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SUMMARY: AN ORDINANCE ADOPTING LYON COUNTY CODE TITLE 15 – LAND USE AND DEVELOPMENT CODE; AMENDS AND REPLACES TITLE 10 – LAND USE REGULATIONS; AMENDS AND REPLACES TITLE 11- DIVISION OF LAND; REPLACES TITLE 12 – FLOOD CONTROL; AMENDS AND REPLACES TITLE 13 – MOBILE HOMES AND RECREATIONAL VEHICLE PARKS; AND OTHER MATTERS PROPERLY RELATED THERETO.

TITLE: AN ORDINANCE AMENDING LYON COUNTY CODE BY ENACTING TITLE 15, THE LYON COUNTY LAND USE AND DEVELOPMENT CODE; AND OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF LYON COUNTY, NEVADA DOES HEREBY ORDAIN:

**Section 1.** The Lyon County Land Use and Development Code, Title 15, attached and on file in the Lyon County Clerk’s office is adopted by reference. Except as otherwise set forth herein and in the text of the Lyon County Land Use and Development Code, it replaces Titles 10, 11, 12 and 13.

**Section 2.** The matrix attached as Exhibit A, and incorporated by this reference, establishes a direct relationship between zoning districts in Title 10 and the zoning districts contained in Title 15, the Land Use and Development Code. Until a consistency rezoning and mapping program and ordinance(s) is adopted to implement the Lyon County Comprehensive Master Plan-Countywide Component Land Use Plan and the Land Use and Development Code, the standards and regulations contained in Title 15 shall apply to the zoning districts established under Title 10, as set forth in Exhibit A. Applications to change zoning may be approved if they result in a change to a zoning district contained in the Title 15 - Land Use and Development Code and are consistent with the 2010 Comprehensive Master Plan.

**Section 3.** The Board of Commissioners may adopt the future Design Criteria and Improvement Standards, the proposed Exhibit B of the Land Use and Development Code, by resolution, upon notice and hearing, in the manner provided by law. Until and unless such Design Criteria and Improvement Standards are so adopted, references in Title 15, the Land Use and Development Code, to the Exhibit B, Design Criteria and Improvement Standards, shall refer to the Standard Specifications for Public Works Construction, 2012 Edition (Orange Book), the Standard Details for Public Works Construction, 2003 Edition as updated in 2010 and 2012, the Drainage Guidelines for Lyon County, as revised September 20, 2018, as well as the development and performance standards contained in Title 15 of the Lyon County Code.

**Section 4.** The Title 10 zoning district provisions of those current zoning districts that are not identified as having a corresponding consistent zoning district in Title 15 shall continue to apply until the adoption of a program(s) and ordinance(s) for:

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1. Consistency rezoning to implement the 2010 Lyon County Comprehensive Master Plan, Land Use Plan, and the Land Use and Development Code, and
2. Zoning consistency mapping to implement the consistency rezoning program.

**Section 5.** The Title 10 provisions for mining (including the acts and processes involved in extracting ore from a mineral deposit, generally to include hauling, blasting, milling and refining, but not including prospecting and exploration for minerals of commercial value where less than one thousand five hundred (1,500) cubic yards is removed in any one location of five (5) acres or less; geological, geochemical and geophysical mapping) as a land use requiring a Conditional Use Permit in specific zoning districts (RR-5, RR-10, RR-20 in Title 10 and OS, PL, and RL in Title 15) and regulations for Mining in the Comstock Historic District (Chapter 10.10 in Title 10) shall remain in effect until or unless specific mining regulations are adopted for Title 15.

**Section 6.** If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

**Section 7.** All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Lyon County Code in conflict herewith are hereby repealed.

**Section 8.** This ordinance shall be in full force and effect from and after its passage., approval and publication as required by law.

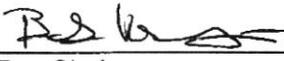
THIS RESOLUTION was proposed on the 19th day of October, 2017 by the following County Commissioner(s): Ken Gray.

THIS RESOLUTION has been PASSED, ADOPTED and APPROVED this 1st day of November, 2018 by the following vote of the Board of County Commissioners, Lyon County:

AYES:	<u>Bob Hastings, Joe Mortensen, Don Alt, Ken Gray, and Greg Hunewill</u>
NAYS:	<u>NONE</u>
ABSENT:	<u>NONE</u>
ABSTENTIONS:	<u>NONE</u>

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Board of County Commissioners  
Lyon County

  
By: Chairman

Attest:

  
Clerk of the Board

**Exhibit A**  
**Zoning Consistency Matrix**

<b>TITLE 15 ZONING CLASSIFICATION</b>	<b>CURRENT TITLE 10 ZONING CLASSIFICATION</b>
<b><i>Rural Character Districts</i></b>	
AG, Agriculture (20 acre minimum)	No Consistent District
NIA, Non-Irrigated Agriculture (20 acre minimum)	No Consistent District
RL, Resource Land (40 acre minimum) <sup>1</sup>	No Consistent District
PL, Public Land (160 acre minimum) <sup>1</sup>	No Consistent District
RR-20, Rural Residential, 20 Acre Minimum <sup>1</sup>	RR-5, Fifth Rural Residential District (20 Acres)
RR-10, Rural Residential, 10 Acre Minimum <sup>1</sup>	RR-4, Fourth Rural Residential District (10 Acres)
RR-5, Rural Residential, 5 Acre Minimum <sup>1</sup>	RR-3, Third Rural Residential District (5 Acres)
RR-2, Rural Residential, 2 Acre Minimum	RR-2, Second Rural Residential District (2 Acres)
RR-1, Rural Residential, 1 Acre Minimum	RR-1, First Rural Residential District (1 Acre)
CMU-R, Commercial Mixed-Use - Rural	VCMU, Village Center Mixed Use District
HMU-R, Highway Corridor Mixed-Use - Rural	No Consistent District
NC, Neighborhood Commercial	C-1, Limited Commercial District
TC-R, Tourist Commercial - Rural	T-C, Tourist Commercial District
LI-R, Light Industrial - Rural	M-1, General Industrial
HI-R, Heavy Industrial - Rural	M-1, General Industrial District
<b><i>Suburban Character Districts</i></b>	
SR-2, Suburban Residential, 2 Acre Minimum	RR-2, Second Rural Residential District (2 Acres)
SR-1, Suburban Residential, 1 Acre Minimum	RR-1, First Rural Residential District (1 Acre)
SR-1/2, Suburban Residential, 1/2 Acre Minimum	E-2, Second Estates Residential District
SR-12000, Suburban Residential, 12000 sq. ft. Minimum	E-1, First Estates Residential District
SR-9000, Suburban Residential, 9000 sq. ft. Minimum	NR-3, Single-Family Nonrural Residential District/Nine Thousand Square Feet Minimum
NR, Neighborhood Residential, 4500 sq. ft. Minimum	NR-1, Single-family Nonrural Residential District
MFR, Multi-family Residential	NR-2, Multiple Residence Nonrural Residential District
RMU, Residential Mixed-Use	No Consistent District
CMU-S, Commercial Mixed Use - Suburban	SCMU, Suburban Commercial Mixed Use
HMU-S, Highway Corridor Mixed-Use - Suburban	No Consistent District
NC, Neighborhood Commercial	C-1, Limited Commercial District
CC, Community Commercial	C-2, General Commercial District
RC, Regional Commercial	No Consistent District
TC-S, Tourist Commercial - Suburban	T-C, Tourist Commercial District
XX, Adult Use District	X, X-Rated District
LI-S, Light Industrial - Suburban	M-E, Industrial Estates District
HI-S, Heavy Industrial - Suburban	M-1, General Industrial District
SI, Service Industrial	No Consistent District
EMU, Employment Mixed-Use	No Consistent District
<b><i>Historic Character Districts</i></b>	
RR-5, Rural Residential, 5 Acre Minimum	RR-3, Third Rural Residential District (5 Acres)
RR-2, Rural Residential, 2 Acre Minimum	RR-2, Second Rural Residential District (2 Acres)
RR-1, Rural Residential, 1 Acre Minimum	RR-1, First Rural Residential District (1 Acre)
SR-1, Suburban Residential, 1 Acre Minimum	RR-1, First Rural Residential District (1 Acre)

<sup>1</sup> The Title 10 provisions for mining (including the acts and processes involved in extracting ore from a mineral deposit, generally to include hauling, blasting, milling and refining, but not including prospecting and exploration for minerals of commercial value where less than one thousand five hundred (1,500) cubic yards is removed in any one location of five (5) acres or less; geological, geochemical and geophysical mapping) as a land use requiring a Conditional Use Permit in specific zoning districts (RR-5, RR-10, RR-20 in Title 10 and OS, PL, and RL in Title 15) and regulations for Mining in the Comstock Historic District (Chapter 10.10 in Title 10) shall remain in effect until or unless specific mining regulations are adopted for Title 15.

**Exhibit A**  
**Zoning Consistency Matrix**

SR-12000-H, Suburban Residential, 12000 sq. ft. Minimum	E-1, First Estates Residential District
SR-9000-H, Suburban Residential, 9000 sq. ft. Minimum	NR-3, Single-Family Nonrural Residential District/Nine Thousand Square Feet Minimum
NR-H, Neighborhood Residential, 4500 sq. ft. Minimum	NR-1, Single-family Nonrural Residential District
TC-H, Tourist Commercial - Historic	T-C, Tourist Commercial District
CMU-H, Commercial Mixed Use - Historic	No Consistent District
TC-H, Tourist Commercial - Historic	T-C, Tourist Commercial District
<b>Other</b>	
PF, Public Facilities	No Consistent District
OS, Open Space <sup>1</sup>	No Consistent District
No Consistent District	MHP, Mobile Home Park District
No Consistent District	J-W, Junk, Wrecking Yard District
No Consistent District	RVP, Recreational Vehicle Park District
PUD, Planned Unit Development	PUD, Planned Unit Development District