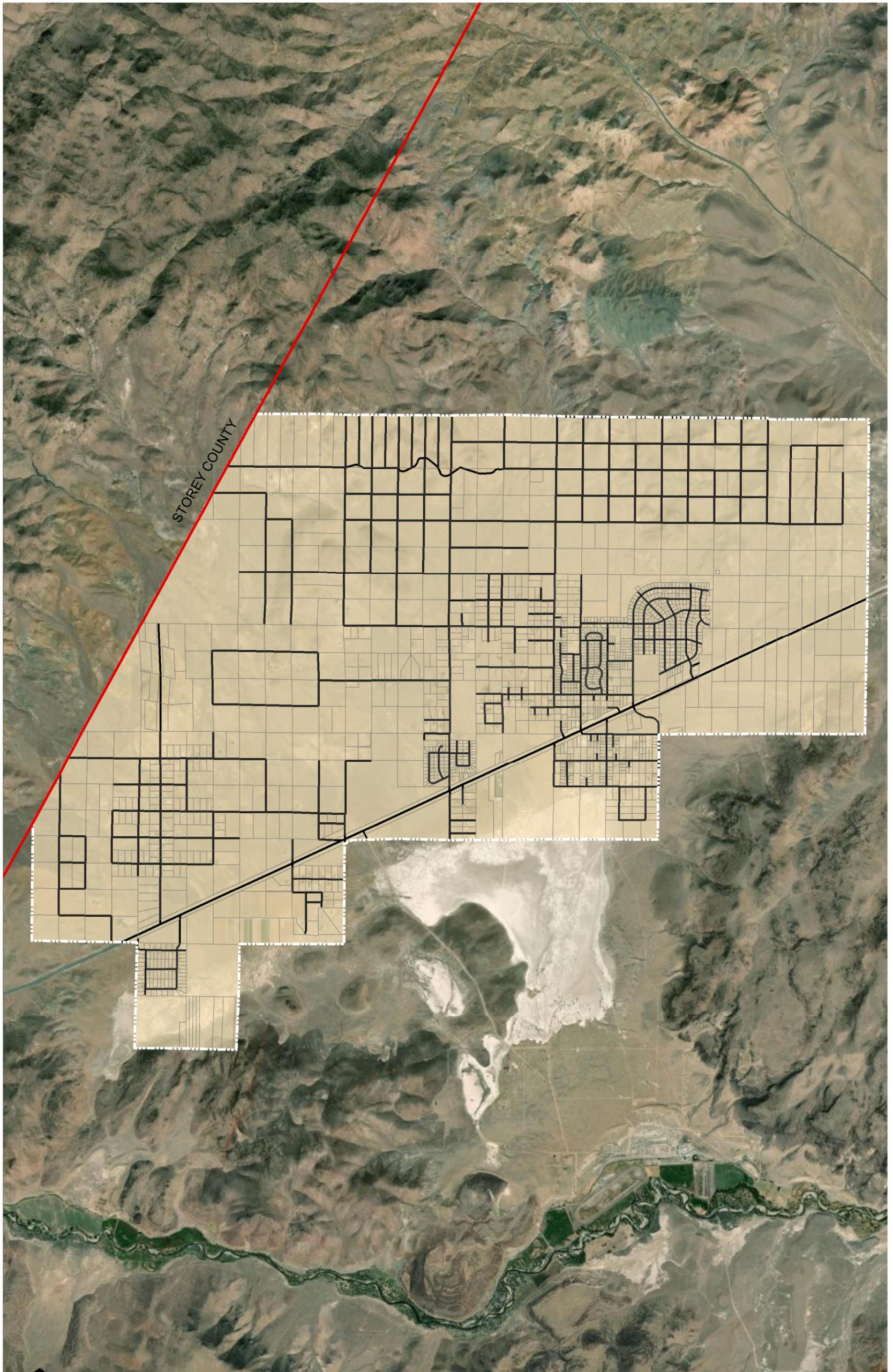


EXISTING PARCELS



EXISTING ROADWAYS





STOREY COUNTY

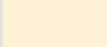


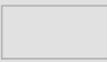
STAGECOACH - CHARACTER DISTRICT

LEGEND

 COUNTY BOUNDARY

 COMMUNITY BOUNDARY

 RURAL CHARACTER DISTRICT

 EXISTING PARCELS

 EXISTING ROADWAYS





LAND USE MAPS

Dayton Land Use

Mason Valley Land Use

Mound House Land Use

Silver City Land Use

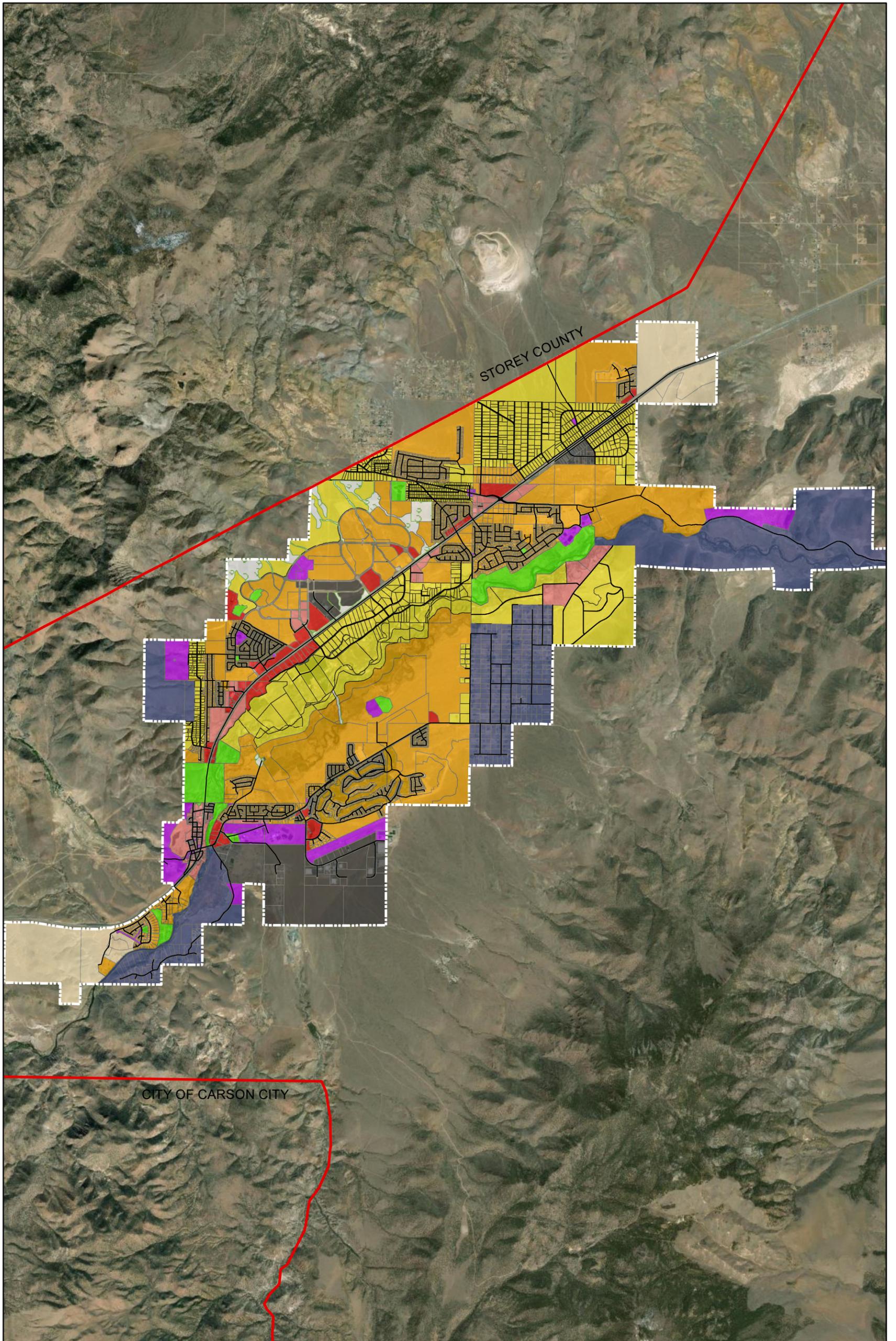
Silver Springs Land Use

Smith Valley Land Use

Stagecoach Land Use

General County North Land Use

General County South Land Use



CITY OF CARSON CITY

STOREY COUNTY

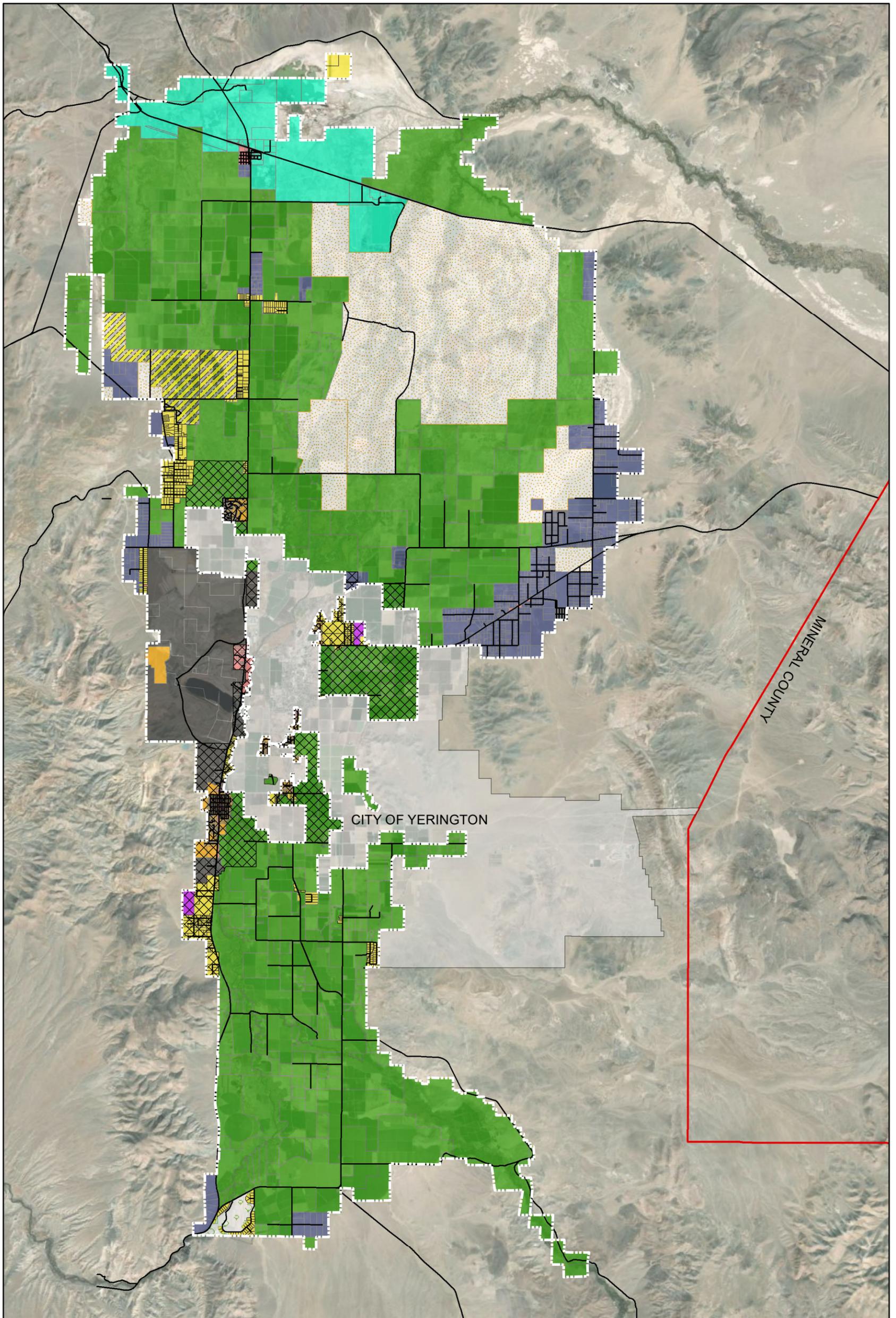


DAYTON - LAND USE

LEGEND

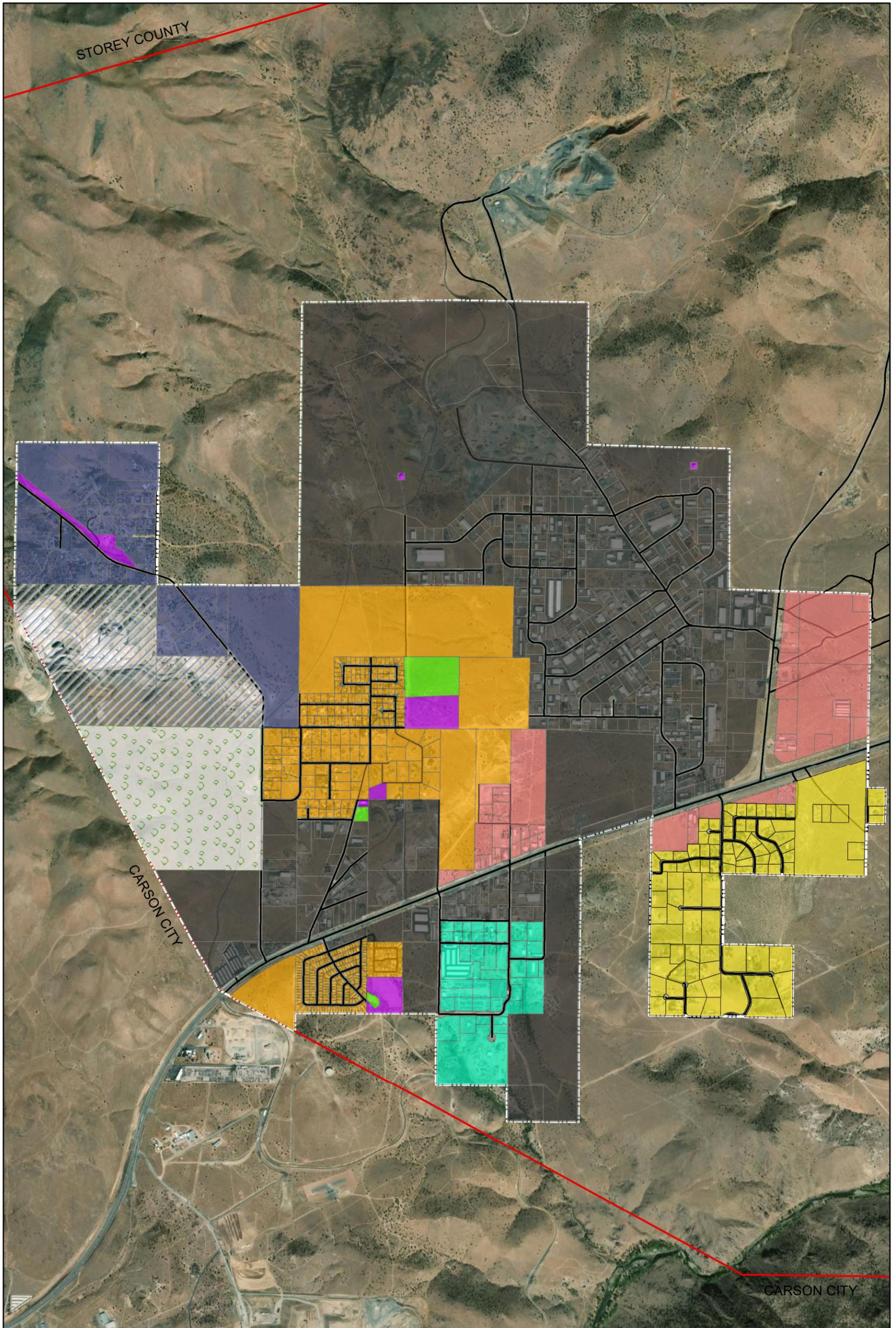
- | | | | |
|--------------------|-------------------------|---------------------|----------------------|
| COUNTY BOUNDARY | MIXED USE | PARKS | RURAL RESIDENTIAL |
| COMMUNITY BOUNDARY | EMPLOYMENT | PUBLIC LAND | SPECIFIC PLAN |
| EXISTING ROADWAYS | LOW DENSITY RESIDENTIAL | PUBLIC/QUASI PUBLIC | SUBURBAN RESIDENTIAL |
| COMMERCIAL | OPEN SPACE | RESOURCE | |






MASON VALLEY - LAND USE
LEGEND

- | | | | |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  COMMUNITY BOUNDARY |  AGRICULTURE |  OPEN SPACE |  SUBURBAN RESIDENTIAL |
|  CITY OF YERINGTON |  MIXED USE |  PARKS |  TRIBAL |
|  COUNTY BOUNDARY |  EMPLOYMENT |  PUBLIC LAND | |
|  EXISTING ROADWAYS |  INDUSTRIAL |  PUBLIC/QUASI PUBLIC | |
|  COOPERATIVE PLANNING AREA |  LOW DENSITY RESIDENTIAL |  RURAL RESIDENTIAL | |
|  MIXED USE | | | |

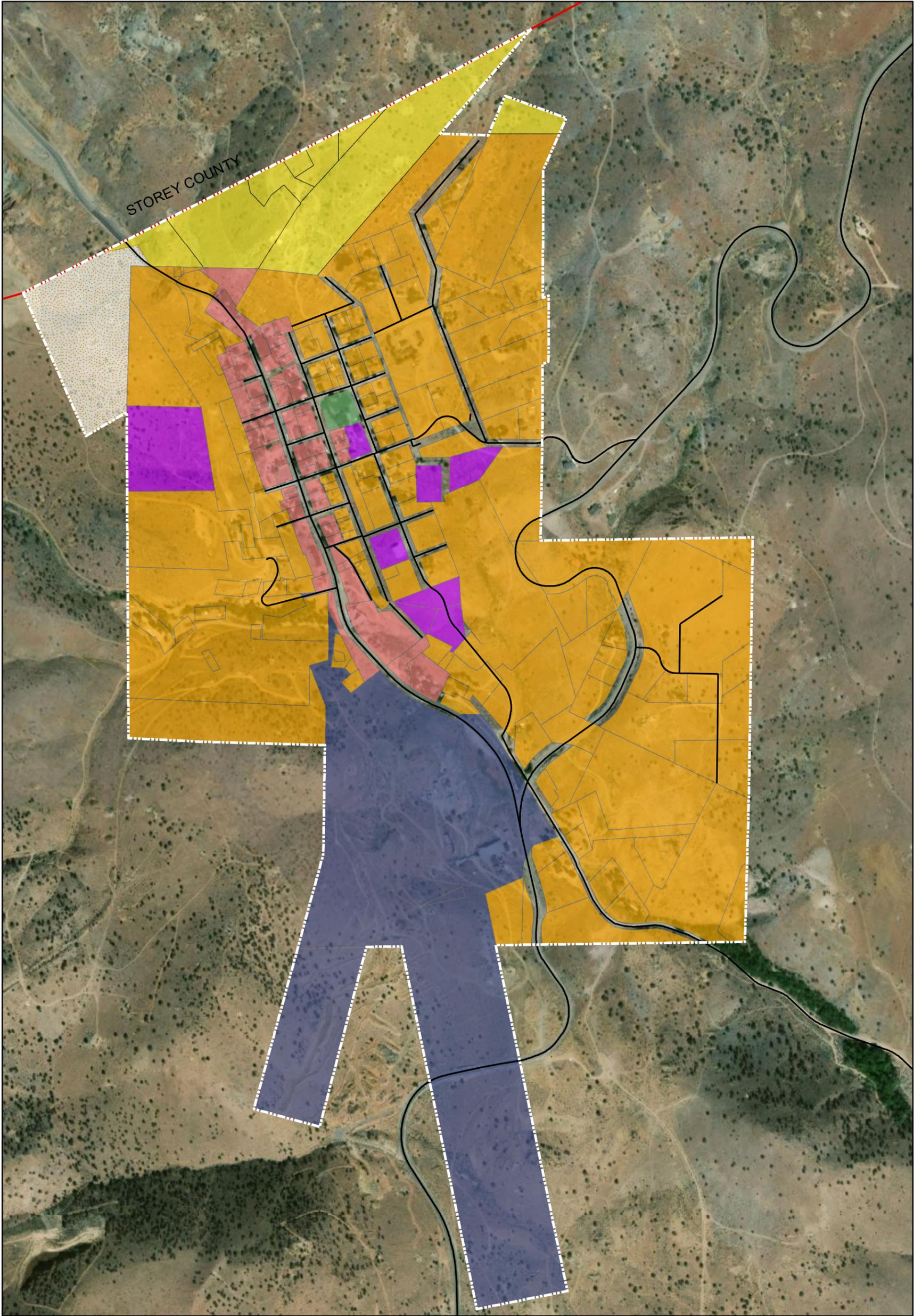


MOUND HOUSE - LAND USE

LEGEND

- | | | | |
|--------------------|-------------------------|---------------------|----------------------|
| COMMUNITY BOUNDARY | EMPLOYMENT | PARKS | RURAL RESIDENTIAL |
| COUNTY BOUNDARY | INDUSTRIAL | PUBLIC LAND | SUBURBAN RESIDENTIAL |
| EXISTING ROADWAYS | LOW DENSITY RESIDENTIAL | PUBLIC/QUASI PUBLIC | |
| MIXED USE | OPEN SPACE | RESOURCE | |





STOREY COUNTY

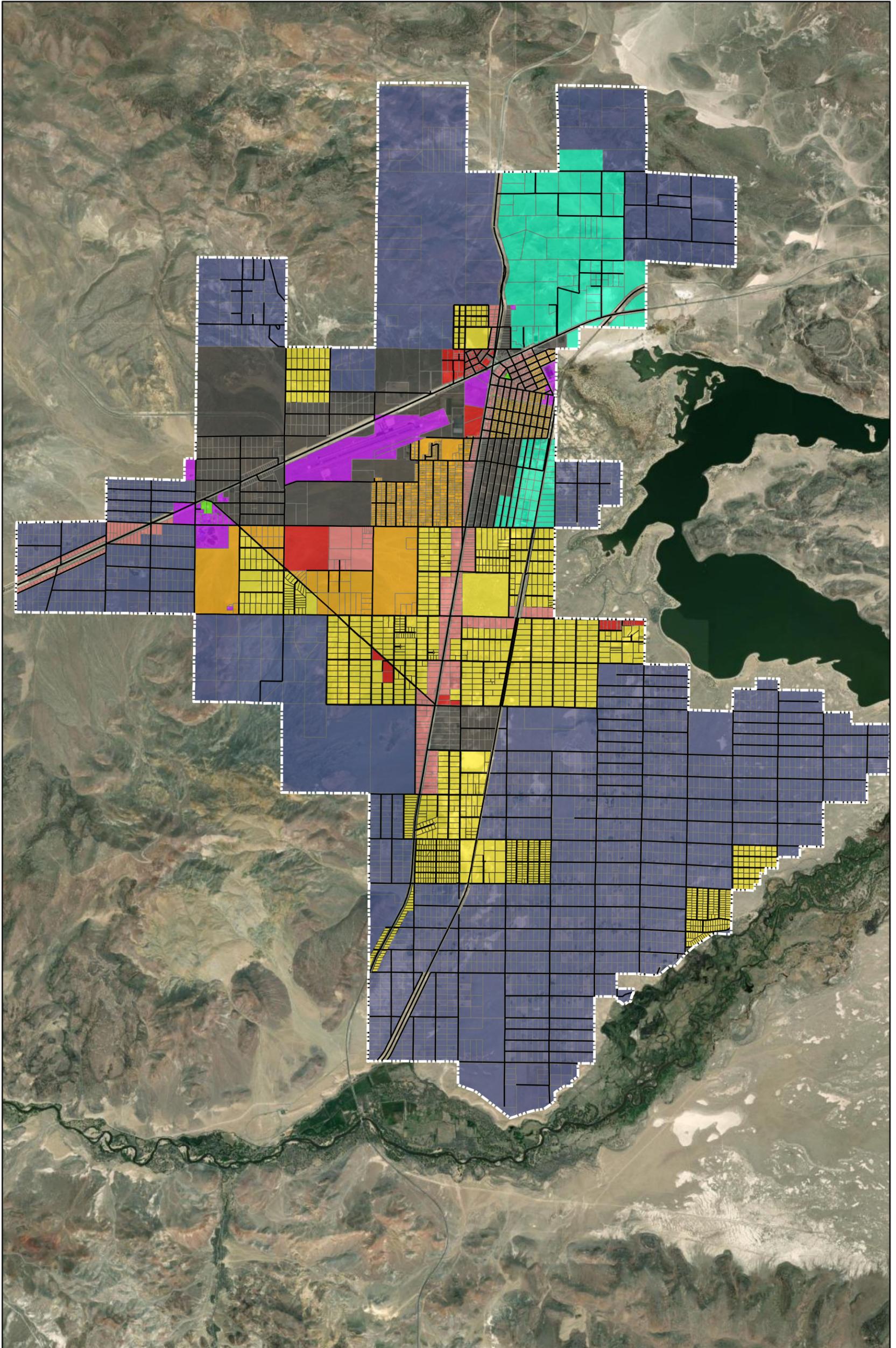


SILVER CITY - LAND USE

LEGEND

- | | | |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|  COMMUNITY BOUNDARY |  LOW DENSITY RESIDENTIAL |  PUBLIC/QUASI PUBLIC |
|  EXISTING ROADWAYS |  PARKS |  RURAL RESIDENTIAL |
|  COUNTY BOUNDARY |  PUBLIC LAND |  SUBURBAN RESIDENTIAL |
|  MIXED USE | | |



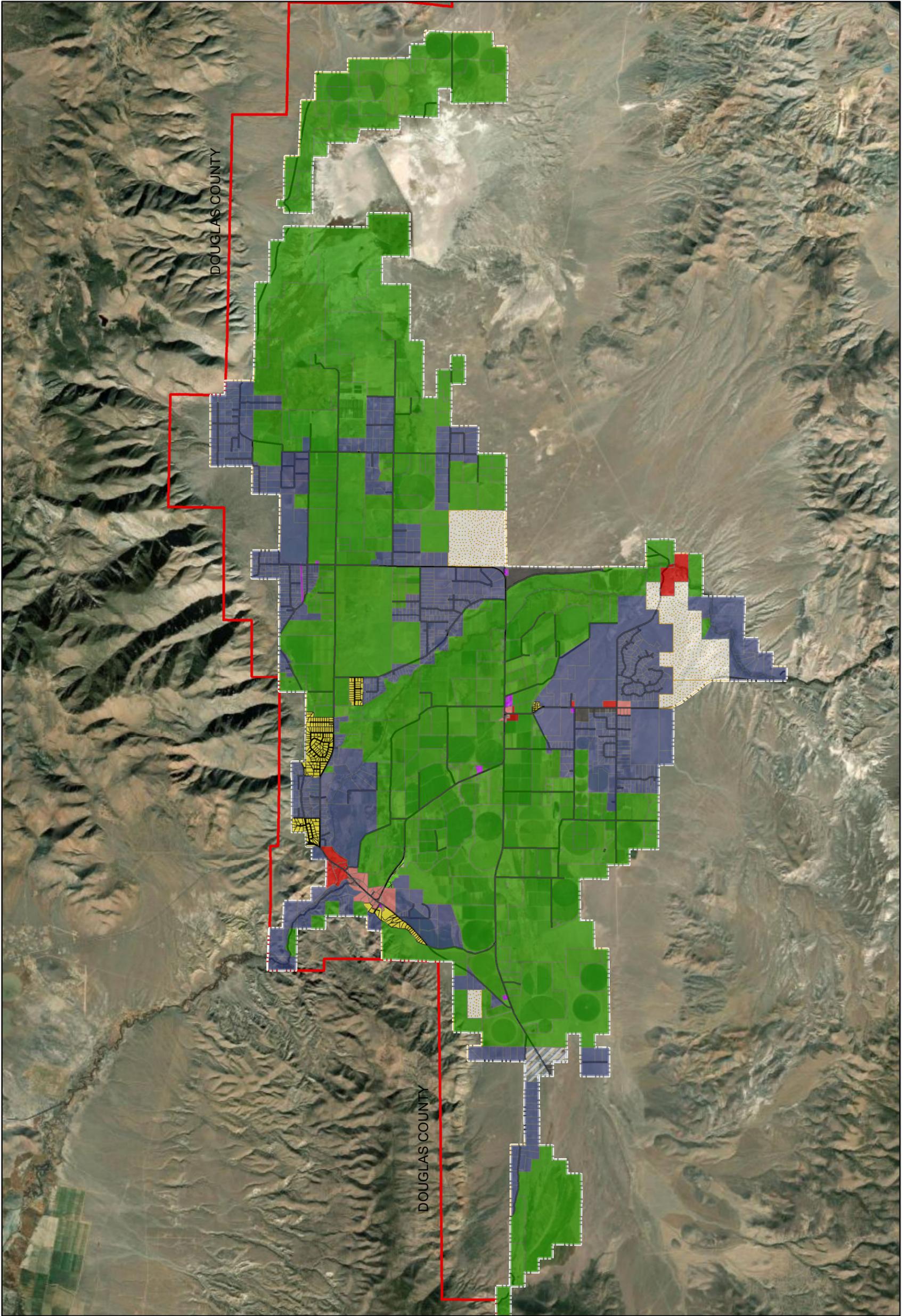


SILVER SPRINGS - LAND USE



LEGEND

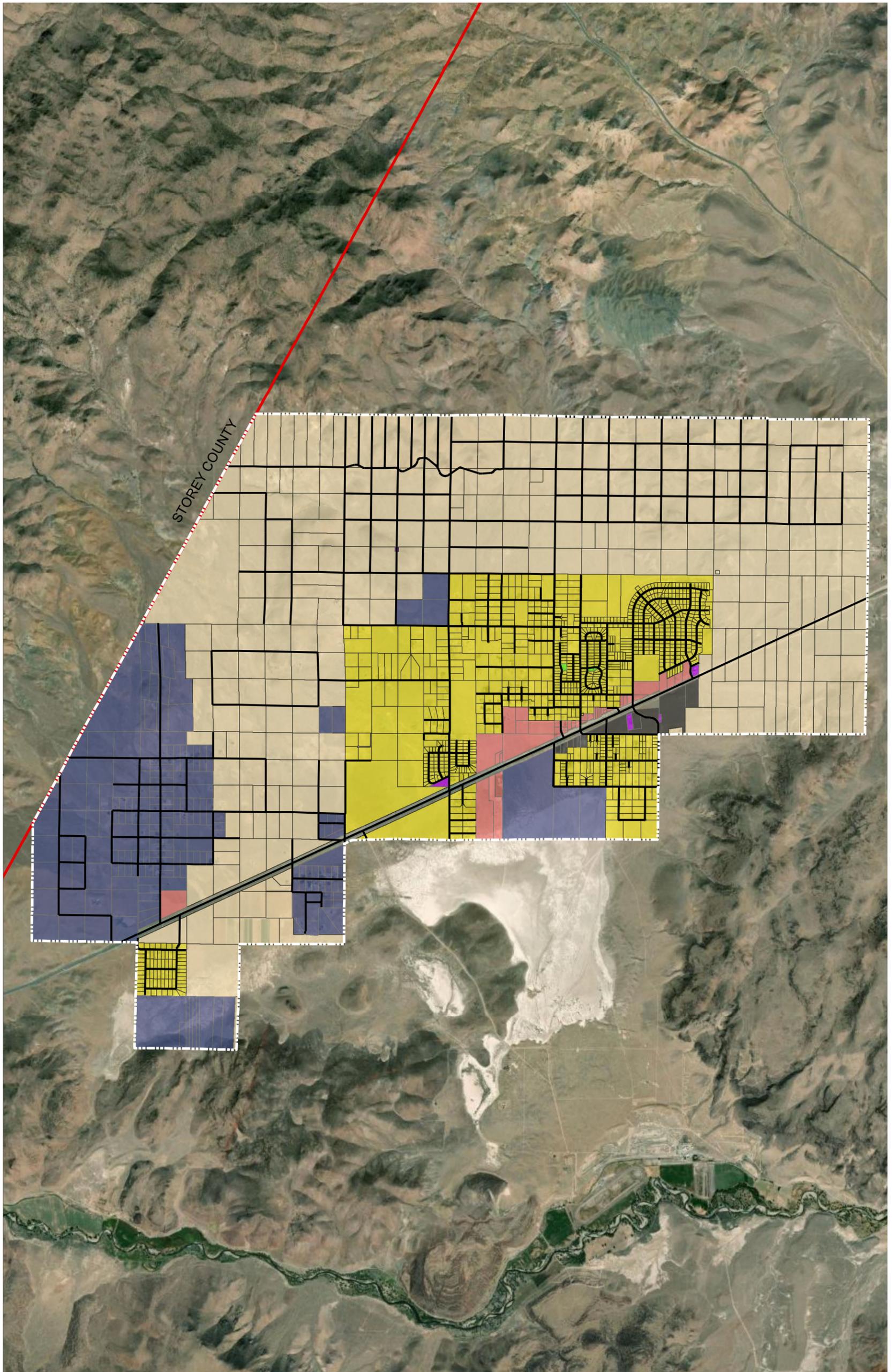
- | | | | | |
|--------------------|------------|-------------------------|----------------------|-------------------|
| COUNTY BOUNDARY | MIXED USE | LOW DENSITY RESIDENTIAL | PUBLIC/QUASI PUBLIC | EXISTING ROADWAYS |
| COMMUNITY BOUNDARY | EMPLOYMENT | OPEN SPACE | RURAL RESIDENTIAL | |
| COMMERCIAL | INDUSTRIAL | PARKS | SUBURBAN RESIDENTIAL | |



SMITH VALLEY - LAND USE

LEGEND

- | | | | |
|--------------------|------------|-------------------------|---------------------|
| COMMUNITY BOUNDARY | COMMERCIAL | LOW DENSITY RESIDENTIAL | PUBLIC/QUASI PUBLIC |
| COUNTY BOUNDARY | MIXED USE | PARKS | RESOURCE |
| AGRICULTURE | EMPLOYMENT | PUBLIC LAND | RURAL RESIDENTIAL |
| | | | EXISTING ROADWAYS |



STOREY COUNTY



STAGECOACH - LAND USE

LEGEND

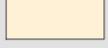
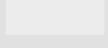
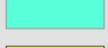
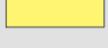
- | | | | |
|--------------------|-------------------------|---------------------|-------------------|
| COMMUNITY BOUNDARY | EMPLOYMENT | OPEN SPACE | RURAL RESIDENTIAL |
| COUNTY BOUNDARY | MIXED USE | PARKS | SPECIFIC PLAN |
| MIXED USE | LOW DENSITY RESIDENTIAL | PUBLIC/QUASI PUBLIC | EXISTING ROADWAYS |

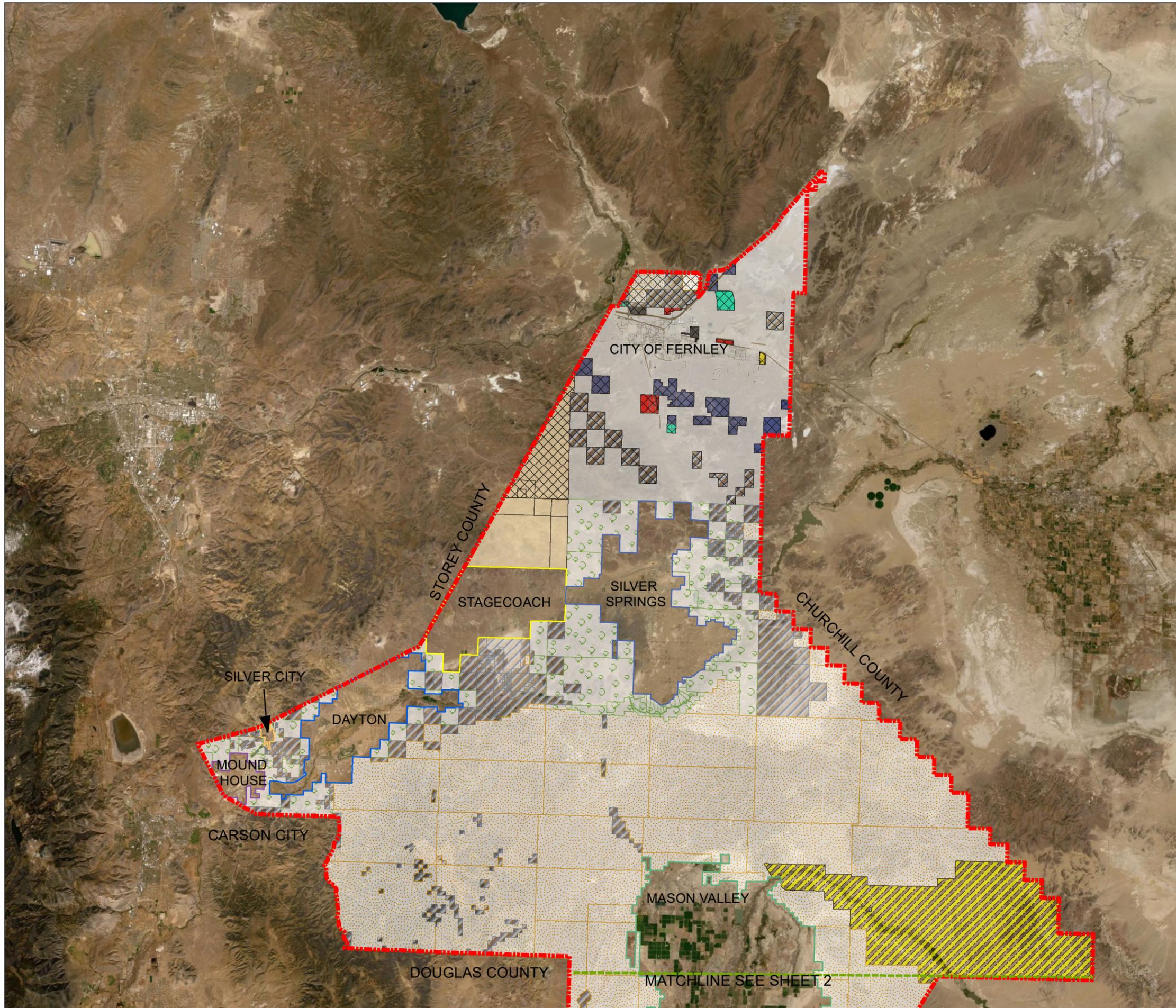


LYON COUNTY GENERAL LAND USE NORTH



LEGEND

-  MAPPING MATCH LINE
-  COUNTY BOUNDARY
-  AGRICULTURE
-  COOPERATIVE PLANNING AREA
-  OPEN SPACE
-  PUBLIC LAND
-  RESOURCE
-  RURAL RESIDENTIAL
-  SPECIFIC PLAN
-  TRIBAL
-  CITY OF FERNLEY
-  COMMERCIAL
-  EMPLOYMENT
-  INDUSTRIAL
-  LOW DENSITY RESIDENTIAL

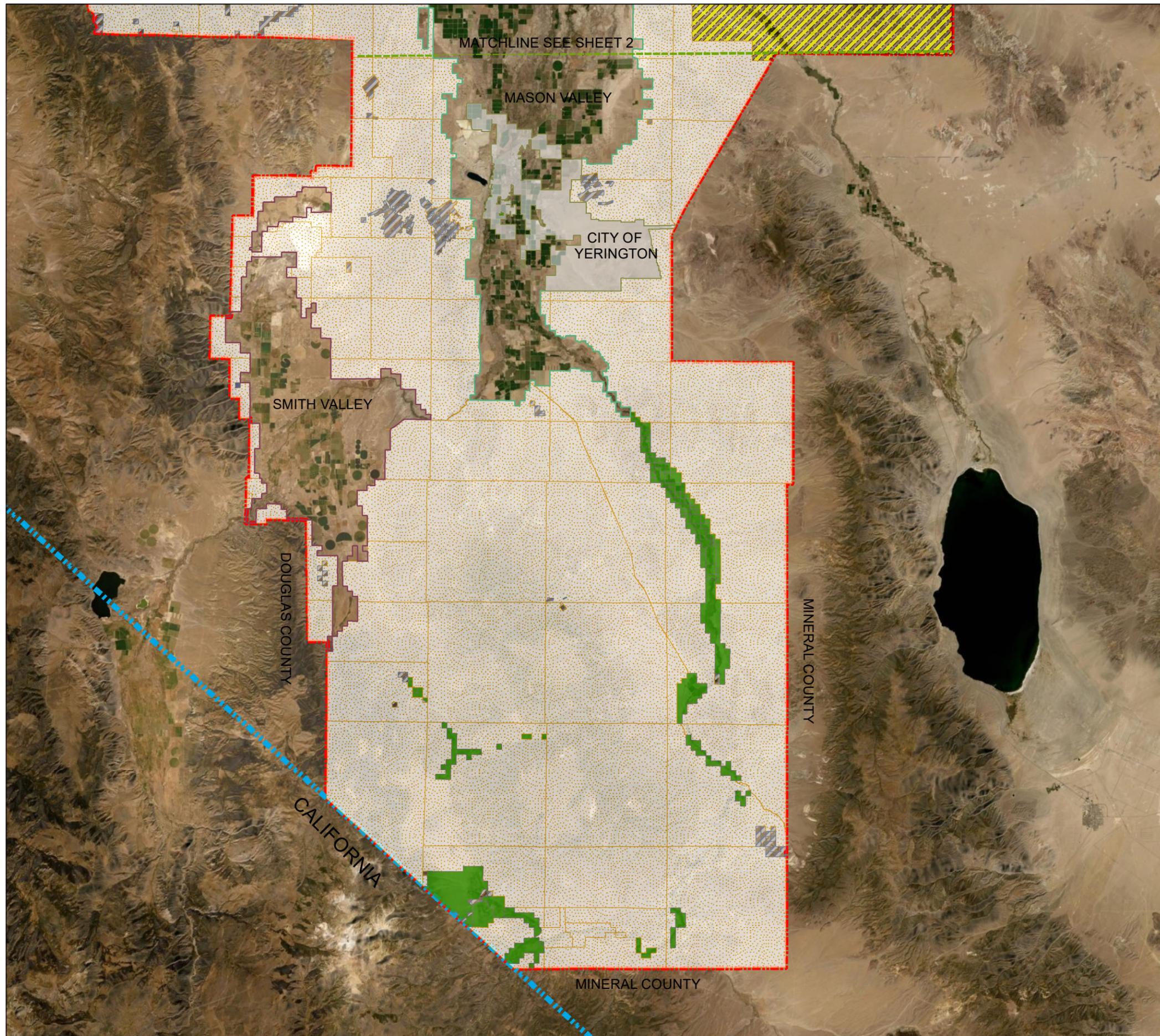


LYON COUNTY GENERAL LAND USE SOUTH



LEGEND

- CITY OF YERINGTON
- MAPPING MATCH LINE
- COUNTY BOUNDARY
- AGRICULTURE
- OPEN SPACE
- PUBLIC LAND
- RESOURCE
- RURAL RESIDENTIAL
- TRIBAL
- STATE LINE





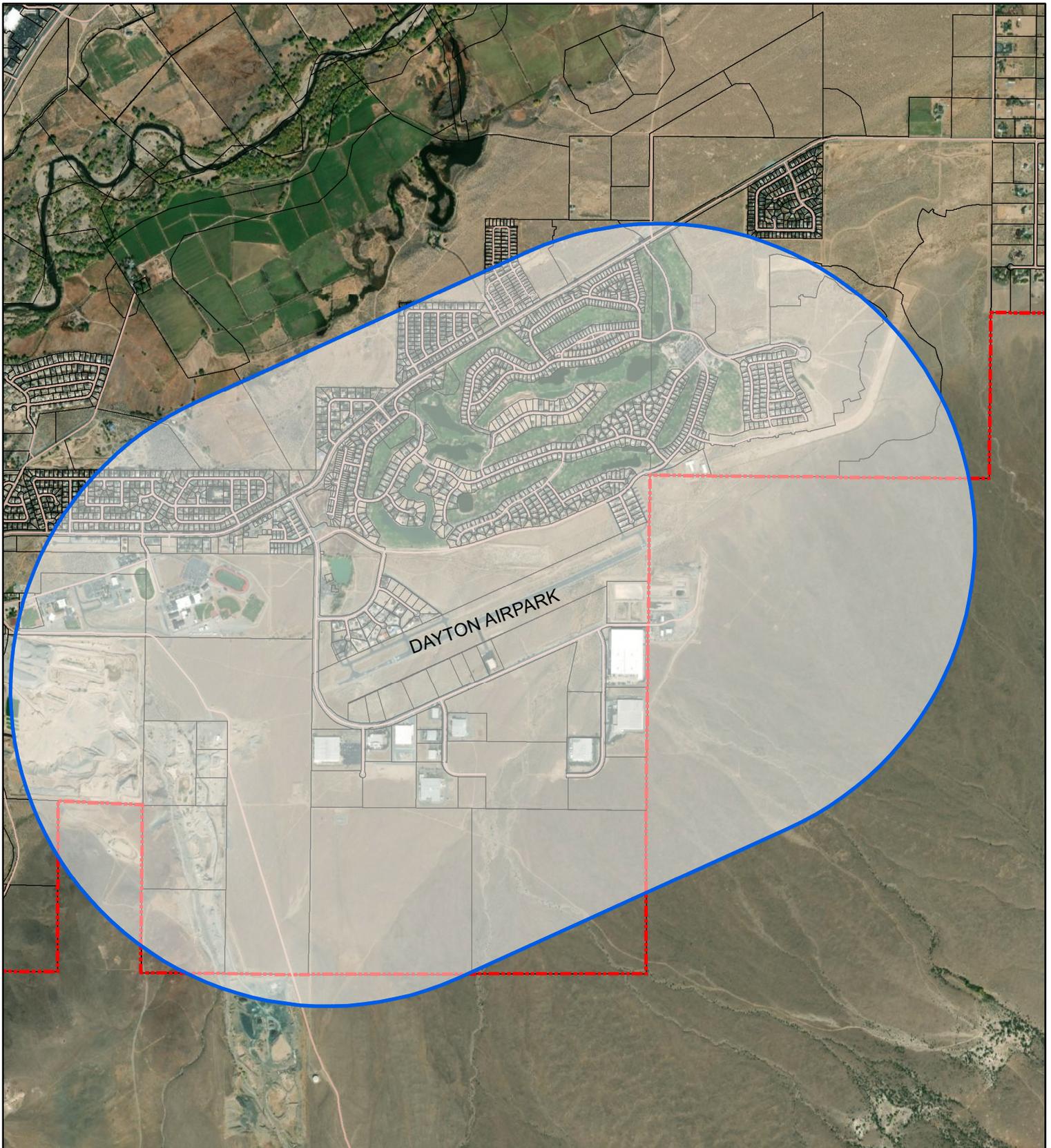
AIRPORT INFLUENCE AREA MAPS

Dayton Airport Influence Area

Mason Valley Airport Influence Area

Silver Springs Airport Influence Area

Smith Valley Airport Influence Area

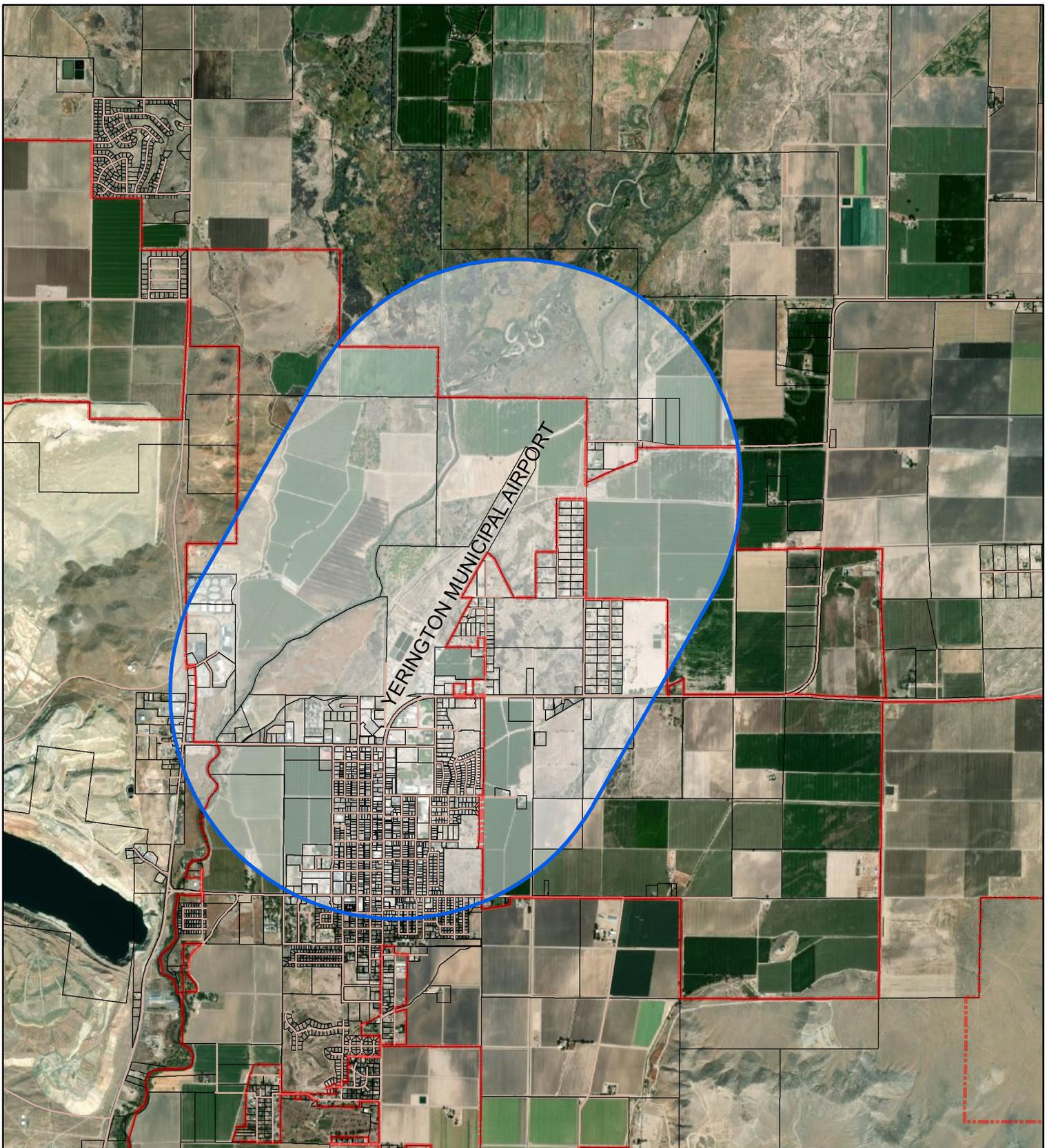


DAYTON AIRPORT INFLUENCE AREA

LEGEND

-  COMMUNITY BOUNDARY
-  AIRPORT INFLUENCE AREA
-  EXISTING ROADWAYS
-  EXISTING PARCELS



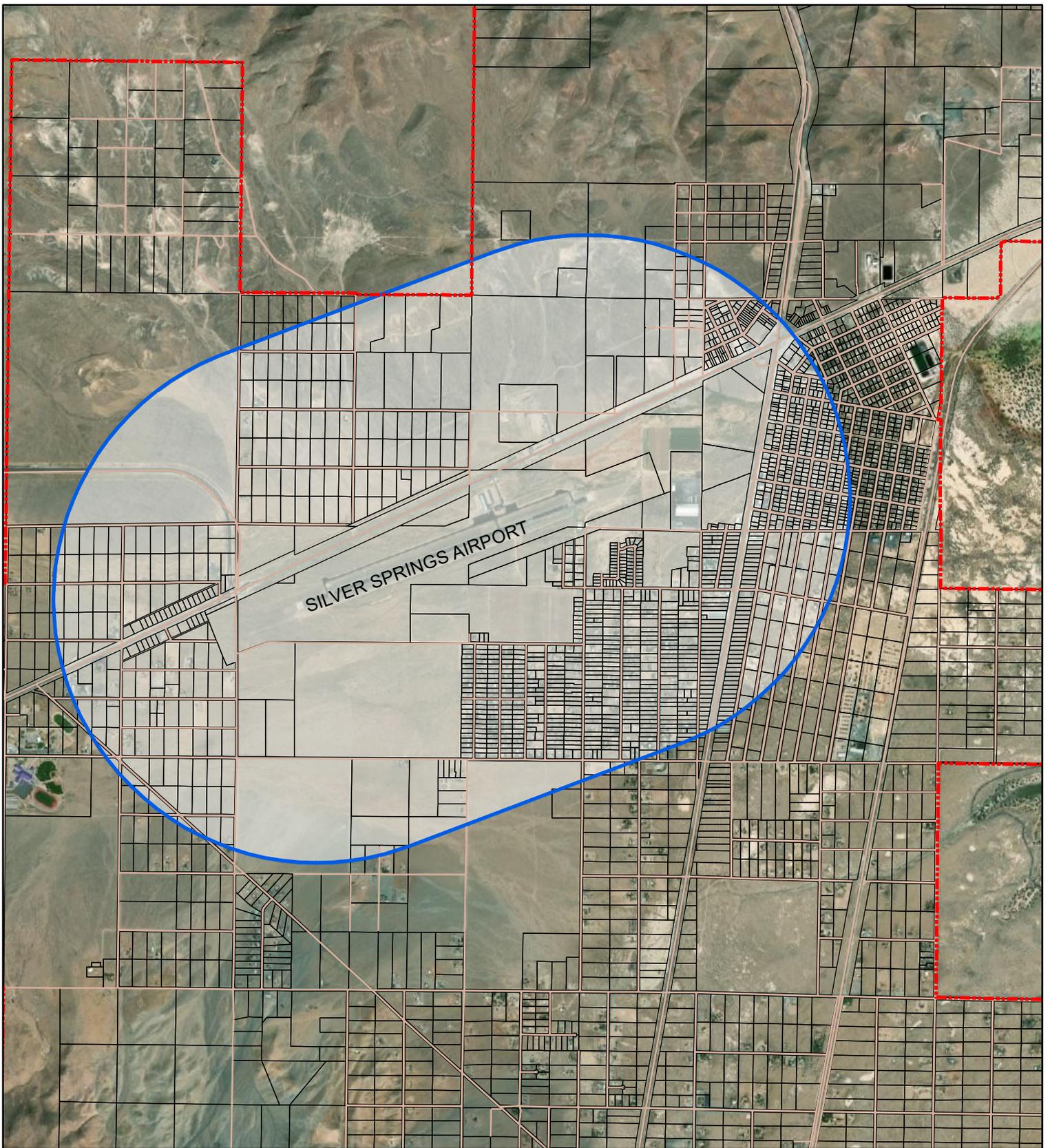


MASON VALLEY AIRPORT INFLUENCE AREA

LEGEND

-  COMMUNITY BOUNDARY
-  AIRPORT INFLUENCE AREA
-  EXISTING ROADWAYS
-  EXISTING PARCELS



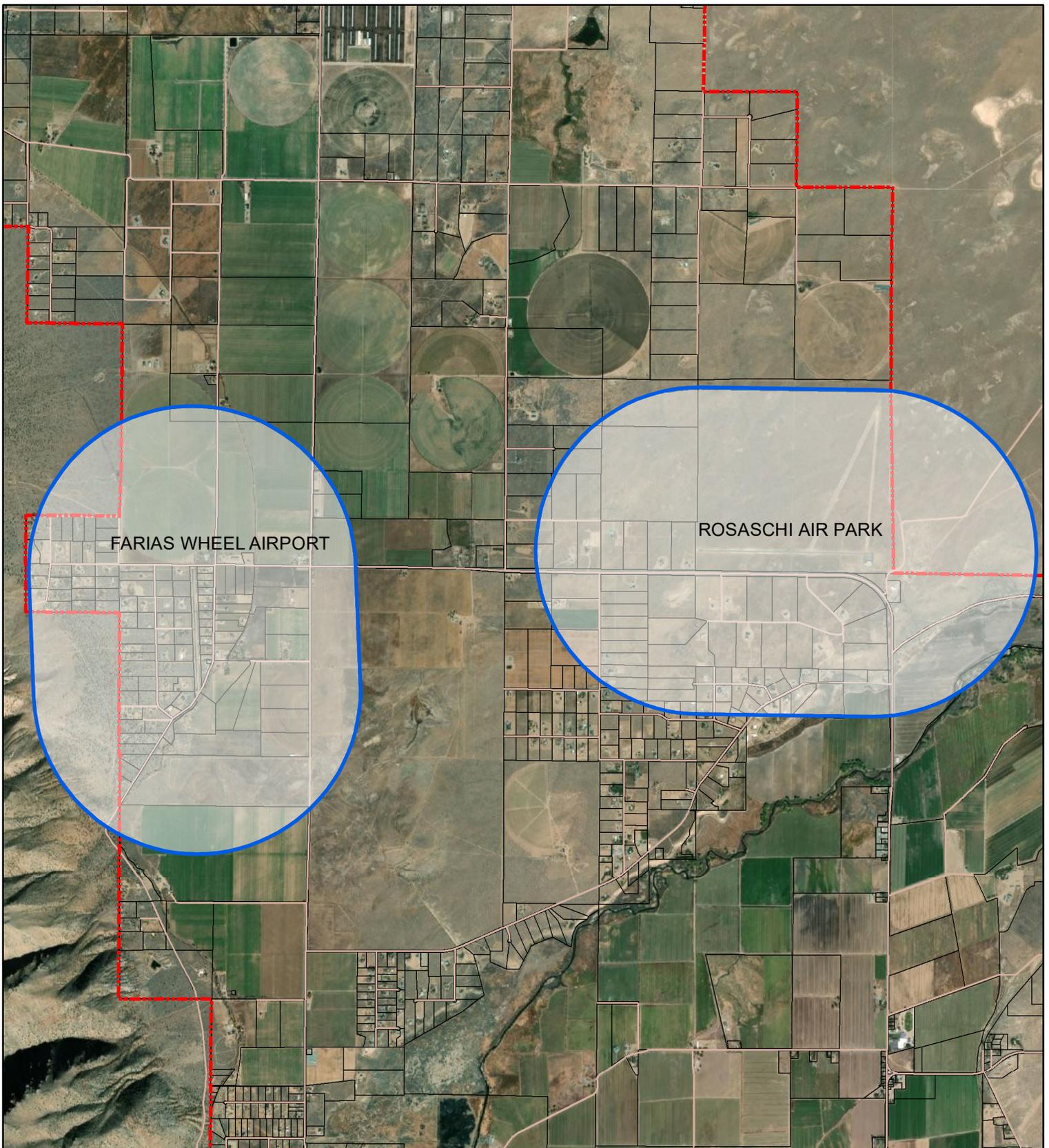


SILVER SPRINGS AIRPORT INFLUENCE AREA

LEGEND

-  COMMUNITY BOUNDARY
-  AIRPORT INFLUENCE AREA
-  EXISTING ROADWAYS
-  EXISTING PARCELS





FARIAS WHEEL AIRPORT

ROSASCHI AIR PARK



SMITH VALLEY AIRPORT INFLUENCE AREAS

LEGEND



COMMUNITY BOUNDARY



AIRPORT INFLUENCE AREA



EXISTING ROADWAYS



EXISTING PARCELS





TRANSPORTATION NETWORK MAPS

Transportation Network- North

Transportation Network- Center

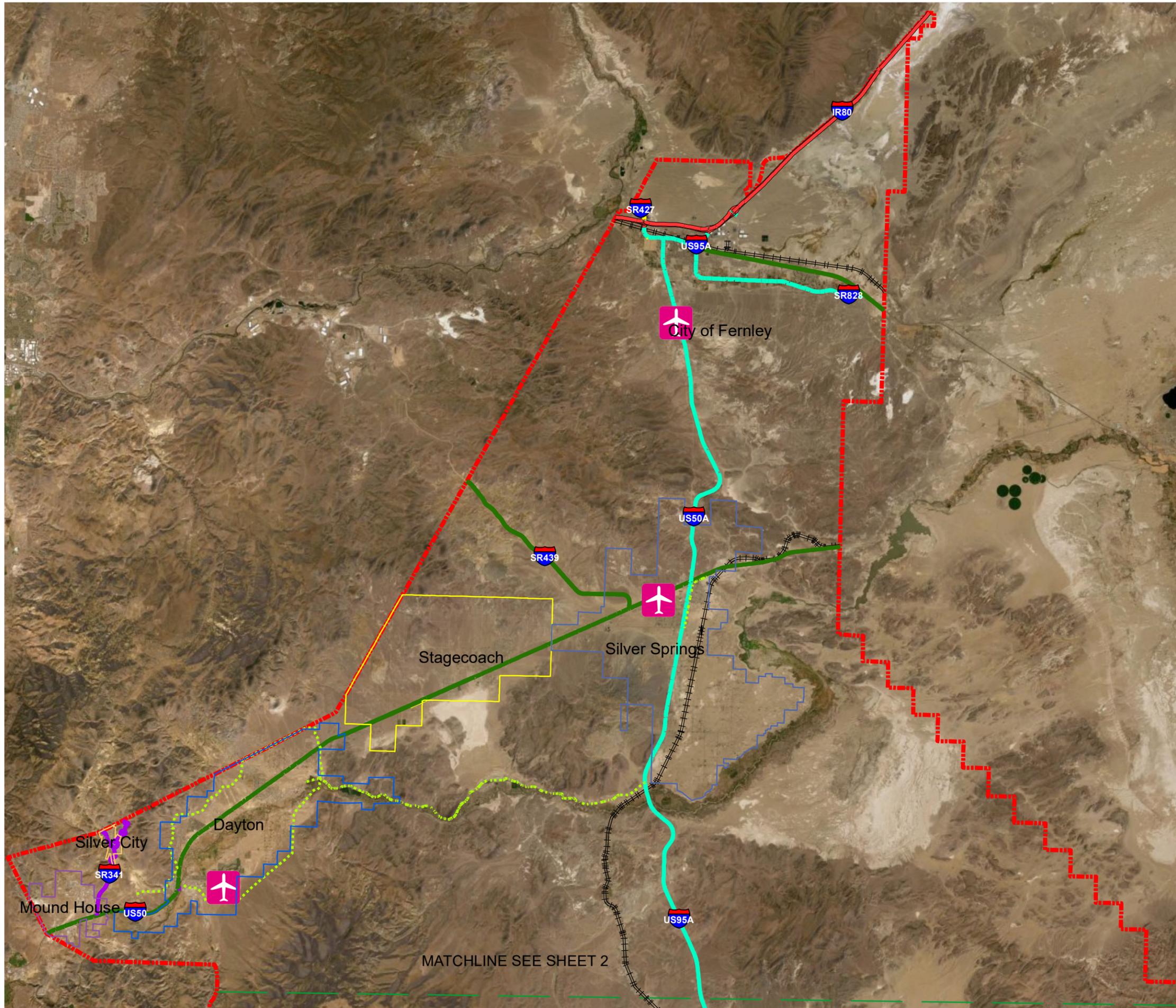
Transportation Network- South

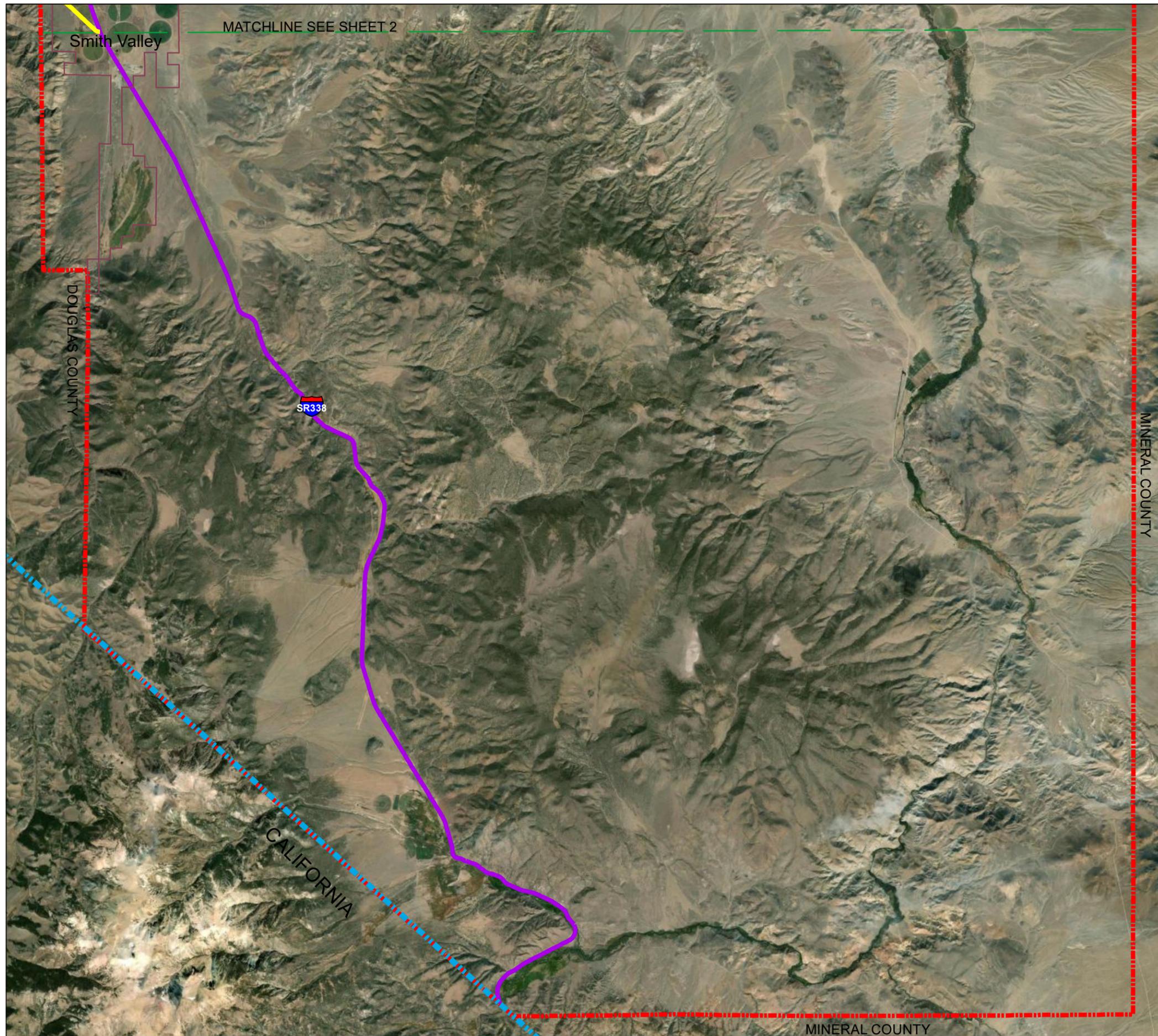
LYON COUNTY TRANSPORTATION NETWORK



LEGEND

- INTERSTATES
- OTHER PRINCIPAL ARTERIALS
- MINOR ARTERIALS
- MAJOR COLLECTORS
- MINOR COLLECTORS
- PROPOSED ROADWAYS
- RAILROAD
- AIRPORTS
- COUNTY BOUNDARY
- MAPPING MATCH LINE





LYON COUNTY TRANSPORTATION NETWORK



LEGEND

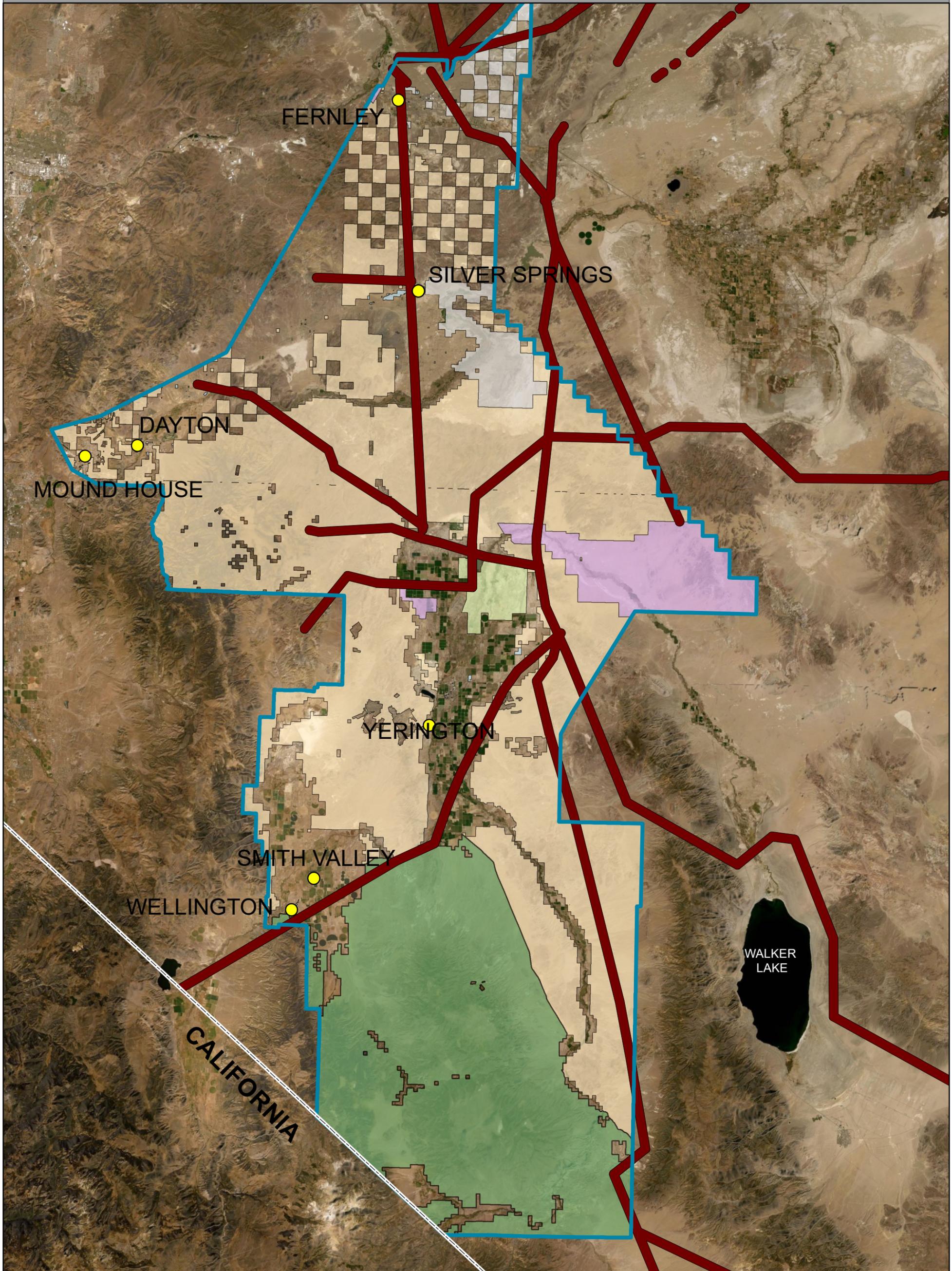
- INTERSTATES
- OTHER PRINCIPAL ARTERIALS
- MINOR ARTERIALS
- MAJOR COLLECTORS
- MINOR COLLECTORS
- RAILROAD
- COUNTY BOUNDARY
- STATE LINE
- MAPPING MATCH LINE





PUBLIC FACILITIES AND SERVICES MAP

Aboveground Utility Corridors



LYON COUNTY

0 21,000 42,000 84,000 Feet

Legend

	LYON COUNTY		DEPARTMENT OF FORESTRY
	NEVADA BLM UTILITY CORRIDORS		INDIAN LANDS
OWNERSHIP			
	BUREAU OF LAND MANAGEMENT		LYON COUNTY
	BUREAU OF RECLAMATION		NV WILDLIFE MANAGEMENT AREA