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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

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	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

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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

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	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.

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	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.

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	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.

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	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.

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	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>

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	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.

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	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>

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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>

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	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>

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	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>

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	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).

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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.