Title 20 Update
Consolidated Development Code Refresh
Public Workshop - 07.15.2026

Presented By:

Douglas County Community Development, NCE Inc., & Resource Concepts, Inc.

Welcome & Introductions

Staff & Consultants~

- Tom Dallaire~ Director of Community Development
- Andrea Pawling~ Deputy Director of Community Development
- Kate Moroles-O'Neil~ Principal Planning Manager
- AnnMarie Lain~ NCE, Inc.
- Nora Pizzella~ NCE, Inc.
- Shari Baughman~ Resource Concepts, Inc. (RCI)

Thank you for coming today!

What is Title 20?

The County's "Rulebook"

Title 20 is the **Consolidated Development Code** for Douglas County. It serves as the primary regulatory document governing all land use, zoning, and development activities.

Key Components:

- ✓ **Land Use & Zoning Districts:** Defines allowed uses (Agricultural, Residential, Commercial, & Industrial).
- ✓ **Development Standards:** Setbacks, heights, parking, architectural, and landscaping.
- ✓ **Procedures:** How to process permits, parcel maps, subdivisions, and variances.
- ✓ **Safety & Protection:** Floodplain management and environmental standards.

Douglas County, Nevada

Why Update the Code Now?

Fragmented "Patchwork"

Over years of amendments, the code has become disjointed. Contradictions between chapters make it difficult for staff and the public to interpret regulations consistently.

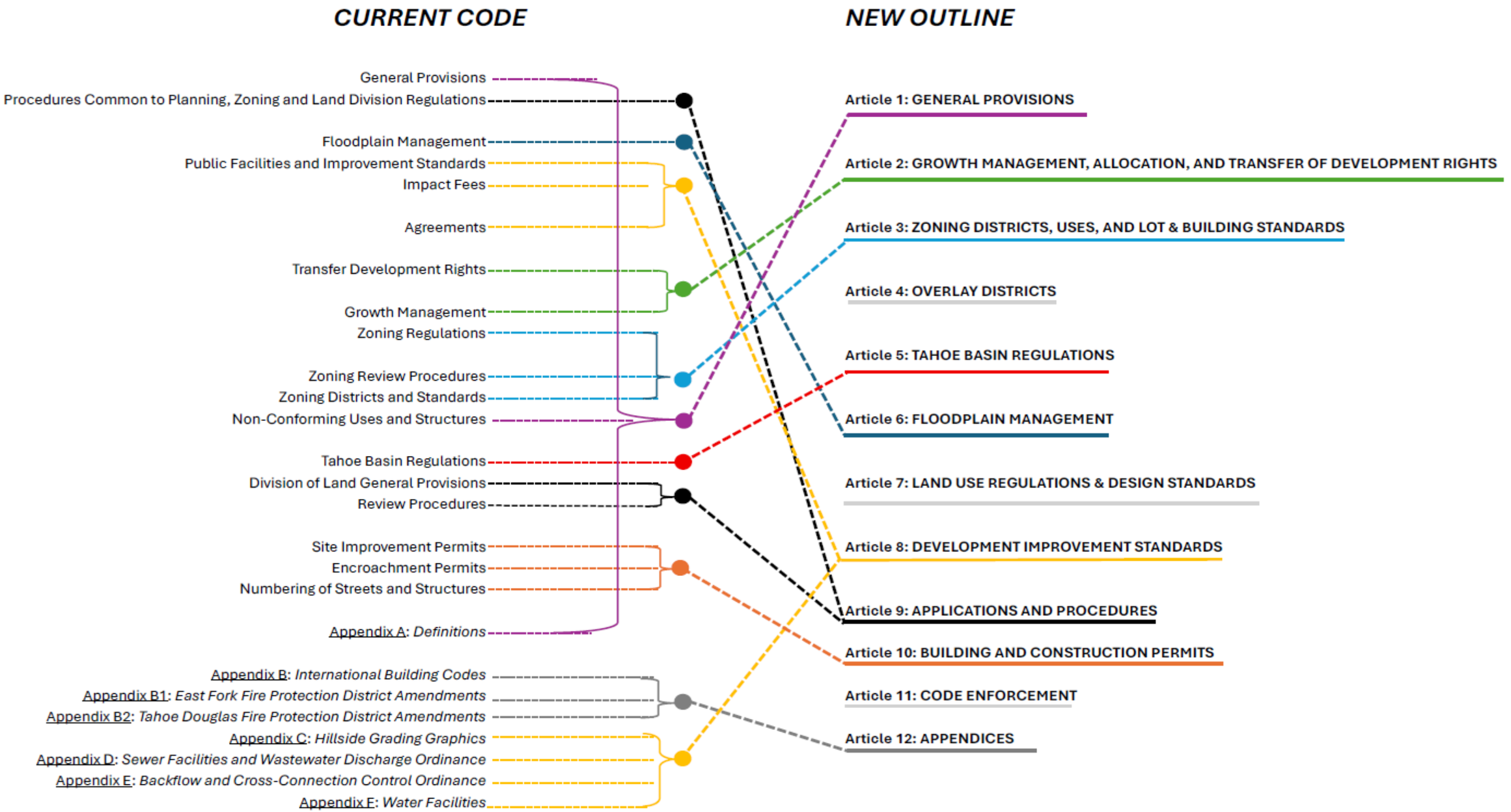
Hard to Navigate

The current structure is outdated and confusing. Finding specific rules regarding permits or property rights often requires cross-referencing multiple unconnected sections.

Outdated Standards

Many standards no longer reflect modern building practices, current economic needs, or the community vision outlined in the 2020 Master Plan.

Proposed Code Outline & Overview



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The New Structure: 12 Articles

The new code will be organized into a logical flow, replacing the current scattered chapters:

- ✓ **Article 1:** General Provisions
- ✓ **Article 2:** Growth Management, Allocations, and Transfer of Development Rights
- ✓ **Article 3:** Zoning Districts, Uses, and Lot & Building Standards
- ✓ **Article 4:** Overlay Districts
- ✓ **Article 5:** Tahoe Basin Regulations
- ✓ **Article 6:** Floodplain Management
- ✓ **Article 7:** Land Use Regulations & Design Standards
- ✓ **Article 8:** Development Improvement Standards
- ✓ **Article 9:** Applications and Procedures
- ✓ **Article 10:** Building & Construction Permits
- ✓ **Article 11:** Code Enforcement
- ✓ **Article 12:** Appendices

Tentative Title 20 Code Update Timeline

2025/ 2026

Douglas County, Nevada

Month	Meetings	Tasks
December 2025	*Staff/Consultant Code Meeting: **12.05.25** *Code Workshop: **12.16.25**	*Public Outreach/Workshop (12.16.25- 4:30pm-6:30pm @ CVIC Hall)
January 2026	*Staff/Consultant Code Meeting: **01.23.26**	*Discuss 1st Code Workshop (Intro to Articles 1-3)
February 2026	*Staff/Consultant Code Meeting: **02.11.26**	*Discuss Articles 1-3
March 2026	*Staff/Consultant Code Meeting: **03.24.26**	*Discuss Public Workshop in April
April 2026	*2nd Public Workshop: **04.08.26** *1st PC Presentation: **04.14.26**	*Public Workshop- Discuss Articles 1-3 (Intro to Articles 4-6) (04.08.26- 4:30-6:30pm @ CVIC Hall) *Get direction from PC Members (Articles 1-3)
May 2026	*3rd Public Workshop: **05.27.26**	*Public Workshop-Discuss Articles 4-6 (Intro to Articles 7-10) (05.27.26- 4:30-6:30pm @ CVIC Hall)
June 2026	*Staff/Consultant Code Meeting: **06.24.26**	*Discuss Public Workshop in July
July 2026	*1st BOCC Presentation: **07.02.26** *2nd PC Presentation: **07.14.26** *4th Public Workshop: **07.15.26**	*Get direction from BOCC Members (Articles 1-3) *Get direction from PC Members (Articles 4-6) *Public Workshop- Discuss Articles 7-11 (07.15.26- 4:30-6:30pm @ CVIC Hall)
August 2026	*2nd BOCC Presentation: **08.06.26** *3rd PC Presentation: **08.11.26**	*Get direction from BOCC Members (Articles 4-6) *Get direction from PC Members (Articles 7-11)
September 2026	*3rd BOCC Presentation: **09.17.26** *Staff/Consultant Code Meeting: **TBD** *5th Public Workshop: **09.23.26**	*Get direction from BOCC Members (Articles 7-11) *Final Discussions on launch and implementation of Code *Public Workshop- Discuss entire Title 20 Redline Draft (09.23.26- 4:30-6:30pm @ CVIC Hall)
October 2026	*PC Agenda Item (Action Item): **10.13.26**	*Overview of final Title 20 Code & Approval for BOCC
November 2026	*BOCC Agenda Item (1st Reading of Ordinance): **11.05.26**	*Present 1st reading of Repeal/Replace Code
December 2026	*BOCC Agenda Item (2nd Reading & presentation of Ordinance): **12.17.26** *Press Release on Title 20 Code Launch	*Present 2nd reading of Repeal/Replace Code *Launch Date of Updated Title 20 Code!~ Dec. 2026

Public Survey Feedback (Collected thru July 13th, 2026)

The survey had 145 respondents as of July 13th, 2026; all collected via the Title 20 Website.

RV & Trailer Storage (#1 Topic of Feedback)

The Conflict: Current rules require a 6-foot fence to screen RVs on properties under 0.5 acres.

Public Opposition: Residents argue a 6-foot fence is visually useless against modern 13-to-14-foot tall RVs.

Proposed Compromise: Allow one clean, operational RV/trailer parked on a paved driveway or side yard without a fence, provided it does not block sidewalks or the right-of-way.

Financial Impact & Storage Burden: Forcing off-site storage creates a multi-thousand-dollar annual financial burden, impacting retirees on fixed incomes.

Public Survey Feedback (Continued)

Property Rights & Transparency

HOA Mentality: High resistance to "HOA-style" policing in rural areas; residents intentionally choose non-HOA zones to maintain property freedom. code before any public voting occurs.

The Transparency Request: Demand for a true, side-by-side "redline" draft comparing the old code directly to the new code before any public voting occurs.

Public Survey Feedback (Continued)

Affordable Housing & Growth

Enforceable Standards: Proponents ask for strict, measurable affordability mandates in Articles 7–10, rather than vague goals.

Zoning Changes Requested: Requests to allow lower-cost housing (ADUs, duplexes, cottage courts) "by right" and to reduce minimum lot sizes and excessive parking requirements.

Growth Opposition: Long-time residents express concern that rapid development is outstripping local infrastructure and changing the valley's rural character.

Public Survey Feedback (Continued)

Regional, Safety & Infrastructure Risks

Tahoe Integration: Multiple requests to explicitly merge overlapping TRPA (Tahoe Regional Planning Agency) codes into Article 5 for clearer public reading.

Dirt Road Conflicts: Mandatory trash collection mandates face pushback from residents on unmaintained dirt roads where heavy garbage trucks risk damaging the road.

Emerging Technologies: Citizens are requesting new, proactive rules to regulate the fire risks associated with AI data centers, large-scale commercial EV charging hubs, and mega-solar arrays.

Environmental Nuisances: Calls to tighten the "Dark Skies" ordinance to limit intense commercial LED lighting and year-round permanent holiday lighting.

Detailed Review: Article 7~
Land Use Regulations & Design Standards

- **FROM**: Article 7: Land Use Specific Criteria and Design Standards
- **TO**: Article 7: Land Use Regulations and Design Standards

Article 7 – Land Use Regulations and Design Standards ....

7.01	A-D .....
7.02	E-H .....
7.03	I-L .....
7.04	M-Q .....
7.05	R-T .....
7.06	U-Z .....

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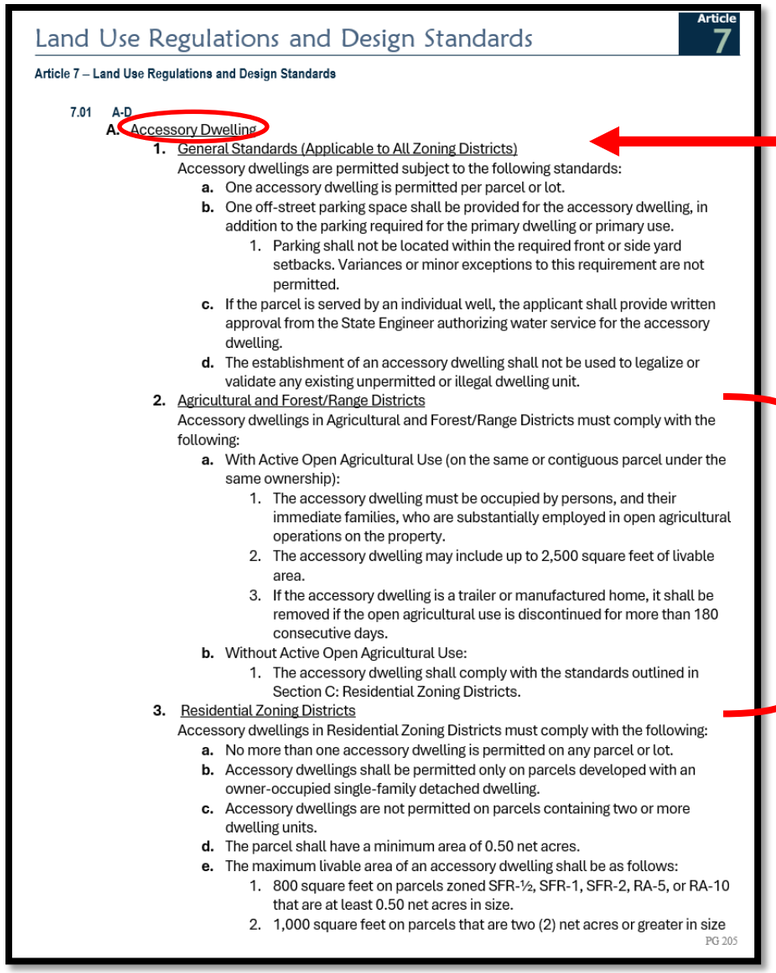
Detailed Review: Article 7~ Land Use Regulations & Design Standards



Land Use Regulations and Design Standards

Article 7

Article 7 – Land Use Regulations and Design Standards

7.01 A-D

A. Accessory Dwelling

1. General Standards (Applicable to All Zoning Districts)

Accessory dwellings are permitted subject to the following standards:

a. One accessory dwelling is permitted per parcel or lot.

b. One off-street parking space shall be provided for the accessory dwelling, in addition to the parking required for the primary dwelling or primary use.

1. Parking shall not be located within the required front or side yard setbacks. Variances or minor exceptions to this requirement are not permitted.

c. If the parcel is served by an individual well, the applicant shall provide written approval from the State Engineer authorizing water service for the accessory dwelling.

d. The establishment of an accessory dwelling shall not be used to legalize or validate any existing unpermitted or illegal dwelling unit.

2. Agricultural and Forest/Range Districts

Accessory dwellings in Agricultural and Forest/Range Districts must comply with the following:

a. With Active Open Agricultural Use (on the same or contiguous parcel under the same ownership):

1. The accessory dwelling must be occupied by persons, and their immediate families, who are substantially employed in open agricultural operations on the property.
2. The accessory dwelling may include up to 2,500 square feet of livable area.
3. If the accessory dwelling is a trailer or manufactured home, it shall be removed if the open agricultural use is discontinued for more than 180 consecutive days.

b. Without Active Open Agricultural Use:

1. The accessory dwelling shall comply with the standards outlined in Section C: Residential Zoning Districts.

3. Residential Zoning Districts

Accessory dwellings in Residential Zoning Districts must comply with the following:

a. No more than one accessory dwelling is permitted on any parcel or lot.

b. Accessory dwellings shall be permitted only on parcels developed with an owner-occupied single-family detached dwelling.

c. Accessory dwellings are not permitted on parcels containing two or more dwelling units.

d. The parcel shall have a minimum area of 0.50 net acres.

e. The maximum livable area of an accessory dwelling shall be as follows:

1. 800 square feet on parcels zoned SFR-½, SFR-1, SFR-2, RA-5, or RA-10 that are at least 0.50 net acres in size.
2. 1,000 square feet on parcels that are two (2) net acres or greater in size

PG 205

General Standards, applicable to all zoning districts

All standards related to a specific use in one location

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Detailed Review: Article 8~ Development Improvement Standards

Article 8 – Development Improvement Standards 279

8.01 Property Standards 279
8.02 Property Maintenance 300
8.03 Public Facilities and Improvements Standards 308
8.04 Surveys 321
8.05 Parking and Loading Standards 322
8.06 Landscaping Standards 329
8.07 Low Impact Development Standards 333
8.08 Installing Utilities Underground 333
8.09 Impact Fees 335
8.10 Development Agreements 335

PG 2

8.11 Density Bonus and Affordable Housing Agreements 336
8.12 Reimbursement Agreements 339
8.13 Maintenance Districts 340
8.14 Maintenance District 1 – Monterra 343
8.15 Sign and Advertising Control 345
8.16 Public Art Standards 359

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Detailed Review: Article 9~ Applications & Procedures

Article 9 - Applications and Procedures 360

9.01 Purpose and Organization 360
9.02 Summary Table of Review Procedures 360
9.03 General Review Procedures 360
9.04 Pre-Application Conference 360
9.05 Standardized Forms 360
9.06 Determination of Complete Applications 360
9.07 Official Filing Date 360
9.08 Processing of Application and Report 360
9.09 Development Permits 361
9.10 Decision by the Director 361
9.11 Review by Advisory Body 362
9.12 Review and Decision by Planning Commission 362
9.13 Review and Decision by Board of County Commissioners 363
9.14 Conditional Approval 363
9.15 Notice Provisions 364
9.16 Public Hearing Procedures 365
9.17 Post Decision Proceedings 368
9.18 Expiration of Approval of Development Permit 369
9.19 Revocation of Permit 370
9.20 Board of Adjustment 371
9.21 Fees 371
9.22 Classification of Development Permits 371
9.23 Master Plan Amendments 372
9.24 Zoning Map and Text Amendment 374
9.25 Specific Plan 376
9.26 Planned Development 377
9.27 Land Division Permits 377
9.28 Subdivision 382
9.29 Parcel Maps 391
9.30 Division of Land into Large Parcels 400
9.31 Division of Land for Agricultural Purposes 405
9.32 Assurance for Completion and Maintenance of Improvements 406
9.33 Land Readjustment 411
9.34 Boundary Line Adjustment 412
9.35 Special Use Permits 413
9.36 Design Review 415
9.37 Variances 417
9.38 Modifications to Approved Permits 419
9.39 Sign Permit 419
9.40 Temporary Use Permits 420

All applications and procedures consolidated into one article.

Detailed Review: Article 10~ Building & Construction Permits

All Building and Construction Permits consolidated into one article.

Article 10 – Building and Construction Permits 427

10.01	Numbering of Street and Structures	427
10.02	Site Improvement Permits	432
10.03	Encroachment Permits	434
10.04	Building and Construction Permits	437

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Detailed Review: Article 11~ Code Enforcement

All Code Enforcement provisions consolidated into one Article.

Article 11 - Code Enforcement 441

11.01 Code Enforcement 441

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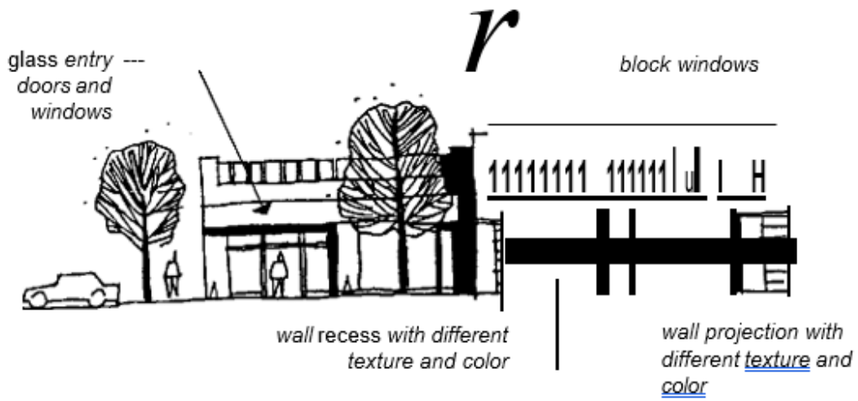
Examples of Existing Graphics vs NEW

Existing



Proposed NEW

Douglas County, Nevada

Overview of Redline Draft

GENERAL PROVISIONS

~~Chapter 20.01~~ Article 1

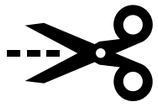
General Provisions~~; Consistency with Master Plan; Right to Farm~~

Sections:

~~20.01.010~~ 1.01 Title.
~~20.01.020~~ 1.02 Effective Date
1.03 Purpose.
~~20.01.030~~ 1.04 Conformance with master plan.
~~20.01.040 Enactment~~.
~~20.01.050~~ 1.05 Interpretation, conflict and severability.
~~20.01.060~~ 1.06 Saving provision.
~~20.01.070~~ 1.07 Effects of this title on ~~approved~~ development permits~~, development permits currently being processed, and new applications for development permits~~.
~~20.01.080~~ 1.08 Interpretation of language.
~~20.01.090 Similar use determination.~~
~~20.01.100~~ 1.09 Right to farm.
1.10 Aircraft Operations Rights (*reserved*)
~~20.01.110~~ 1.11 Enforcement authority.
1.12 Appeals (*reserved*)
1.13 Land Use Definitions
1.14 Measurements, Construction, and Code Definitions

~~20.01.010~~ 1.01 Title~~.~~
This title shall be known and may be cited in all proceedings as the "Douglas County Development Code". ~~(Ord. 763, 1996; Ord. 390, 1981; Ord. 167, 1968)~~

Language Added Shows in **RED**



Language Removed is **CROSSED OUT**

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Interactive Website, Feedback & Updates

- Title 20 Project webpage, workshop materials & tracked public comments: bit.ly/dctitle20
- Title 20 Consolidated Development Code: Title 20 Development Code
- Title 20 Public Feedback Link: https://www.surveymonkey.com/r/FQDX975
- QR Code for Title 20 Public Feedback:

Next steps...

Public input remains central to this process!

🔑 **Key Objectives for 2026**

- **Integrate Community Feedback:** The project team will continually review and integrate feedback collected from initial surveys and public workshops into the draft code sections. Your input helps us refine the rules to meet the community's needs.
- **Drafting and Revising Chapters:** Staff will be actively drafting and revising the various chapters (Articles) of Title 20, including zoning districts, floodplain management, infrastructure standards, and permitting procedures. This work will progress throughout the year.

Public Engagement and Workshops

- We are committed to maintaining a high level of transparency and engagement as the draft code takes shape.

- **Next Public Workshop:** We will host another in-depth public workshop on September 23rd, 2026, to present the proposed changes and Draft redlines. This will be an opportunity for detailed discussion and Q&A.
- **Ongoing Public Workshops:** Expect additional public workshops throughout 2026 as subsequent sections of the consolidated code are drafted. These workshops will focus on specific topics and provide targeted opportunities for feedback before the code moves to the formal adoption stage.
- **Stay Informed:** All announcements, draft documents, and opportunities for feedback will be posted on the Douglas County project webpage. Public hearings for staff direction began with the Planning Commission on April 14th, 2026, and was proceeded by the Board of County Commissioners on July 2nd, 2026, and another Planning Commission on July 14th.

¿ QUESTIONS ?

Douglas County, Nevada