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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

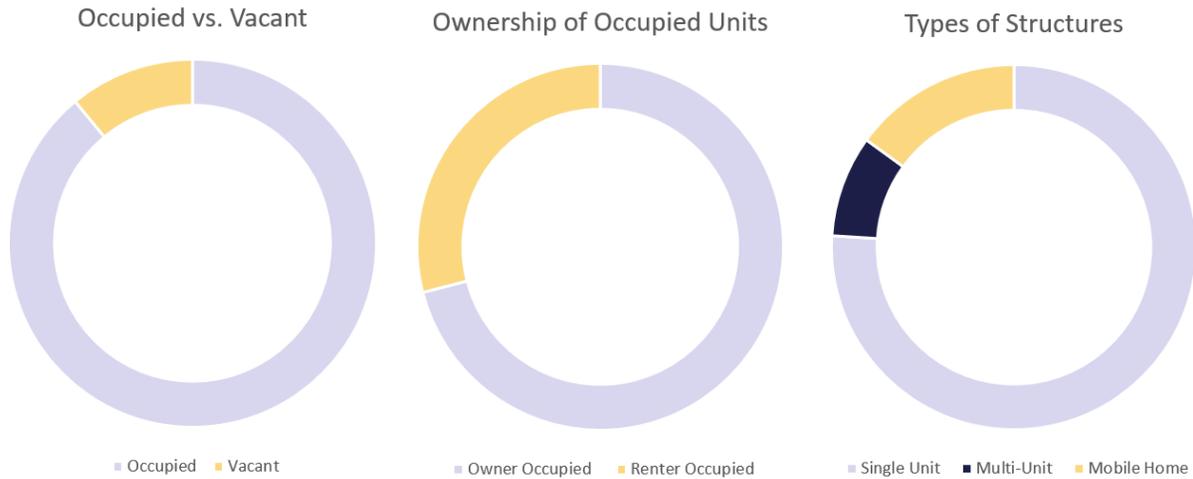
According to the U.S. Census Bureau Quick Facts, the estimated population in July 2019 for Lyon County was 57,510. The population of Lyon County expanded by 10.6 percent from 2010 to 2019. The median age in Lyon County is 44.1 years, which is about 20% higher than the median age in Nevada. In 2019, approximately 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:

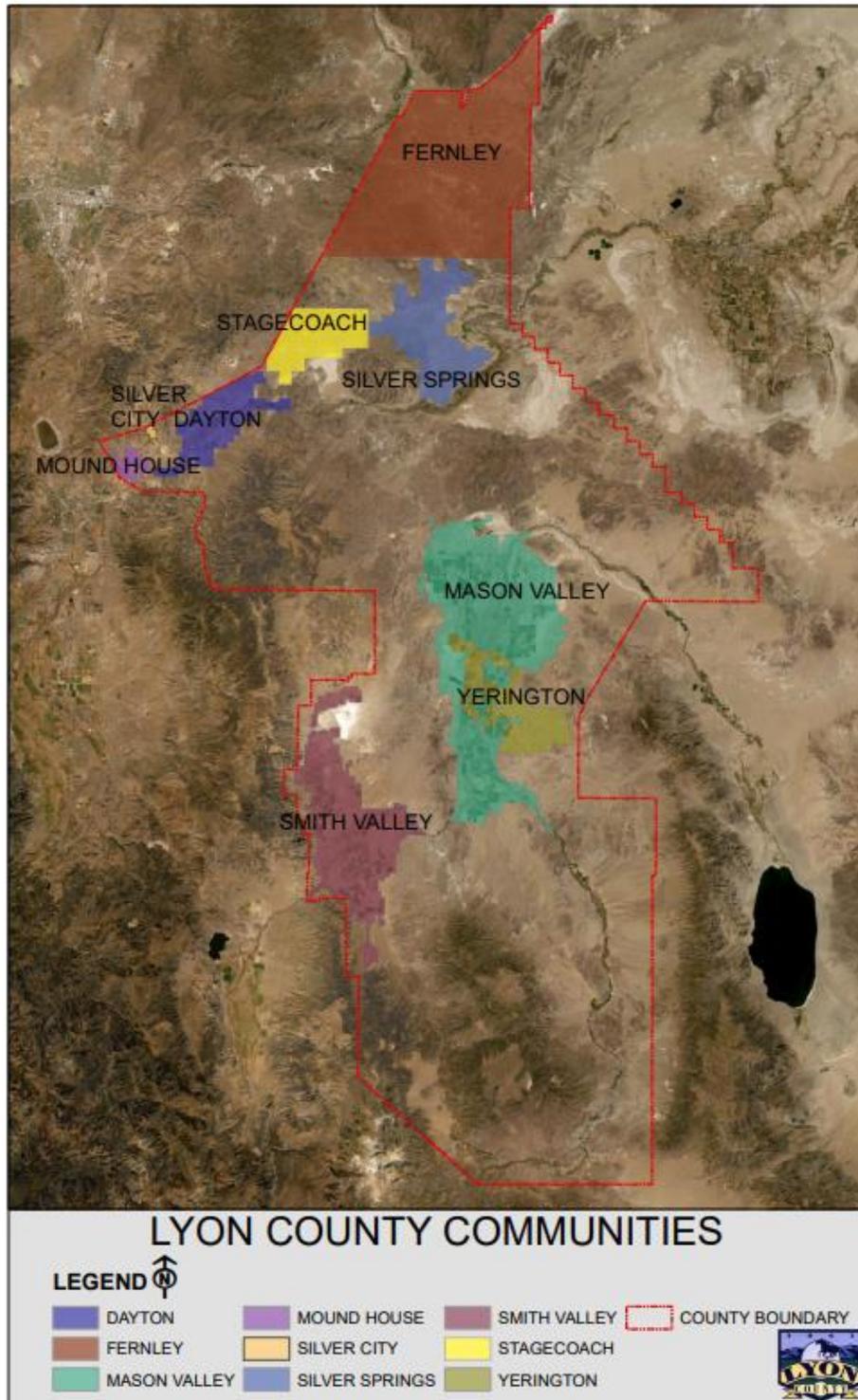
- Areas of distinction
- Socioeconomic characteristics
- Land Use designations
- Zoning consistency
- Linkages with other areas
- Growth predictions

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.



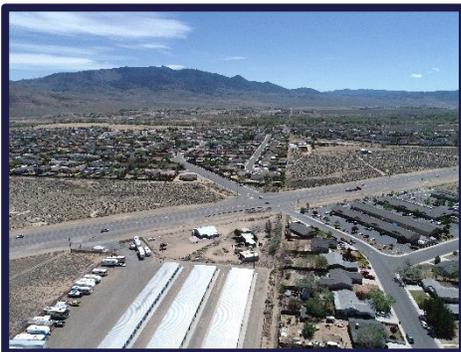
Strategies:

- 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



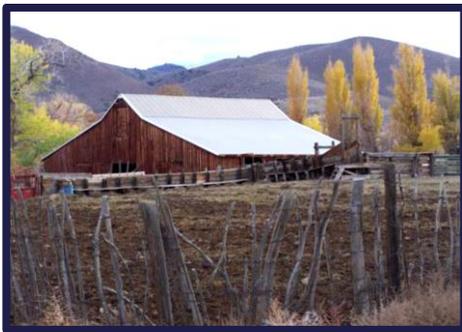


ridgelines), visual amenities, and open space through the strategic placement of open space within the development.

- 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.