

Customer Account # 349008

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Legal Ad Cost 67.08

Extra Proof \_\_\_\_\_

Notary Fee 2.00

TOTAL 69.08

- Washoe County Clerk
- P.O. Box 11130
- Reno, NV 89520
- ATTN: P. Reese

STATE OF NEVADA  
 COUNTY OF WASHOE

SS. Rebecca J. Flanders

being first duly sworn, deposes and says:  
 That as the legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice:

of Court Ordinance #875

of which a copy is hereto attached, has been published in each regular and entire issue of said newspaper on the following dates to wit:

July 27, August 2

Signed Rebecca J. Flanders

Subscribed and sworn to before me this

2 day of August, 19 93

Debra J. DiCianno  
 Notary Public



DEBRA J. DICIANNO  
 Notary Public - State of Nevada  
 Appointment Recorded in Washoe County  
 MY APPOINTMENT EXPIRES MAY 19, 1996

**PROOF OF PUBLICATION**

NOTICE OF COUNTY ORDINANCE NO. 875  
 PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 875, Bill No. 1050, entitled:  
 AN ORDINANCE AMENDING THE WASHOE COUNTY CODE TO SUBSTANTIALLY CHANGE THE GENERAL MOBILE/MANUFACTURED HOME PLACEMENT AND DESIGN STANDARDS CONTAINED IN ARTICLE 312 "FACTORY BUILT HOUSING" AND THE SPECIFIC STANDARDS CONTAINED IN ARTICLE 218 "SUN VALLEY AREA" AND ARTICLE 206 "HIGH DESERT AREA," TO CORRECT PROCEDURAL AND TYPOGRAPHICAL ERRORS AND TO STREAMLINE AND SIMPLIFY PERMITTING REQUIREMENTS OF CHAPTER 110 (DEVELOPMENT CODE) BY AMENDING THE FOLLOWING ARTICLES: ARTICLE 202 "AREA PLAN GENERAL REGULATIONS"; ARTICLE 204 "FOREST AREA"; ARTICLE 206 "HIGH DESERT AREA"; ARTICLE 208 "NORTH VALLEYS AREA"; ARTICLE 210 "SOUTH VALLEYS AREA"; ARTICLE 214 "SOUTHWEST TRUCKEE MEADOWS AREA"; ARTICLE 216 "SPANISH SPRINGS AREA"; ARTICLE 222 "TRUCKEE CANYON AREA"; ARTICLE 224 "VERDI AREA"; ARTICLE 226 "WARM SPRINGS AREA"; ARTICLE 302 "ALLOWED USES"; ARTICLE 304 "USE CLASSIFICATION SYSTEM"; ARTICLE 306 "ACCESSORY USES AND STRUCTURES"; ARTICLE 308 "HOME OCCUPATIONS"; ARTICLE 310 "TEMPORARY USES AND STRUCTURES"; ARTICLE 312 "FACTORY BUILT HOUSING"; ARTICLE 314 "MANUFACTURED HOME PARKS"; ARTICLE 316 "RECREATIONAL VEHICLE PARKS"; ARTICLE 320 "BED AND BREAKFAST ESTABLISHMENTS"; ARTICLE 322 "GROUP CARE FACILITIES"; ARTICLE 324 "ANTENNAS"; AND ARTICLE 334 "MINING."  
 was adopted on July 20, 1993, by Commissioners Steve Bradhurst, Dianne Cornwall, Gene McDowell, and Jim Shaw, with Larry Beck absent, and will become effective on August 2, 1993. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk at the County Courthouse, Virginia and Court Streets, Reno, Nevada.  
 Judi Bailey, County Clerk  
 No. 2670 July 27; Aug 3, 1993

SUMMARY: Amends Washoe County Code to substantially change the general mobile/manufactured home placement and design standards contained in Article 312 "Factory Built Housing" and the specific standards contained in Article 218 "Sun Valley Area" and Article 206 "High Desert Area", to correct procedural and typographical errors and to streamline and simplify permitting requirements of chapter 110 (Development Code).

BILL NO. 1050

ORDINANCE NO. 875

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE TO SUBSTANTIALLY CHANGE THE GENERAL MOBILE/MANUFACTURED HOME PLACEMENT AND DESIGN STANDARDS CONTAINED IN ARTICLE 312 "FACTORY BUILT HOUSING" AND THE SPECIFIC STANDARDS CONTAINED IN ARTICLE 218 "SUN VALLEY AREA" AND ARTICLE 206 "HIGH DESERT AREA", TO CORRECT PROCEDURAL AND TYPOGRAPHICAL ERRORS AND TO STREAMLINE AND SIMPLIFY PERMITTING REQUIREMENTS OF CHAPTER 110 (DEVELOPMENT CODE) BY AMENDING THE FOLLOWING ARTICLES: ARTICLE 202 "AREA PLAN GENERAL REGULATIONS"; ARTICLE 204 "FOREST AREA"; ARTICLE 206 "HIGH DESERT AREA"; ARTICLE 208 "NORTH VALLEYS AREA"; ARTICLE 210 "SOUTH VALLEYS AREA"; ARTICLE 214 "SOUTH-WEST TRUCKEE MEADOWS AREA"; ARTICLE 216 "SPANISH SPRINGS AREA"; ARTICLE 222 "TRUCKEE CANYON AREA"; ARTICLE 224 "VERDI AREA"; ARTICLE 226 "WARM SPRINGS AREA"; ARTICLE 302 "ALLOWED USES"; ARTICLE 304 "USE CLASSIFICATION SYSTEM"; ARTICLE 306 "ACCESSORY USES AND STRUCTURES"; ARTICLE 308 "HOME OCCUPATIONS"; ARTICLE 310 "TEMPORARY USES AND STRUCTURES"; ARTICLE 312 "FACTORY BUILT HOUSING"; ARTICLE 314 "MANUFACTURED HOME PARKS"; ARTICLE 316 "RECREATIONAL VEHICLE PARKS"; ARTICLE 320 "BED AND BREAKFAST ESTABLISHMENTS"; ARTICLE 322 "GROUP CARE FACILITIES"; ARTICLE 324 "ANTENNAS"; AND ARTICLE 334 "MINING".

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Article 202 "Area Plan General Regulations" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. Article 204 "Forest Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "B" which is attached hereto and made a part hereof.

SECTION 3. Article 206 "High Desert Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "C" which is attached hereto and made a part hereof.

SECTION 4. Article 208 "North Valleys Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhi-

bit "D" which is attached hereto and made a part hereof.

SECTION 5. Article 210 "South Valleys Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "E" which is attached hereto and made a part hereof.

SECTION 6. Article 214 "Southwest Truckee Meadows Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "F" which is attached hereto and made a part hereof.

SECTION 7. Article 216 "Spanish Springs Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "G" which is attached hereto and made a part hereof.

SECTION 8. Article 218 "Sun Valley Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "H" which is attached hereto and made a part hereof.

SECTION 9. Article 222 "Truckee Canyon Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "I" which is attached hereto and made a part hereof.

SECTION 10. Article 224 "Verdi Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "J" which is attached hereto and made a part hereof.

SECTION 11. Article 226 "Warm Springs Area" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "K" which is attached hereto and made a part hereof.

SECTION 12. Article 302 "Allowed Uses" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "L" which is attached hereto and made a part hereof.

SECTION 13. Article 304 "Use Classification System" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "M" which is attached hereto and made a part hereof.

SECTION 14. Article 306 "Accessory Uses and Structures" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "N" which is attached hereto and made a part hereof.

SECTION 15. Article 308 "Home Occupations" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "O" which is attached hereto and made a part hereof.

SECTION 16. Article 310 "Temporary Uses and Structures" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "P" which is attached hereto and made a part hereof.

SECTION 17. Article 312 "Factory Built Housing" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "Q" which is attached hereto and made a part hereof.

SECTION 18. Article 314 "Manufactured Home Parks" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "R" which is attached hereto and made a part hereof.

SECTION 19. Article 316 "Recreational Vehicle Parks" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "S" which is attached hereto and made a part hereof.

SECTION 20. Article 320 "Bed and Breakfast Establishments" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "T" which is attached hereto and made a part hereof.

SECTION 21. Article 322 "Group Care Facilities" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "U" which is attached hereto and made a part hereof.

SECTION 22. Article 324 "Antennas" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "V" which is attached hereto and made a part hereof.

SECTION 23. Article 334 "Mining" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "W" which is attached hereto and made a part hereof.

Proposed on the 8TH day of JUNE, 1993.

Proposed by Commissioners BRADHURST:


Passed on the 20TH day of JULY, 1993.

Vote:

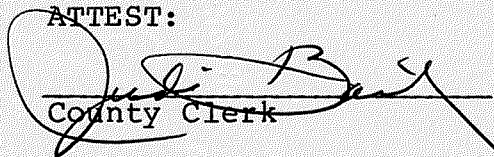
Ayes: Commissioners: DIANNE CORNWALL, STEVE BRADHURST, GENE McDOWELL, JIM SHAW

Nays: Commissioners: NONE

Absent: Commissioners: LARRY BECK

  
Chairman of the Board

ATTEST:

  
County Clerk

This ordinance shall be in force and effect from and after the 3RD day of AUGUST, 1993.

# Article 226

## WARM SPRINGS AREA

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### Sections:

110.226.00	Purpose
110.226.05	Pyramid Lake Highway
110.226.10	Water Resources
110.226.15	General Rural <u>Residential Area</u> Modifier
110.226.20	Industrial Development
110.226.25	Road Access Permits
110.226.30	Ornamental Water Features
110.226.35	Disposal of Sludge

**Section 110.226.00 Purpose.** The purpose of this article, Article 226, Warm Springs Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the Warm Springs Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.226.05 Pyramid Lake Highway.** Development along Interstate 80 shall comply with the following:

- (a) Scenic Corridor. All development within the Pyramid Lake Highway Scenic Corridor as designated in the Washoe County Comprehensive Plan shall comply with the regulations of Article 428426: Scenic CorridorsAreas.
- (b) Access. Direct egress or ingress onto new individual parcels in addition to that existing on the date this section becomes effective is prohibited, unless no other alternative egress or ingress can be shown.

**Section 110.226.10 Water Resources.** The applicant shall demonstrate, at the time of application for amendment to the Comprehensive Plan, projects of regional significance, tentative subdivision maps, parcel maps, and division of land maps that the following water resources criteria can be met:

- (a) Existing certificated and permitted agricultural and stockwater groundwater rights, issued as of July 31, 1990, are utilized in a proportional amount to serve proposed residential development. In order to balance the existing, issued groundwater rights with the planning perennial yield of the basin, two-and-one-half (2-1/2) acre feet of groundwater rights per dwelling unit will be dedicated to Washoe County. A maximum of ~~two thousand nine hundred forty eight (2,948)~~ three thousand ninety seven (3,097) residential dwellings units on individual wells may be developed in the Warm Springs Valley ~~hydrographic basin~~ hydrographic basin based on the planning perennial yield of groundwater. Additional water rights will be dedicated to Washoe County for such purposes as common landscaped areas, community swimming pools, and pastures within residential developments.
- (b) Parcels created by applications submitted through September 4, 1990, may develop for residential uses without the requirement for dedication of water rights. When existing parcels are subdivided, new parcels will require the dedication of

# Article 202

## AREA PLAN GENERAL REGULATIONS

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### Sections:

110.202.00	Purpose
110.202.05	Compliance Wwith Area Plans
110.202.10	Area Plans
110.202.15	Regulatory Zones
110.202.20	Uses
110.202.25	Development Standards
110.202.30	Signs
110.202.35	Subdivisions
110.202.40	Infrastructure
110.202.45	Development Approvals
110.202.50	Definitions
110.202.55	Nonconformities
110.202.60	Other Regulations
110.202.65	Special Regulations

**Section 110.202.00 Purpose.** The purpose of this article, Article 202, Area Plan General Regulations, is to set forth general regulations to implement the area plans contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.202.05 Compliance with Area Plans.** All development shall substantially comply with the text, policies and various maps of the Washoe County Comprehensive Plan, including Volume HTwo, Area Plans.

**Section 110.202.0510 Area Plans.** The area plans subject to the provisions of this article include:

- (a) Forest Area Plan;
- (b) High Desert Area Plan;
- (c) North Valleys Area Plan;
- (d) South Valleys Area Plan;
- (e) Southeast Truckee Meadows Area Plan;
- (f) Southwest Truckee Meadows Area Plan;
- (g) Spanish Springs Area Plan;
- (h) Sun Valley Area Plan;
- (i) Tahoe Area Plan;

- (j) Truckee Canyon Area Plan;
- (k) Verdi Area Plan; and
- (l) Warm Springs Area Plan.

**Section 110.202.4015 Regulatory Zones.** The regulatory zones for each area plan are identical to the land use categories as shown on the Land Use Plan map in each respective area plan.

**Section 110.202.4520 Uses.** Uses in the area plans shall comply with this section.

- (a) Primary, Non-Temporary Allowed Uses. Provisions for primary, non-temporary allowed uses are set forth in Article 302.
- (b) Accessory Uses. Provisions for uses which are accessory to the primary uses are set forth in Article 306.
- (c) Temporary Uses and Structures. Provisions for temporary uses and temporary structures are set forth in Article 310.
- (d) Other Regulations on Uses. Additional regulations for specific uses are set forth in the other articles in Division Three.
- (e) Special Provisions for Uses. Special provisions specific to individual area plans are set forth in Articles 204 through 226.

**Section 110.202.2025 Development Standards.** All development in the area plans shall comply with this section.

- (a) Density and Intensity Standards. Maximum number of units allowed per acre, site coverage, and height of structures are set forth in Article 402.
- (b) Lot Standards. Minimum and maximum size of lots and the minimum average lot width are set forth in Article 404.
- (c) Building Placement Standards. Building setbacks and yard requirements are set forth in Article 406.
- (d) Common Open Space Development. Provisions for common open space development are set forth in Article 408.
- (e) Other Development Standards. Additional development standards are set forth in the other articles in Division Four.
- (f) Special Provisions for Development Standards. Special provisions specific to individual area plans are set forth in Articles 204 through 226.

**Section 110.202.2530 Signs.** Signs within the area plans shall comply with Division Five...

**Section 110.202.3035 Subdivisions.** Subdivisions within the area plans shall comply with Division Six.

**Section 110.202.40 Infrastructure.** The provision of infrastructure within the area plans shall comply with Division ~~Eight~~Seven.

**Section 110.202.45 Development Approvals.** Development approval procedures within the area plans are set forth in Division Eight.

**Section 110.202.50 Definitions.** Definitions of words used throughout the Development Code are set forth in Article 902.

**Section 110.202.55 Nonconformities.** Regulations for nonconforming uses, nonconforming structures, and nonconforming lots are set forth in Article 904.

**Section 110.202.60 Other Regulations.** Other regulations that may be applicable to the administration of the Development Code are set forth in the other articles in Division Nine.

**Section 110.202.65 Special Regulations.** Special development regulations specific to individual area plans are set forth in Articles 204 through 226.





## Article 204

# FOREST AREA

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### Sections:

110.204.00	<b>Purpose</b>
110.204.05	<b>Mt. Rose Highway</b>
110.204.10	<b>Open Space</b>
110.204.15	<b>Development Adjacent to Galena Creek Park</b>

**Section 110.204.00 Purpose.** The purpose of this article, Article 204, Forest Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the Forest Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.204.05 Mt. Rose Highway.** All development along the Mt. Rose Highway shall comply with the following:

- (a) **Scenic Corridor.** All development within the Mt. Rose Highway Scenic Corridor as designated in the Washoe County Comprehensive Plan shall comply with the regulations of Article 428426: Scenic Corridors Areas.
- (b) **Access.** Direct egress or ingress onto new individual parcels in addition to that existing on the date this section becomes effective is prohibited, unless no other alternative egress or ingress can be shown.

**Section 110.204.10 Open Space.** Residential development in the Galena Forest Estates-Callahan Ranch area (defined as those portions south of State Route 431 of T17N T18N, R19E, Sections 34, and 35, and 36, and T17N, R19E, Sections 2, 3, 4, 9, 10, and 11, which includes the area south and east of State Route 431, north of the Forest Planning Area Boundary, and west of Fawn Lane) shall include a system of greenbelts along the various creeks. This open space shall be integrated with existing and approved greenbelts in adjacent developments, and shall be offered for dedication to the County.

**Section 110.204.15 Development Adjacent to Galena Creek Park.** Any development adjacent to the Galena Creek Park shall provide appropriate screening and buffering to maintain the rural, natural forest character of the park.



## Article 206

# HIGH DESERT AREA

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### Sections:

110.206.00	<b>Purpose</b>
110.206.05	<b><u>Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards</u></b>

**Section 110.206.00 Purpose.** The purpose of this article, Article 206, High Desert Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the High Desert Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.206.05 Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards.** Mobile home and manufactured home placement standards, development standards and design standards in the High Desert planning area shall be regulated by the following provisions, and are exempt from the provisions of Article 312: Fabricated Housing:

- (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the High Desert planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility. Mobile homes and manufactured homes may also be placed on any General Rural Regulatory Zone parcel in the High Desert planning area.
- (b) Development Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
  - (1) Density and Intensity Standards. Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402 for the regulatory zone in which they are located.
  - (2) Lot Standards. Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404 for the regulatory zone in which they are located.
  - (3) Building Placement Standards. Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406 for the regulatory zone in which they are located.
  - (4) Parking. Mobile homes and manufactured homes shall be subject to the parking standards as set forth in Article 410.

- (5) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
- (6) Foundations. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. ~~The foundation must be set so that the top of the frame shall be no higher than sixteen (16) inches above the surrounding ground level.~~ *The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height.* The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.
- (7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.
- (c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the High Desert planning area:
- (1) Exterior Materials. The exterior of the mobile home or manufactured home shall be covered with a non-reflective material.
- (2) Roof. The mobile home or manufactured home roof shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.

# ARTICLE 208

## NORTH VALLEYS AREA

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### Sections:

110.208.00	Purpose
110.208.05	U.S. 395
110.208.10	Residential Subdivision Landscaping
110.208.15	Neighborhood Commercial
110.208.20	Signs
110.208.25	Architecture
110.208.30	Height Restrictions
110.208.35	Lemmon Valley Water Rights

**Section 110.208.00 Purpose.** The purpose of this article, Article 208, North Valleys Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the North Valleys Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.208.05 U.S. 395.** All development along U.S. 395 shall comply with the following:

- (a) **Scenic Corridor.** All development within the U.S. 395 Scenic Corridor as designated in the Washoe County Comprehensive Plan shall comply with the regulations of Article 428426: Scenic CorridorsAreas.

**Section 110.208.10 Residential Subdivision Landscaping.** All new residential subdivisions approved pursuant to Article 608, Tentative Subdivision Maps, shall include a requirement for the subdivider to install climatic adaptive landscaping in the front yard area of each new residential lot.

**Section 110.208.15 Neighborhood Commercial.** Commercial uses in a residential land use category shall be allowed only along existing or proposed collector or arterial streets.

**Section 110.208.20 Signs.** All development shall comply with the following outdoor sign design standards:

- (a) Neon signage shall be prohibited;
- (b) Signs shall be of wood, ~~and~~ or stone construction;
- (c) Illumination, if any, shall be of diffused light that is stationary and of constant intensity;
- (d) No uplighting shall be allowed;
- (e) Street-front signs shall be a maximum height of eight (8) feet and a maximum surface area per side of forty (40) square feet; and
- (f) **Exterior Signage** design for individual businesses within a building or a shopping complex shall be consistent.

**Section 110.208.25 Architecture.** The architectural design standards of this section shall apply to civic type uses, commercial type uses and multiple family type uses.

- (a) The exterior siding and finishing shall be of wood or stone;
- (b) The use of color shall be limited to earth tones so that the color blends in with natural surroundings; and
- (c) Roofs shall be of fire resistant material and earth tone in color. Shiny metal roofs shall be prohibited.

**Section 110.208.30 Height Restrictions.** In addition to height restrictions established in Article 402 and Article 406, all new structures are limited to two stories in height, except where height in excess of two stories is critical to the function of the structure, such as in the case of communication towers and other similar structures.

**Section 110.208.35 Lemmon Valley Water Rights.** Proof of sufficient certificated water rights, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development in the Lemmon Valley Hydrographic Basin.

# Article 210 SOUTH VALLEYS AREA

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**Sections:**

110.210.00	<b>Purpose</b>
110.210.05	<b>Water Resources</b>

**Section 110.210.00 Purpose.** The purpose of this article, Article 210, South Valleys Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the South Valleys Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.210.10 Water Resources.** Proposed parcel maps and tentative subdivision maps in the East Lake Area of the Washoe Valley Hydrographic Basin shall not create parcels of less than five (5) acres until a new water source is available and approved by the County.





Article 214  
**SOUTHWEST TRUCKEE MEADOWS  
 AREA**

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**Sections:**

110.214.00	<b>Purpose</b>
110.214.05	<b>Mt. Rose Highway</b>
110.214.10	<b>Height Restrictions</b>
110.214.4015	<b>Industrial Development</b>

**Section 110.214.00 Purpose.** The purpose of this article, Article 214, Southwest Truckee Meadows Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the Southwest Truckee Meadows Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.214.05 Mt. Rose Highway.**

- (a) Scenic Corridor. All development within the Mt. Rose Highway Scenic Corridor as designated in the Washoe County Comprehensive Plan shall comply with the regulations of Article 428426: Scenic CorridorsAreas.
- (b) Access. Direct egress or ingress onto new individual parcels in addition to that existing on the date this section becomes effective is prohibited, unless no other alternative egress or ingress can be shown.

**Section 110.214.10 Height Restrictions.** ~~In addition to height restrictions established in Article 402, all new commercial structures in commercial or residential regulatory zones are limited to two stories in height.~~ In addition to height restrictions established in Article 402 and Article 406, all new commercial structures in commercial or residential regulatory zones are limited to two stories in height, except where height in excess of two stories is critical to the function of the structure, such as in the case of communication towers and other similar structures.

**Section 110.214.15 Industrial Development.** Within the Southwest Truckee Meadows planning area, new long-term industrial development shall only be located within the ~~s~~Specific p~~l~~an area~~r~~Regulatory z~~o~~ne.



# Article 216

## SPANISH SPRINGS AREA

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### Sections:

110.216.00	Purpose
110.216.05	Pyramid Lake Highway
110.216.10	Buffers
110.216.15	Commercial Center Development Standards
110.216.20	Commercial Center Development Application Requirements
110.216.25	Commercial Center Development Site Plan Requirements
110.216.30	Agricultural Uses
110.216.35	Air Pollution
110.216.40	Industrial Development
110.216.45	Water Rights Requirements
110.216.50	Ornamental Water Features
110.216.55	Spanish Springs Water Detention Facility

**Section 110.216.00 Purpose.** The purpose of this article, Article 216, Spanish Springs Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the Spanish Springs Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.216.05 Pyramid Lake Highway.** Development along the Pyramid Lake Highway shall comply with the following:

- (a) **Scenic Corridor.** All development within the Pyramid Lake Highway Scenic Corridor as designated in the Washoe County Comprehensive Plan shall comply with the regulations of Article 428426: Scenic Corridors Areas.
- (b) **Access.** Direct egress or ingress onto new individual parcels in addition to that existing on the date this section becomes effective is prohibited, unless no other alternative egress or ingress can be shown.

**Section 110.216.10 Buffers.** A minimum twenty-five (25) foot open space/scenic view buffer shall be provided ~~between all on parcels along all arterial right-of-ways, and original measured in from the street edge property lines along all arterial streets.~~ No fences, walls, or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

**Section 110.216.15 Commercial Center Development Standards.** The standards of this section shall apply to all commercial centers.

- (a) **Allowed Uses.** ~~Refer to Article 302 for Allowed Uses in the General Commercial Zone. Most uses allowed in Table 110.302.05.01, Table of Uses, in the eGeneral eCommercial rRegulatory zZone~~ are allowed as a principal use in a commercial center. In addition, a restrictive covenant in favor of the County will be required to prohibit off-premise signs, dwellings or dwelling units, bars, used car lots, cocktail lounges, taverns, and other uses which are, in the opinion of the Planning Commission, similar or accessory to the specified uses. A neighborhood

commercial center in the Spanish Springs planning area requires a Planning Commission approved Special Use Permit as set forth in Article 810.

- (b) Site Area. Any Commercial Center shall be located on a parcel having an area of at least five (5) acres.
- (c) Height Limitation. In addition to height restrictions set forth in Article 402 and Article 406, structures within a commercial center shall be limited to a maximum height of two (2) stories in height.
- (d) Maximum Lot Coverage. The total ground area, occupied by all principal buildings, together with all accessory buildings, shall not exceed twenty-five (25) percent of the total area of the site.
- (e) Building Setback Line. All buildings shall be sited a minimum of eighty (80) feet from all street rights-of-way. A strip twenty (20) feet deep along the front property line shall be maintained as a landscaped buffer strip. The remaining area may be used for parking.
- (f) Side and Rear Yards. Each commercial center site shall have side and rear yards of at least fifty (50) feet in width. A strip twenty (20) feet in width or depth along the side and rear lot lines shall be maintained as a landscaped buffer strip. The remaining area may be used for parking.
- (g) Buffer Requirements Adjacent to Residential Areas. Along any boundary line adjacent to a residential area, an appropriate buffer area shall be provided to screen or block vision, glare, odors, or other negative by-products associated with the commercial use. Buffer areas may be utilized for stormwater containment and infiltration.
- (h) Access Ways. Each Commercial Center site shall have not more than two (2) access points to any street, unless unusual circumstances demonstrate the need for additional access ways is demonstrated. Access to Pyramid Lake Highway (SR 445) shall be permitted only from existing streets or street extensions, unless no other access can be provided. No part of any access shall be closer than two hundred (200) feet to the intersection of any two street right-of-way lines.
- (i) Access Barrier. Each commercial center site, with its buildings, other structures, and parking and loading areas, shall be physically separated from each adjoining street by a curb or other suitable barrier against unchanneled motor vehicle ingress and egress. Except for permitted access ways, the barrier shall be continuous for the entire length of the property line.
- (j) Off-Street Parking and Loading Areas. All off-street parking and loading areas shall comply with Article 410, Parking and Loading.
- (k) Lighting. All parking areas and access ways shall be flood lighted at night during business hours. All outside lighting shall be arranged and shielded to prevent glare or reflection, nuisance, inconvenience, or hazardous interference of any kind on adjoining streets or residential properties.
- (m) Waste Pens and Incinerators. Each building shall be provided with an enclosed waste pen of sufficient size to accommodate all trash and waste generated and/or

stored on the premises. Waste pens and refuse receptacles shall be designed to ensure adequate odor control and the prevention of wind-blown debris from leaving the site. There shall be no burning of refuse on the premises.

**Section 110.216.20 Commercial Center Development Application Requirements.** The application submittal requirements of this section shall apply to proposed commercial centers. The application requirements include the following:

- (a) Ownership. Ownership to include all owners with ten (10) percent or greater interest.
- (b) Legal Description. Legal description for site and for proposed zoning classifications.
- (c) Market Analysis. A market analysis that includes the following:
  - (1) Trade area of proposed shopping center;
  - (2) Population of trade area, present and projected;
  - (3) Effective buying power, present and projected;
  - (4) Net potential customer buying power for proposed stores, and on the basis of such buying power, the recommended store types and store floor area; and
  - (5) Residual amount of buying power and how it may be expected to be expanded in existing business areas serving the proposed area.
- (d) Site Location Evaluation. Site location evaluation to include access, size and shape, site preparation requirements, utilities, drainage, and environmental considerations.
- (e) Key Tenant Commitments. A description of key tenant commitments that includes the following:
  - (1) Copy of prospectus provided to prospective tenants;
  - (2) Letter of intent, lease, or occupancy agreement; and
  - (3) Prospective tenant list of requirements for proposed center.
- (f) Financial Commitment. Financial commitment in the form of a forfeitable, site restoration bond for one hundred fifty thousand dollars (\$150,000) or one (1) percent of the development costs, whichever is greater.
- (g) Water Rights. Proof of sufficient water rights pursuant to Section 110.216.45.

**Section 110.216.25 Commercial Center Development Site Plan Requirements.** The site plan submittal requirements of this subsection shall apply to commercial centers. All site plans shall include appropriate titles, name and address of preparer, north arrow, scale not less than 1 inch = 100 feet, contours at two (2) foot intervals, and vicinity map.

- (a) Existing Conditions. The site plan shall show the following existing conditions:
- (1) Boundary line, existing zoning, acreage by zone, and total acreage of site;
  - (2) Size and location of existing water mains, sewers, culverts, manholes, and other underground facilities within the site;
  - (3) Location, widths, and names of all existing or prior platted streets and utility rights-of-way within five hundred (500) feet of the outside boundary of the site;
  - (4) Park and other public open spaces within five hundred (500) feet of the outside boundary of the site;
  - (5) Permanent buildings and structures within five hundred (500) feet of the outside boundary of the site; and
  - (6) Parcels (with ownership indicated), easements, and section lines within five hundred (500) feet of the outside boundary of the site.
- (b) Proposed Development. The site plan shall show the following with respect to proposed development:
- (1) Location, layout, and dimensions of principal and accessory buildings;
  - (2) Traffic circulation within the confines of the center;
  - (3) Location and dimensions of vehicular drives, entrances, exits, and acceleration and deceleration lanes;
  - (4) Location, arrangement, and dimensions of both customer and employee parking spaces; and width of aisles, width of bays, and angle of parking;
  - (5) Location, arrangement, and dimensions of truck loading and unloading spaces and docks;
  - (6) Location and dimensions of pedestrian entrances, exits, and walks;
  - (7) Architectural sketches of the proposed buildings;
  - (8) Drainage and sanitary systems;
  - (9) Location, height, materials, and color of walls, fencing, and screen plantings;
  - (10) Ground cover, finished grades, slopes, and banks, ~~and~~;
  - (11) Location, size, height, materials, illumination, color, and orientation of all commercial signs;
  - (12) Proposed standards for unspecified, tenant building facade signs;

- (13) Stages of development with commencement and completion dates and reservations for future development; and
- (14) Traffic impact analysis and proposed mitigation measures.

**Section 110.216.30 Agricultural Uses.** Agricultural uses as defined in Article 304 shall be considered compatible with all allowed uses within the Spanish Springs planning area.

**Section 110.216.35 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

**Section 110.216.40 Industrial Development.** Within the Spanish Springs planning area, new long-term industrial development shall only be located within the ~~sSpecific pPlan area-rRegulatory zZone.~~

**Section 110.216.45 Water Rights Requirements.** Residential and commercial development in the Spanish Springs planning area shall provide proof of sufficient water rights based upon the following:

- (a) Decreed Truckee River water rights when used in an appropriate drought yield discount as determined by the State Engineer.
- (b) Imported groundwater from a source that is replenished in sufficient quantity to meet demands placed upon a source without groundwater mining.
- (c) Certificated groundwater rights or permitted quasi-municipal groundwater rights (that existed as of May 22, 1990) matched by imported, decreed surface water, from a source such as the Truckee River, equal to one-half (1/2) of the groundwater rights.

**Section 110.216.50 Ornamental Water Features.** The use of groundwater for new ornamental surface water features such as ponds and fountains is prohibited.

**Section 110.216.55 Spanish Springs Water Detention Facility.** All proposed development in the Spanish Springs planning area shall evaluate and develop storm drainage improvements which ensure the Spanish Springs Water Detention Facility remains hydraulically equivalent to the design parameters of the facility existing at the time of adoption of this section.





# ARTICLE 218

## SUN VALLEY AREA

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### Sections:

110.218.00	<b>Purpose</b>
110.218.05	<b>Community Water and Sewer</b>
110.218.10	<b>Architecture</b>
110.218.15	<b>Air Pollution</b>
110.218.20	<b>Height Restrictions</b>
110.218.25	<b>New Parcel Restrictions</b>
110.218.30	<b>Development in Spanish Springs Hydrographic Basin</b>
110.218.35	<b><u>Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards</u></b>

**Section 110.218.00 Purpose.** The purpose of this article, Article 218, Sun Valley Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the Sun Valley Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.218.05 Community Water and Sewer.** The following types of development shall be served by community water and sewer facilities:

- (a) Residential development of one (1) unit or more per acre;
- (b) All commercial development; and
- (c) All industrial development.

**Section 110.218.10 Architecture.** All commercial development shall comply with the architectural design standards of this section.

- (a) The exterior siding and finish for individual businesses within a building or a complex shall be uniform; and
- (b) Signage design for individual businesses within a building or a complex shall be uniform.

**Section 110.218.15 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

**Section 110.218.20 Height Restrictions.** In addition to height restrictions established in Article 402 and Article 406, all new residential, commercial and industrial structures are limited to two stories in height.

**Section 110.218.25 New Parcel Restrictions.** The creation of additional parcels in any regulatory zone within the Sun Valley Planning Area is restricted to areas within the service area of recognized water purveyors.

Section 110.218.30 Development in Spanish Springs Hydrographic Basin. Development in the Sun Valley Planning Area proposing to utilize groundwater resources from and within the Spanish Springs Hydrographic Basin must comply with all is required to follow the water supply policies and water-related development regulations applicable to action programs in the Spanish Springs Planning Area Area Plan regulations.

Section 110.218.35 Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards. Mobile home and manufactured home placement standards, development standards and design standards in the Sun Valley planning area shall be regulated by the following provisions, and are exempt from the provisions of Article 312: Fabricated Housing:

- (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.
- (b) Development Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
  - (1) Density and Intensity Standards. Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402 for the regulatory zone in which they are located.
  - (2) Lot Standards. Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404 for the regulatory zone in which they are located.
  - (3) Building Placement Standards. Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406 for the regulatory zone in which they are located.
  - (4) Parking. Mobile homes and manufactured homes shall be subject to the parking standards as set forth in Article 410.
  - (5) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
  - (6) Foundations. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. ~~The foundation must be set so that the top of the frame shall be no higher than sixteen (16) inches above~~

the surrounding ground level. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.

(7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.

(c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the Sun Valley planning area:

(1) Exterior Siding. Exterior siding of the mobile home or manufactured home shall be made of a non-reflective material.

(2) Roofing Material. The roof of the mobile home or manufactured home shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.



# Article 222 TRUCKEE CANYON AREA

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**Sections:**

<b>110.222.00</b>	<b>Purpose</b>
<b>110.222.05</b>	<b>Buffers</b>
<b>110.222.10</b>	<b>Interstate 80 <u>Corridor</u></b>

**Section 110.222.00 Purpose.** The purpose of this article, Article 222, Truckee Canyon Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the Truckee Canyon Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.222.05 Buffers.** A minimum twenty-five (25) foot open space/scenic buffer shall be provided ~~between all parcels along all arterial right-of-ways, and original~~ and measured in from the street edge property lines along all arterial streets. No fences, walls, or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

**Section 110.222.10 Interstate 80 Corridor.** Development along Interstate 80 shall comply with the following:

- (a) Scenic Corridor. All development within the Interstate 80 Scenic Corridor as designated in the Washoe County Comprehensive Plan shall comply with the regulations of Article 428426: Scenic Corridors~~Areas~~.



## Article 224

# VERDI AREA

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### Sections:

110.224.00	Purpose
110.224.05	Interstate 80 Corridor
110.224.10	Low Density Suburban Area Modifier
110.224.15	Water Resource Requirements
110.224.20	Agricultural Uses
110.224.25	Air Pollution

**Section 110.224.00 Purpose.** The purpose of this article, Article 224, Verdi Area, is to set forth special regulations to supplement the general regulations set forth in Article 202 and to implement the Verdi Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.224.05 Interstate 80 Corridor.** Development along Interstate 80 shall comply with the following:

- (a) **Scenic Corridor.** All development within the Interstate 80 Scenic Corridor as designated in the Washoe County Comprehensive Plan shall comply with the regulations of Article 428426: Scenic Corridors Areas.

**Section 110.224.10 Low Density Suburban Area Modifier.** In addition to the regulations of the regulatory zones described in Article 106, in any area designated Low Density Suburban in the Verdi planning area, the following regulations shall apply:

- (a) **Community Water System.** With the exception of parcel maps, subdivisions with lots averaging one and seventy-five hundredths (1.75) acre, and with a minimum lot size of one (1) acre, ~~there shall be no requirement that are not required to have a~~ community water system serve the subdivision. Subdivisions not meeting this standard shall connect to a community water system.

**Section 110.224.15 Water Resource Requirements.** In addition to provisions of Article 422, when submitting applications for subdivisions, parcel maps and other projects in the Verdi planning area, the applicant must identify the following:

- (a) The source of the water supply;
- (b) The quality of the water supply;
- (c) The quantity of the water supply, and;
- (d) ~~t~~The basis of water rights and/or the name of the water service provider.

**Section 110.224.20 Agricultural Uses.** Agricultural uses as defined in Article 304 shall be considered compatible with all allowed uses within the Verdi planning area.



**Section 110.224.25 Air Pollution.** All new development shall comply with all applicable Washoe County District Health Department regulations regarding air pollution and woodburning devices.

water rights; however, one (1) parcel will be designated as existing and will not have to dedicate water rights. The Department of Development Review will track the date of parcel subdivisions.

- (c) Commercial and industrial development, to include uses such as public facilities and golf courses, will be required to document project water demand and supply sufficient groundwater rights for the project. If existing certificated and/or permitted irrigation or stock-watering groundwater rights, issued as of July 31, 1990, are used to serve the proposed project, water rights will be dedicated to Washoe County at a ratio of forty-three (43) percent of existing groundwater rights to one (1) acre foot of demand. This ratio is necessary to the-balance the existing, issued groundwater rights with the planning perennial yield of the basin.
- (d) Water rights for all development in the Warm Springs planning area will be dedicated to Washoe County at the time of parcel map filing or project recordation. These water rights will be irrevocably tied to the Warm Springs ~~h~~Hydrographic ~~b~~Basin.
- (e) The creation of parcels and lots in the Warm Springs Valley ~~h~~Hydrographic ~~b~~Basin shall require dedication of water rights to Washoe County in quantities that are consistent with Article 422, Water and Sewer Resource Requirements of this Development Code, and the policies adopted in the Warm Springs Area Plan.
- (f) Residential, commercial, and industrial development shall be based upon perennial yield groundwater resources without reliance upon groundwater mining or recharge from agricultural uses. The Washoe County Board of County Commissioners shall not approve these types of development if the demands upon the proposed permanent source of water supply exceed the perennial yield of the hydrographic basin or exceed artificial recharge as authorized by the State Engineer under a recharge/recovery permit.

**Section 110.226.15 General Rural Residential Area Modifier.** In addition to the regulations of the regulatory zones described in Article 106, in any area designated ~~g~~General ~~r~~Rural-rural ~~r~~Residential in the Warm Springs planning area, the following regulations shall apply:

- ~~(a) Agricultural Uses. All agricultural uses permitted prior to the adoption of this chapter shall be allowed.~~
- ~~(b) Residential Development. The requirements for residential development shall be the same as in the general rural regulatory zone.~~
- ~~(c) Water Resource Requirements. The water resource requirements shall be the same as in the general rural regulatory zone.~~
- (d) ~~Sludge Disposal. The disposal of sludge in any manner is prohibited in any area designated rural residential.~~
  - (a) Permitted Uses.
    - (1) One permanent single-family, residential dwelling.
    - (2) Agricultural use types, limited to:
      - Agricultural processing;

Agricultural sales;

Animal production;

Crop production; and

Produce sales.

(3) Accessory dwelling unit. One attached or detached accessory dwelling unit per parcel.

(4) Temporary recreational vehicle use. Recreational vehicle(s) may be used by guests visiting the occupants of the single-family, detached residential dwelling unit for a period not to exceed 90 days.

(5) Business vehicle parking. Motorized vehicles owned by the occupants of the single-family, detached residential dwelling unit and used for commercial activities conducted away from the residence, may be parked on the property, provided they are operable and registered under the provisions of the Nevada Vehicle Code for street travel.

(6) Family daycare.

(7) Home businesses.

(8) Fabricated homes that are built in compliance with Nevada Revised Statutes Chapter 461 (ICBO Uniform Building Code inspected units), provided these homes are converted to real property pursuant to state law and have the following architectural treatments:

Permanent foundation;

Pitched roof with a minimum of a 4:12 slope;

Non-reflective siding and roof;

Eaves that extend a minimum of 12 inches from the vertical walls of the structure; and

Removal of all transportation safety lights (e.g. tail lights) and transportation equipment (e.g. hitches, undercarriage wheels) from the property.

(b) Uses requiring a Board of Adjustments approved Special Use Permit subject to the provisions of Article 810:

(1) Bed and breakfast inns;

(2) Private air strips and glider ports;

(3) Commercial kennels;

(4) Commercial stables;

(5) Agricultural veterinary services and animal care facilities;

(6) Agricultural game farms;

(7) Agricultural wholesale nursery sales; and

(8) Outdoor sports clubs.

(c) Prohibited Uses:

(1) Disposal of human waste sludge and other sewage treatment by-products as land fill;

(2) Any industrial land uses or industrial processes;

(3) Any commercial land uses or activities which are not stated in the permitted uses;

(4) Natural resource utilization uses (e.g. aggregate pit operations, mining, ore processing, etc.) for commercial, industrial or private use;

(5) Sanitariums; lodges for hunting, fishing and skiing; public camp grounds; cemeteries; memorial parks; and maintenance camps for highway and public utilities;

(6) Unpainted metal sidings and roofs;

(7) Commercial motorized vehicle raceway or sponsored motorized vehicle racing events (e.g. motorcycles, off-road vehicles, etc.); and

(8) Salvage yards, auto wrecking businesses and commercial junk yard operations.

(d) General Standards

(1) Access for equestrian, vehicular and pedestrian traffic shall be limited to appropriate, dedicated easements.

**Section 110.226.20 Industrial Development.** Within the Warm Springs planning area, new industrial development shall be limited to light industrial use types and shall be located only within areas designated with the Industrial Regulatory Zone as of May 1, 1991.

**Section 110.226.25 Road Access Permits.** Prior to final approval of any development proposed within the boundaries of the Palomino Valley General Improvement District, the applicant shall obtain any needed road access permit from the appropriate entity.

**Section 110.216.30 Ornamental Water Features.** The use of groundwater for new ornamental surface water features such as ponds and fountains is prohibited.

**Section 110.226.35 Disposal of Sludge.** The disposal of sludge shall be restricted to land application for agricultural purposes only. Sludge shall not be disposed of as landfill material.

# Article 302

## ALLOWED USES

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### Sections:

110.302.00	Purpose
110.302.05	Table of Uses
110.302.10	Use Classification System
110.302.15	Types of Review
110.302.20	Projects of Regional Significance
110.302.25	Accessory Uses <u>and Structures</u>
110.302.30	Temporary Uses <u>and Structures</u>
110.302.35	Uses in Airport Critical Areas
110.302.40	Uses in River Corridor
110.302.45	Excavation and Grading

**Section 110.302.00 Purpose.** The purpose of this article, Article 302, Allowed Uses, is to prescribe the uses that are allowed in each regulatory zone.

**Section 110.302.05 Table of Uses.** The uses that are allowed in each regulatory zone are set forth in Table 110.302.05.1. The regulatory zones are indicated in Table 110.302.05.1 as follows:

- (a) Low Density Rural is indicated as "LDR";
- (b) Medium Density Rural is indicated as "MDR";
- (c) High Density Rural is indicated as "HDR";
- (d) Low Density Suburban is indicated as "LDS";
- (e) Medium Density Suburban is indicated as "MDS";
- (f) High Density Suburban is indicated as "HDS";
- (g) Low Density Urban is indicated as "LDU";
- (h) Medium Density Urban is indicated as "MDU";
- (i) High Density Urban is indicated as "HDU";
- (j) General Commercial is indicated as "GC";
- (k) Office Commercial is indicated as "OC";
- (l) Tourist Commercial is indicated as "TC";
- (m) Industrial is indicated as "I";
- (n) Public/Semi-Public Facilities is indicated as "PSP";

- (o) Parks and Recreation is indicated as "PR";
- (p) Open Space is indicated as "OS"; and
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Residential is indicated as "GRR".

**Section 110.302.10 Use Classification System.** The land use categories that are listed in Table 110.302.05.1 uses a system of land use categories that are described in Article 304.

**Section 110.302.15 Types of Review.** Table 110.302.05.1 indicates the type of review required as follows:

- (a) Allowed Use. A letter "A" indicates that a use is allowed but the use shall comply with the provisions of the Development Code. ~~This type of use may require a design review or be subject to a review if it is a project of regional significance, as set forth in this Development Code.~~
- (b) Administrative Permit. A letter "P" indicates that a use is allowed only upon approval of an Administrative Permit pursuant to Article 808.
- (c) Planning Commission Special Use Permit. A letter "S<sub>1</sub>" indicates that a use is allowed only upon approval of a Special Use Permit approved by the Planning Commission pursuant to Article 810.
- (d) Board of Adjustment Special Use Permit. A letter "S<sub>2</sub>" indicates that a use is allowed only upon approval of a Special Use Permit approved by the Board of Adjustment pursuant to Article 810.
- (e) Uses Not Allowed. A designation "--" indicates that a use is not allowed within the regulatory zone.

**Section 110.302.20 Projects of Regional Significance.** Projects of regional significance are subject to the provisions of Article 814, which requires additional review.

**Section 110.302.25 Accessory Uses and Structures.** Accessory uses and accessory structures are governed by Article 306.

**Section 110.302.30 Temporary Uses and Structures.** Temporary uses and temporary structures are governed by Article 310.

**Section 110.302.35 Uses in Airport Critical Areas.** In addition to the provisions of this Article, uses with the following characteristics shall be prohibited in an airport critical area, as adopted in the Washoe County Comprehensive Plan:

- (a) High Density. Uses with high residential, labor or other high population concentration characteristics of a permanent or extended duration.
- (b) Special Populations. Uses that concentrate people unable to respond to emergency situations such as children, elderly, and handicapped persons.

- (c) Areawide Utilities. Uses that involve the provision of utilities and services provided for areawide population where disruption would have an adverse impact (such as telephone, gas, etc.).
- (d) Hazardous Characteristics. Uses that involve explosives, fire, toxic materials, corrosive materials, or other hazardous characteristics.
- (e) Hazards to Aircraft. Uses that pose particular hazards to aircraft, as identified and adopted by the Executive Board of the Airport Authority of Washoe County and adopted herein.

**Section 110.302.4540 Uses in River Corridor.** In addition to the provisions of this Article, all uses in a River Corridor, as designated in the Washoe County Comprehensive Plan, shall comply with the provisions of Article 430, River Corridor Development.

**Section 110.302.45 Excavation and Grading.** In addition to the uses identified in Table 110.302.05.01, Table of Uses, any excavation, grading, earthwork construction, earthen structures and storage of earth, including fills and embankments, as described in Section 110.302.45(a), requires a special use permit reviewed by the Board of Adjustment as prescribed in Article 810, unless exempted as noted in Section 110.302.45(b).

(a) A special use permit for such work is required if:

- (1) The disturbed area exceeds 25,000 square feet per parcel.
- (2) More than 1,000 cubic yards of earth will be imported and placed as fill below the flood hazard area or limited flooding area.
- (3) More than 5,000 cubic yards of earth will be imported and placed as fill.
- (4) More than 1,000 cubic yards of earth will be excavated, whether or not the earth will be exported from the property.
- (5) A permanent earthen structure will be established over 4.5 feet high
  - (i) "Permanent" as applied to earthen structures, means earthen structures: (1) which the plans show will remain at the completion of the work; or (2) which will remain indefinitely under separate permit and approvals for purposes of storage until a use is found elsewhere.
  - (ii) "Temporary" as applied to earthen structures, means earthen structures which the plans show will not remain at the completion of the work.
  - (iii) Height of earthen structures is measured from the land surface as it existed prior to applying for the permit or from grade shown on plans, whichever is lower.
- (6) The provisions of (2) and (3), above, are applicable whether the material is intended to be permanently located on a site or temporarily stored on a site for relocation to another, final site.

(b) A special use permit is exempted if:

- (1) Earth excavated from a slope greater than seven percent and retained on the slope immediately adjacent to the excavation, where such excavation is for the foundation of a building.
- (2) Earthwork performed by the subdivider or developer of an approved subdivision, major project or other projects that have completed a hearing process and review pursuant to which mitigation conditions could have been attached in the same manner as in the special use permit process.



Table 110.302.05.1

**TABLE OF USES**  
(See Sections 110.302.10 and 110.302.15 for explanation)

<b>Residential Use Types (Section 110.304.15)</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSF</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>	<b>**GRR</b>
Family Residential																		
Single Family Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	-	-	-	-	-	P	-	A	A
Single Family Attached	-	-	-	A	A	A	A	A	A	-	-	-	-	-	P	-	-	-
Duplex	-	-	-	-P	-P	-P	P	P	A	-	-	-	-	-	-	-	-	-
Multi Family	-	-	-	-	-	-	P	P	A	-	-	-	-	-	-	-	-	-
Manufactured Home Type I	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Manufactured Home Type II	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Attached Accessory Dwelling	A	A	A	A	A	A	-A	-A	-A	-	-	-	-	-	-	-	-	A
Detached Accessory Dwelling	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	-S <sub>1</sub>	-P	-P	-A	-	-	-	-	-	-	-	S <sub>1</sub>	A
Detached Accessory-Building Structure	A	A	A	A	A	A	A	-A	-A	-	-	-	-	-	-	-	A	A
Residential Group Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-
Manufactured Home Parks	*	*	*	*	*	*S <sub>1</sub>	*S <sub>1</sub>	*	*	-	-	-	-	-	-	-	*	-

Note: \* = Allowed in areas designated TR (Trailer Residential District) prior to adoption of this Development Code.

<b>Civic Use Types (Section 110.304.20)</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSF</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>	<b>**GRR</b>
Administrative Services	-	-	-	-	-	-	P	P	P	A	A	A	A	A	P	-	-	-
Community Center	-	-	-	-	-	-	P	P	P	A	-	A	-	A	A	-	-	-

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Table 110.302.05.1  
**TABLE OF USES (Continued)**  
 (See Sections 110.302.10 and 110.302.15 for explanation)

<b>Civic Use Types (Section 110.304.20)</b>	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSF	PR	OS	GR	**GRR
Convalescent Services	-	-	-	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	-	-	-	P	-	-	-	-
Cultural and Library Services	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	A	A	-	A	A	-	A	-
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	-
Large-Family Daycare	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	-	-	-	-	-	-	-	-	P
Child Daycare	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	P	S <sub>2</sub>	-	S <sub>2</sub>	-
Education	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	-	S <sub>1</sub>	S <sub>1</sub>	-	S <sub>1</sub>	-
Group Care	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	-	-	-	-	-	-	S <sub>2</sub>
Hospital Services	-	-	-	-	-	-	-	-	-	A	A	-	-	A	-	-	-	-
Major Services and Utilities																		
Major Public Facilities	-	-	-	-	-	-	-	-	-	S <sub>1</sub>	-	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	-	S <sub>1</sub>	-
Utility Services	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>
Parks and Recreation																		
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Active Recreation	PPR	PPR	PPR	PPR	PPR	PPR	PPR	PPR	PPR	PPR	PPR	PPR	PPR	PPR	A	A	-	PPR
Public Parking Services	-	-	-	-	-	-	-	A	A	A	A	A	A	A	-	-	-	-
Postal Services	-	-	-	-	-	-	P	P	P	A	A	A	A	A	-	-	-	-
Religious Assembly	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	P	P	P	P	P	P	-	S <sub>1</sub>	-
Safety Services	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	-	S <sub>2</sub>	-

Key: - = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit; \* = Allowed in areas designated Trailer (TR) overlay zone prior to adoption of this Development Code; \*\* = GRR only in Warm Springs planning area.

Table 110.302.05.1

**TABLE OF USES (Continued)**  
 (See Sections 110.302.10 and 110.302.15 for explanation)

<b>Commercial Use Types (Section 110.304.25)</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSF</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>	<b>**GRR</b>
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Entertainment	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--	--	--	--
<b>Animal Sales and Services</b>																		
Grooming and Pet Stores	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	--	--	--	--	--	--	--	--
Commercial Kennels	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	--	--	S <sub>2</sub>	S <sub>2</sub>
Commercial Stables	P	P	P	P	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub> P	--	P	S <sub>2</sub>
Veterinary Services, Pets	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	--	--	P	--	--	--	--	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	--	P	S <sub>2</sub>
Pet Cemeteries	P	P	P	--	--	--	--	--	--	--	--	--	--	A	--	--	P	--
<b>Automotive and Equipment</b>																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rental	--	--	--	--	--	--	--	--	S <sub>2</sub>	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	S <sub>2</sub> A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	S <sub>1</sub>	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Antennas	S <sub>2</sub> P	S <sub>2</sub> P	S <sub>2</sub> P	--	--	--	--	--	--	P	P	--	P	P	--	--	S <sub>2</sub> P	--

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Table 110.302.05.1  
**TABLE OF USES (Continued)**  
 (See Sections 110.302.10 and 110.302.15 for explanation)

<b>Commercial Use Types (Section 110.304.25)</b>	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSF	PR	OS	GR	**GRR
Commercial Centers																		
Neighborhood Centers	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	P	S <sub>2</sub>	P	P	--	--	--
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--
Outdoor Sports and Recreation	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	P	P	P	P	S <sub>1</sub>	P	--	P	--
Outdoor Sports Club	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	P	--	S <sub>2</sub>	S <sub>2</sub>
Limited Gaming Facilities	--	--	--	--	--	--	--	--	--	P	--	P	S <sub>2</sub>	--	--	--	--	--
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	--	--	--
Destination Resort	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	--
Commercial Campground Facilities	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	--
Construction Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S <sub>2</sub>	--	--	--

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 ALLOWED USES

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Table 110.302.05.1

**TABLE OF USES (Continued)**  
(See Sections 110.302.10 and 110.302.15 for explanation)

<b>Commercial Use Types (Section 110.304.25)</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSF</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>	<b>**GRR</b>
Eating and Drinking Establishments																		
Convenience	--	--	--	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	A	A	A	P	--	--	--	--	--
Full Service	--	--	--	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	A	A	A	P	--	--	--	--	--
Financial Services	--	--	--	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	A	A	A	P	--	--	--	--	--
Funeral and Internment Services																		
Cemeteries	P	P	P	--	--	--	--	--	--	--	--	--	--	A	--	--	P	--
Undertaking	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Gasoline Sales and Service Stations	--	--	--	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	A	A	A	A	--	--	--	S <sub>1</sub>	--
Helicopter Services																		
Helistop	S <sub>2</sub>	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Heliport	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
Liquor Sales																		
On-Premises	--	--	--	--	--	--	P	P	P	A	P	A	P	--	--	--	--	--
Off-Premises	--	--	--	--	--	--	P	P	P	A	--	A	P	--	--	--	--	--
Lodging Services																		
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Bed and Breakfast Inns	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	P	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--

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Table 110.302.05.1

**TABLE OF USES (Continued)**  
 (See Sections 110.302.10 and 110.302.15 for explanation)

<b>Commercial Use Types (Section 110.304.25)</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSF</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>	<b>**GRR</b>
Medical Services	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	S <sub>2</sub> A	--	--	A	--	--	--	--
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	--	--	--	--	--	--
Personal Storage	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	--	--	A	--	--	--	--	--
Professional Services	--	--	--	--	--	--	--	--	--	A	A	--	P	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	A	A	A	A	--	--	--	--	--
Specialty Stores	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Recycle Center																		
Remote Collection Facility	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	P	P	PA	P	P	--	--	--
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	--	--	--	--
Nursery Sales																		
Wholesale	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	A	--	--	A	--	--	--	S <sub>2</sub>	S <sub>2</sub>
Retail	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--

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Table 110.302.05.1

**TABLE OF USES (Continued)**  
 (See Sections 110.302.10 and 110.302.15 for explanation)

<b>Industrial Use Types (Section 110.304.30)</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSF</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>	<b>**GRR</b>
Custom Manufacturing	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	A	--	--	--	S <sub>2</sub>	--
Energy Production	S <sub>1</sub>	S <sub>1</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	S <sub>1</sub>	--	S <sub>1</sub>	S <sub>1</sub>	--
General Industrial																		
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	--	--
High Technology Industry	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	S <sub>1</sub>	--	A	--	--	--	S <sub>1</sub>	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	PA	--	--	--	--	--
Mining Operations	S <sub>1</sub>	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	S <sub>1</sub>	--
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	S <sub>1</sub>	S <sub>1</sub>	--
Wholesaling, Storage, and Distribution																		
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit; \* = Allowed in areas designated Trailer (TR) overlay zone prior to adoption of this Development Code; \*\* = GRR only in Warm Springs planning area.

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Table 110.302.05.1

**TABLE OF USES (Continued)**  
 (See Sections 110.302.10 and 110.302.15 for explanation)

<b>Agricultural Use Types (Section 110.304.35)</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR</b>	<b>LDS</b>	<b>MDS</b>	<b>HDS</b>	<b>LDU</b>	<b>MDU</b>	<b>HDU</b>	<b>GC</b>	<b>OC</b>	<b>TC</b>	<b>I</b>	<b>PSF</b>	<b>PR</b>	<b>OS</b>	<b>GR</b>	<b>**GRR</b>
Agricultural Processing	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	S <sub>2</sub>	A
Agricultural Sales	S <sub>2</sub>	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	S <sub>2</sub>	A
Animal Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	A	A
Animal Slaughtering	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	--	--
Crop Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	A	A
Game Farm	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>
Forest Products	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	P	--
Produce Sales	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	A

Sources: Sedway Cooke Associates and Washoe County Department of Comprehensive Planning.

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# Article 304

## USE CLASSIFICATION SYSTEM

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### Sections:

110.304.00	Purpose
110.304.05	Classification Rules
110.304.10	Authority and Responsibility
110.304.15	Residential Use Types
110.304.20	Civic Use Types
110.304.25	Commercial Use Types
110.304.30	Industrial Use Types
110.304.35	Agricultural Use Types

**Section 110.304.00 Purpose.** The purpose of this article, Article 304, Use Classification System, is to classify uses according to a limited number of use types on the basis of common functional, product, or compatibility characteristics, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions shall apply throughout the Development Code.

**Section 110.304.05 Classification Rules.** Uses will be classified into use types based upon the descriptions in Section 110.304.15 through Section 110.304.35, inclusive. The classifications shall comply with the provisions of this section.

- (a) Types of Uses Regulated. Only principal uses are included within the Use Classification System. Accessory uses and temporary uses are regulated by Articles 306 and 310, respectively.
- (b) Typical Uses Within Use Types. The description of the use types in this article often contain typical-usual and customary uses classified within that use type. These ~~typical~~usual and customary uses are examples and are not meant to include all uses that may properly be classified within the use type.
- (c) Classifying New Uses. New uses shall be classified into use types based upon the description of the use types and upon characteristics similar to other uses already classified within the use type, subject to the applicable provisions of Subsection (d) of the section.
- (d) Classifying Several Uses on the Same Parcel. The principal uses conducted on a single parcel shall be classified separately.
- (e) ~~Capitalization of Use Types.~~ The names of use types are capitalized throughout the Development Code.

**Section 110.304.10 Authority and Responsibility.** The Director of Development Review shall have the following authority and responsibilities with respect to the Use Classification System:

- (a) Classifying Uses. The Director of Development Review shall have the authority to classify uses according to use types or to determine that a use does not fit under

any use type and, therefore, is not permitted. The classification of a use is an administrative decision without notice and hearing, except that an applicant can appeal the decision pursuant to Article 808.

- (b) List of Uses. The Director of Development Review shall develop and maintain an administrative list of common uses and the use types into which they are classified.

**Section 110.304.15 Residential Use Types.** Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis but exclude institutional living arrangements providing twenty-four-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons.

- (a) Family Residential. The family residential use type refers to the occupancy of living quarters by one (1) or more families. The following are Family Residential use types:

- (1) Single Family, Detached. Single family, detached refers to the use of a parcel for only one (1) dwelling unit.
- (2) Single Family, Attached. Single family, attached refers to two (2) or more dwelling units constructed with a common or abutting wall with each located on its own separate parcel.
- (3) Duplex. Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.
- (4) Multi-Family. Multi-family refers to the use of a parcel for three (3) or more dwelling units within one (1) or more buildings, including condominium developments.
- ~~(5) Manufactured Home Type I. Manufactured Home Type I refers to a manufactured home that is less than twenty (20) feet in width.~~
- ~~(6) Manufactured Home Type II. Manufactured Home Type II refers to a manufactured home that is twenty (20) feet or greater in width.~~
- (75) Attached Accessory Dwelling. Attached accessory dwelling refers to a portion of a single family dwelling that may provide complete, independent living facilities for living, sleeping, eating, cooking, and sanitation within the main dwelling unit, but which is separate from the main dwelling unit's cooking area, bathroom(s), and living areas. An attached accessory dwelling shall not exceed twenty-five (25) per cent of the total square footage of the main dwelling unit. Typical uses include guest rooms, guest apartments, and "granny flats".
- (86) Detached Accessory Dwelling. Detached accessory dwelling refers to a dwelling unit on the same lot as the primary dwelling unit, but physically separated from the primary dwelling unit. An accessory dwelling unit may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking, and sanitation. A detached accessory dwelling unit shall be at least six hundred forty (640) square feet, but shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the floor area of the main unit, whichever is

smaller. Typical uses include guest houses, second units, "granny flats", and caretaker's quarters.

- (97) Detached Accessory Building Structure. A detached accessory building refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory building is not designed or used for human habitation. Typical uses include storage buildings and sheds, barns, and detached garages.
- (b) Residential Group Home. Residential group home use type refers to the occupancy of living quarters by a group or group of persons not defined as families on a weekly or longer basis, such as group care homes with six (6) or less paying residents.
- (c) Manufactured Home Parks. Manufactured home parks use type refers to the occupancy of a dwelling unit defined as a mobile home or a manufactured home and which is located in a site defined as a manufactured home park

**Section 110.304.20 Civic Use Types.** Civic Use types include the performance of utility, educational, cultural, medical, protective, governmental, and other uses which are strongly vested with public or social importance.

- (a) Administrative Services. Administrative services use type refers to Consulting, record keeping, clerical, or public contact services that deal directly with the citizen, together with incidental storage of necessary equipment and vehicles.
- (b) Community Center. Community center use type refers to recreational, social, or multi-purpose uses within buildings with no fixed seats and occupancy limited to five hundred (500) or fewer. Typical uses include public or private, non-commercial clubs.
- (c) Convalescent Services. Convalescent services use type refers to provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol or drug addiction.
- (d) Cultural and Library Services. Cultural and library services use type refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.
- (e) ChildCare. ChildCare use type refers to the use of a building or a portion thereof for the daytime care of individuals under eighteen (18) years of age. Child care use types are subject to the regulations and permission of the Washoe County Department of Social Services. This use type includes nursery schools, preschools, daycare centers, and similar uses, but excludes those classified under Education. The following are Child care use types:
- (1) Family Daycare. Family daycare refers to daycare services provided for six (6) or fewer full-time children, including those of the child-care facility licensee who are under the age of seven (7) years, except that care may also be provided for up to three (3) additional part-time children for three

- (3) hours before school and three (3) hours after school, but only during periods when schools are in session, subject to the regulations and permission of the Washoe County Department of Social Services.
- (2) Large-Family Daycare. Large-family daycare refers to daycare services provided for more than six (6) full-time children, including those of the child-care facility license who are under the age of seven (7) years.
- (3) Child Daycare. Child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision, on less than a twenty-four (24) hour basis, but excluding services provided in a private dwelling.
- (f) Education. Education use type refers to educational services provided by public, private, or parochial institutions, but excludes uses classified under Commercial Education Services. Typical uses include elementary, junior high, and senior high schools and junior colleges. Curriculum must be approved by the State Department of Education.
- (g) Group Care. Group care use type refers to care services provided in residential facilities which accommodate seven (7) or more persons or in facilities authorized to provide services, but excludes those uses classified under Major Services and Utilities. Typical uses include halfway houses, intermediate care facilities, or senior citizen board and care homes.
- (h) Hospital Services. Hospital services use type refers to medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, or visitors.
- (i) Major Services and Utilities.
- (1) Major Public Facilities. Major public facilities use type refers to public facilities that provide a significant service and has a substantial impact on the community. Typical uses are sanitary landfills; airports; and, detention and correction facilities.
- (2) Utility Services. Utility services use type refers to the provision of electricity, water or other liquids, or gas, through wires, pipes, or ditches through utility services involving major structures that have flexibility in location. Typical uses include natural gas transmission lines and substations, petroleum pipelines, and irrigation water ditches.
- (j) Parks and Recreation. Parks and recreation use type refers to publicly owned parks, recreation facilities, and open space facilities within the recreation areas. These may be operated by a concessionaire. The following are Park and Recreation use types:
- (1) Passive Recreation. Passive recreation refers to public park recreational uses that have no or a minimal impact on the area and adjacent land uses. Uses include hiking, nature study, wildlife refuge, fishing, and viewing. No

active uses, such as group picnicking, camping, and sporting activities, are included.

- (2) Active Recreation. Active recreation refers to public park recreational uses that may have a potential impact on the area or adjacent land uses. Uses include participant sports and developed family recreational areas. Typical uses include group picnicking, tennis courts, swimming pools, softball diamonds, and group campgrounds, community centers operated by a public entity.
- (k) Public Parking Services. Public parking services use type refers to parking services involving building and lots which may be privately and/or publicly owned and operated and is assigned to meet a parking demand. Commercial parking is that which is not designated for any identified use.
- (l) Postal Services. Postal services use type refers to mailing services, excluding major processing, as provided by the United States Postal Service, but excluding commercial postal services including branch post offices and public and private facilities.
- (m) Religious Assembly. Religious assembly use type refers to religious services involving public assembly such as customarily occurs in synagogues, temples, and churches.
- (n) Safety Services. Safety services use type refers to public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.

**Section 110.304.25 Commercial Use Types.** Commercial use types include the distribution and sale or rental of goods; and the provision of services other than those classified as Civic or Industrial use types.

- (a) Administrative Offices. Administrative offices use type refers to offices or private firms or organizations which are primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices and services, including travel, secretarial services, telephone answering, photocopying and reproduction, and business offices of public utilities, organizations, and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.
- (b) Adult Entertainment. Adult entertainment use type refers to uses defined as adult motion picture theaters and bookstores in NRS Chapter 278.
- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the Accessory Use provisions of Article 306, Accessory Uses and Structures. The following are Animal Sales and Services use types:
- (1) Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.

- (2) Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats, and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2-1/2) acres regardless of the regulatory zone within which it is located.
- (3) Commercial Stables. Commercial Stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under Animal Production. Typical uses include commercial stables, riding clubs, and riding instruction facilities.
- (4) Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals. ~~Veterinary services, pets requires a parcel size minimum of two and one half (2-1/2) acres regardless of the regulatory zone within which it is located.~~
- (5) Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services, agriculture requires a parcel size minimum of two-and-one-half (2-1/2) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
- (6) Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.
- (d) Automotive and Equipment. Automotive and equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales or services. The following are Automotive and Equipment use types:
- (1) Automotive Repair. Automotive repair refers to repair of automobiles and the sale, installation, and servicing of automobile equipment and parts, ~~but excluding body repair and painting.~~ Typical uses include muffler shops, automobile repair garages, or automobile glass shops.
- (2) Automotive Sales/Rentals. Automotive sales/rentals refers to on-site sales and/or rentals of automobiles, non-commercial trucks, motorcycles, motor homes, and trailers together with incidental maintenance. Typical uses include automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies.
- (3) Cleaning. Cleaning refers to washing and polishing of automobiles. Typical uses include automobile laundries or car washes.
- (4) Commercial Parking. Commercial parking refers to parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Commercial parking is that which is not designated for any identified use. Typical uses include commercial parking lots or garages.

- (5) Equipment Repair/Sales. Equipment repair/sales refers to repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc.; the sale, installation, and servicing of automobile equipment and parts; and body repair, painting, and steam cleaning. Typical uses include truck transmission shops, body shops, motor freight maintenance groups, or agricultural equipment sales.
- (6) Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles, and boat trailers. Typical uses include car and truck rental lots.
- (7) Truck Stops. Truck stops refers to businesses engaged in the sale of fuel and lubricants primarily for trucks, routine repair and maintenance of trucks, and associated uses such as selling food and truck accessories.
- (e) Building Maintenance Services. Building maintenance services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.
- (f) Commercial Antennae. Commercial antennae use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television stations or radio stations.
- (g) Commercial Centers. Commercial centers use type refers to a group of unified commercial establishments built on a site which is planned, developed, owned, and managed as an operating unit. The following are Commercial Center use types:
- (1) Neighborhood Centers. Neighborhood centers refers to sales of convenience goods (foods, drugs, and sundries) and personal services which meet the daily needs of an immediate neighborhood trade area. A neighborhood center typically includes convenience retail and services a population of 2,500 to 40,000 people, typically has a service area radius of one-half to one-and-one-half miles, and has a typical range of 15,000 to 50,000 square feet of gross leasable area.
- (2) Community Centers. Community centers refers to shopping establishments containing some services of the neighborhood center plus other services providing a greater depth and range of merchandise than contained in the neighborhood center. A community center may be built around a department store or a variety store as the major tenant. A community center generally serves a trade area population of 40,000 to 50,000 people, typically has a service area radius of one to three miles, and has a typical range of 50,000 to 150,000 square feet of gross leasable area.
- (3) Regional Centers. Regional centers refers to centers that provide shopping goods, general merchandise, apparel, furniture, and home furnishings in full depth and variety. They usually are built around more than one department store. Typical design uses the pedestrian mall, either open or enclosed, as a connector between major anchor stores. A regional center serves as a major commercial center for the entire region and typically has more than 150,000 square feet of gross leasable area.

- (h) Commercial Educational Services. Commercial education services use type refers to educational services provided by private institutions or individuals with the primary purpose of preparing students for jobs in trade or profession. Typical uses include business and vocational schools, music schools, and hair styling schools.
- (i) Commercial Recreation. Commercial establishments or places of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are Commercial Recreation use types:
- (1) Indoor Entertainment. Indoor entertainment refers to predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls, and dance halls.
  - (2) Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, and athletic clubs.
  - (3) Outdoor Entertainment. Outdoor entertainment refers to predominantly spectator-type uses conducted in open or partially enclosed or screen facilities. Typical uses include sports arenas, racing facilities, and amusement parks.
  - (4) Outdoor Sports and Recreation. Outdoor sports and recreation refers to predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
  - (5) Outdoor Sports Club. Outdoor sports club refers to sports clubs using agricultural land or open space for hunting, shooting or fishing purposes. Typical uses include duck clubs, hunting clubs, skeet clubs and rifle ranges.
  - (6) Limited Gaming Facilities. Limited gaming facilities refers to establishments which contains no more than fifteen (15) slot machines (and no other game or gaming device) where the operation of the slot machine is incidental to the primary business of the establishment.
  - (7) Unlimited Gaming Facilities. Unlimited gaming facilities refers to an establishment which contains fifteen (15) or more electronic gaming devices or operation of other gaming devices as authorized by the State of Nevada.
  - (8) Destination Resorts. Destination resorts refers to commercial enterprises for recreation that can include lodging. Typical uses include ski resorts, dude ranches, and hunting and fishing lodges.
  - (9) Marinas. Marinas refers to docking, storage, rental and minor repair of recreational and fishing boats. Typical uses include recreational boat marinas and boat rental establishments.
  - (10) Commercial Campground Facilities. Commercial campground facilities refers to areas and services for two (2) or more campsites, accommodating



camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.

- (j) Construction Sales and Services. Construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures, and hardware or those uses classified as one of the Automotive and Equipment use types. This use type does not refer to actual construction sites. Typical uses include tool and equipment rental or sales and building material stores.
- (k) Convention and Meeting Facilities. Convention and meeting facilities use type refers to establishments which primarily provide convention and meeting facilities.
- (l) Eating and Drinking Establishments. Eating and drinking establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under the Liquor Sales use type. The following are Eating and Drinking Establishments use types:
  - (1) Convenience. Convenience refers to establishments or places of business primarily engaged in the preparation and retail sale of food and beverages, and have a short customer turnover rate (typically less than one hour). Typical uses include drive-in and fast-food restaurants, ice cream parlors, sandwich shops, delicatessens.
  - (2) Full Service. Full service refers to establishments or places of business primarily engaged in the sale of prepared food and beverages on the premises, which generally have a customer turnover rate of one hour or longer, and which include sales of alcoholic beverages at the table or at a bar as an accessory or secondary service. Typical uses include full-service restaurants.
- (m) Financial Services. Financial services use type refers to establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities, and check cashing facilities.
- (n) Funeral and Interment Services. Funeral and interment services use type refers to provision of services involving the care, preparation or disposition of human dead. The following are Funeral and Interment Services use types:
  - (1) Cemeteries. Cemeteries refers to undertaking services and services involving the keeping of bodies provided on cemetery grounds. Typical uses include crematoriums, mausoleums, and columbariums.
  - (2) Undertaking. Services involving the preparation of the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

- (o) Gasoline Sales. Gasoline sales use type refers to retail sales of petroleum products from the premises of the establishment and incidental sale of tires, batteries, replacement items, lubricating services and minor repair services. Typical uses include automobile service stations.
- (p) Helicopter Services. Helicopter services use type refers to areas used by helicopter or steep-gradient aircraft. The following are Helicopter Services use types:
- (1) Helistop. Helistop refers to areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance, or overhaul.
  - (2) Heliport. Heliport refers to areas used by helicopters or by other steep-gradient aircraft, which includes passenger and cargo facilities, maintenance and overhaul, fueling service, storage space, tie-down space, hangers and other accessory buildings and open space.
- (q) Liquor Sales. Liquor sales use type refers to retail sales of alcoholic beverages for consumption either on or off the premises of the establishment, but excludes uses classified under either the Retail Sales or Eating Establishments use types. The following are Liquor Sales use types:
- (1) On-Premises. On-premises refers to sale of liquor for on-site consumption. Typical uses include taverns, cabarets, service bars, retail beer and wine.
  - (2) Off-Premises. Off-premises refers to sale of liquor for off-site consumption. Typical uses include a packaged liquor.
- (r) Lodging Services. Lodging services use type refers to establishments primarily engaged in the provision of lodging on a less-than-weekly basis with incidental food, drink, and other sales and services intended for the convenience of guests, but excludes those classified under Residential Group Home and Commercial Recreation. The following are Lodging Services use types:
- (1) Hotels/Motels. Hotels/motels refers to temporary residences for transient guests, primarily persons who have residence elsewhere, with access to each room through an interior hall and lobby or outside porch or landing.
  - (2) Bed and Breakfast Inns. Bed and breakfast inns refers to single family dwellings with guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.
  - (3) Vacation Time Share. Vacation time share refers to real properties that are subject to a time share program.
  - (4) Hostels. Hostels refers to supervised transient facilities offering dormitory type lodging, usually with a minimum of facilities.
- (s) Medical Services. Medical services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis, and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and

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analysis services, but excludes those classified as any Civic use type. Typical uses include medical offices, dental laboratories, health maintenance organizations, immediate care facilities, or sports medicine facilities.

- (t) Personal Services. Personal services use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement, and similar services of a non-professional nature, but excludes services classified as Commercial Recreation or Lodging Services. Typical uses include photography studios, driving schools, or weight loss centers.
- (u) Personal Storage. Personal storage use type refers to storage services primarily for personal effects and household goods within enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehouses.
- (v) Professional Services. Establishments which provide professional services to individuals or businesses, but excludes offices servicing walk-in customers which are classified under the Administrative Offices use type. Typical uses include law offices, real estate offices, insurance offices and architectural firms.
- (w) Repair Services, Consumer. Repair services, consumer use type refers to establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excludes automotive repair. Typical uses include appliance repair shops, apparel repair firms, or instrument repair firms.
- (x) Retail. Retail use type refers to retail sales of commonly used goods and merchandise, either free-standing or within a Commercial Center, but excludes those uses classified under other use types. The following are the Retail Sales use types:
  - (1) Convenience. Convenience refers to establishments which provide a limited number of frequently or recurrently needed personal items or services for residents of an immediate neighborhood. Typical uses include, convenience stores, small grocery stores, barber shops, beauty parlors, dry cleaners, and self-service laundromats.
  - (2) Specialty Stores. Specialty stores refers to establishments which provide a variety of retail or personal services needs for residents in the larger community area. Typical uses include supermarkets, super drugs stores, clothing boutiques, antiques, bookstores, furniture stores and auto parts.
  - (3) Comparison Shopping Stores. Comparison shopping stores refers to retail establishments that provide a wide variety of retail and personal services that cater to the regional needs. Typical uses include full-line department stores, warehouse-styled retail outlets..
- (y) Secondhand Sales. Secondhand/seconds sales use type refers to establishments primarily engaged in the sale of goods and merchandise which are not being sold for the first time; but excludes those classified as Animal Sales and Services and Automotive and Equipment. Typical uses include secondhand stores and thrift shops.

- (z) Transportation Services. Transportation services use type refers to establishments which provide private transportation of persons and goods. Typical uses include taxi services and commercial postal services.
- (aa) Recycle Center. Recycle Center use types refers to facilities for the collection, as a commercial enterprise, of household recyclables such as newspapers, bottles and cans. Recycle centers do not include recycle facilities existing as a part of a refuse pickup service or recycle bins used for donations to non-profit organizations. The following are the Recycle Center use types:
- (1) Remote Collection Facility. A Remote Collection Facility is a center for the acceptance, by redemption or purchase, of recyclable materials from the public. Such a facility does not process the recyclables on site. Typical uses include reverse vending machines.
  - (2) Full Service Recycle Center. Full Service Recycle Centers are large, fully attended recycle centers accepting paper, plastic and glass household recyclables and may include processing or sorting of the recyclables.
  - (3) Residential Hazardous Substance Recycle Center. Residential Hazardous Substance Recycle Centers are specialized recycling centers that receive household hazardous substances such as household paint, household cleaners, and automobile engine oil.
- (bb) Nursery Sales. Nursery sales use type refers to the Nursery Sales use type refers to the sales of plants, flowers and related nursery items. The following are Nursery Sales use types:
- (1) Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.
  - (2) Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.

**Section 110.304.30 Industrial Use Types.** Industrial use types include the on-site production of goods by methods not agricultural in nature, including certain accessory uses.

- (a) Custom Manufacturing. Custom manufacturing use type refers to the on-site production of goods by hand manufacturing or artistic endeavor which involves only the use of hand tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers. Typical uses include ceramic studios, custom cabinet making, candle making shops, and custom jewelry manufacturers.
- (b) Energy Production. Energy production use type refers to the commercial production of electricity from geothermal, petroleum, solar, or wind sources.
- (c) General Industrial. General industrial use type refers to the on-site production of goods other than those that are agricultural or extractive in nature, but excludes those uses classified under Custom Manufacturing and the High Technology use types. The following are General Industrial use types:
  - (1) Limited. Limited refers to production processes which use already manufactured components to assemble, print or package a product such

as cloth, paper, plastic, leather, wood, glass, or stones, but not including such operations as paper, saw, or planing mills, steel, iron or other metalworks, rolling mills, or any manufacturing uses involving primary production of commodities from raw materials. By the nature of the activity performed and/or the scale of operation, these uses can be located near residential or commercial uses with minimal impact to adjacent uses. Typical uses include apparel manufacturing, paper products finishing, furniture production, and production of fabricated metal products.

- (2) Intermediate. Intermediate refers to production processes which can be located near residential or commercial uses only if special control measures are taken to mitigate the land use conflicts which can result from such operations. Typical uses include production of food substances, household appliance manufacturing, and prefabrication of manufactured buildings.
- (3) Heavy. Heavy refers to production processes which should not be located near residential or commercial uses due to the intensive nature of the industrial activity and/or the scale of operation. These uses may be located near other manufacturing uses exhibiting similar characteristics although special control measures may be required or some extremely intensive operations to ensure compatibility with similar industrial uses. Typical uses include motor vehicle assembly, sawmills, textile dyeing, leather tanning, hazardous chemical production, petroleum refining, primary metal processing, and production of explosives or propellents.
- (d) High Technology Industry. High technology industry use type refers to the research, development, and controlled production of high-technology electronic, industrial, or scientific products. Typical uses include biotechnology firms and computer component manufacturers.
- (e) Inoperable Vehicle Storage. Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include truck storage yards.
- (f) Laundry Services. Laundry services use type refers to establishments primarily engaged in the provision of large scale laundering, dry cleaning, or dyeing services other than those classified as Personal Services. Typical uses include laundry agencies, diaper services, or linen supply services.
- (g) Mining Operations. Mining operations use type refers to the extraction and processing of rocks and minerals from the ground, but excludes uses classified under the Petroleum and Gas Extraction use type. Typical uses include sand and gravel pits and mining.
- (h) Petroleum Gas Extraction. Petroleum gas extraction use type refers to the extraction of oil and natural gas from the ground and the temporary storage of oil at the well site. Typical uses include oil and gas wells.
- (i) Wholesaling, Storage, and Distribution. Wholesaling, storage, and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage, and bulk sale distribution, including, but not limited to open-

air handling of material and equipment other than live animals and plants. The following are Wholesaling, Storage, and Distribution use types:

- (1) Light. Light refers to wholesaling, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
- (2) Heavy. Heavy refers to distribution and handling of materials and equipment. Typical uses include monument or stoneyards, or open storage yards.
- (j) Salvage Yards. Salvage yards use type refers to the collection, storage, or sale of rags, scrap metal, or discarded material; or the collection, dismantling, storage, salvaging or demolition of vehicles, machinery or other materials. Typical uses include junkyards and auto wrecking facilities.

**Section 110.304.35 Agricultural Use Types.** Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- (a) Agricultural Processing. Agricultural processing use type refers to the processing of foods and beverages from agricultural commodities, but excludes animal slaughtering. Typical uses include canning of fruits and vegetables, processing of dairy products, and the production of prepared meats from purchased carcasses.
- (b) Agricultural Sales. Agricultural sales use type refers to the sale of agricultural supplies such as feed, grain and fertilizers. Typical uses include feed and grain stores.
- (c) Animal Production. Animal production use types refers to raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming, and poultry farming.
- (d) Animal Slaughtering. Animal slaughtering use type refers to the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Typical uses include slaughter houses.
- (e) Crop Production. Crop production use type refers to raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing.
- (f) Game Farms. Game farms use type refers to boarding or breeding of exotic animals generally considered as wild or not normally domesticated.
- (g) Forest Products. Forest products use type refers to commercial timber harvesting uses and facilities. Typical uses include production of forest products, sawmills, and lumber camps.
- (h) Produce Sales. Produce sales use type refers to the on-site sale of farm produce and/or shell eggs from property owned, rented, or leased by the farmers who grow or produce all or part of the farm produce or shell eggs offered for sale. Only products grown or produced on-site may be sold. Typical uses include produce stands, and fruit and vegetable stands.

# Article 306

## ACCESSORY USES AND STRUCTURES

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### Sections:

110.306.00	Purpose
110.306.05	Applicability
110.306.10	<u>Attached and Detached Accessory Structures</u>
110.306.15	Main Structures Required
110.306.20	Attached Accessory Dwelling Units
110.306.25	Detached Accessory Dwelling Units
110.308.30	Agricultural Buildings
110.306.35	Outdoor Storage/ <u>Outdoor Display</u>
<del>110.306.40</del>	<del>Temporary Office Trailers</del>
<del>110.306.45</del>	<del>Commercial Coaches</del>
110.306.5040	Animals
110.305.5545	Utilities <u>Nonconformance</u>

**Section 110.306.00 Purpose.** The purpose of this article, Article 306, Accessory Uses and Structures, is to allow accessory uses and structures and provide standards and conditions for regulating them.

**Section 110.306.05 Applicability.** Accessory uses and structures normally incidental to principal uses and main structures are allowed in all zones except as otherwise provided herein. This is not to be construed as permitting any commercial uses, including the storage of commercial vehicles, in residential zones unless specifically allowed by this Development Code.

**Section 110.306.10 Attached and Detached Accessory Structures.** The following development requirements shall apply to attached and detached accessory structures:

- (a) **Buildable Area.** Detached accessory structures may occupy no more than fifty (50) percent of the total area of a rear yard or twenty-five (25) percent of a side yard.
- (b) **Property Line Setback.** Accessory structures shall maintain a five (5) foot minimum separation from the rear and side property line ~~comply with the rear and side setbacks for the main structure.~~
- (c) **Height Limits.** ~~A detached accessory structure shall not exceed two (2) feet above the height limitation for fencing permitted in the regulatory zone of the underlying land-use district.~~ The highest point of a detached accessory structure shall not exceed fifteen (15) feet above the lowest point of the established grade and shall be limited to no more than one (1) story.
- (d) **Siting.** Any accessory structure shall comply with the following siting requirements:
  - (1) In no event shall any detached accessory structure occupy the front yard of any lot, except as provided in Subsections ~~(d)(3) and (d)(4)~~ of this section;

- (2) In case of a corner lot abutting two (2) streets, no detached accessory structure shall be erected so as to encroach upon the front yards of such lot;
- (3) A detached accessory structure, used as a private garage may be built to the street-property line on any interior lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade, provided such structure shall not exceed fifteen (15) feet in interior height when measured from parking surface; and
- ~~(4) Any detached garage must be built behind the required front setback.~~
- (e) Building Setback. A detached accessory building shall be located not closer than ten (10) feet to any main building on the same or adjoining lot.

**Section 110.306.15 Main Structures Required.** Except as otherwise provided in Section 110.306.30, it is unlawful to construct, erect, or locate private garages or other accessory structures in any "Rural", "Suburban", or "Urban" residential zone without a permissive main structure.

**Section 110.306.20 Attached Accessory Dwellings.** Attached Accessory Dwellings are permitted in the General Rural, ~~all-Rural, and the Low-Density and Medium-Density Suburban, and Urban~~ regulatory zones, pursuant to all of the following regulations:

- (a) A main residential unit exists;
- (b) A minimum lot area of 5,000 square feet exists;
- (c) Setback, height, and lot coverage standards of the regulatory zone shall be maintained;
- (d) The attached accessory unit shall not exceed twenty-five (25) percent of the floor area of the main unit;
- (e) Any exterior entrance to the attached accessory dwelling shall not be located along the same wall as the main entrance to the main unit;
- (f) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one off-street parking space added may be required pursuant to the provisions of Article 410, :- Parking and Loading; and.
- (g) There shall be not more than one attached accessory dwelling unit per parcel.;
- ~~(h) Fees as specified in Article 906 shall be applicable.~~

**Section 110.306.25 Detached Accessory Dwellings.** Detached Accessory Dwellings are allowed in the High Density Urban regulatory zones, and permitted in the General Rural, all-Rural, and the Low-Density and Medium-Density-Suburban regulatory zones, subject to a Special Use Permit reviewed by the Board of Adjustment, and in the Low Density and Medium Density Urban regulatory zones, subject to an Administrative Permit, pursuant to the applicable provisions of Section 110.306.05 and the following requirements:



- (a) A main residential unit exists;
- (b) A minimum lot area of one (1) acre exists;
- (c) Setback, height, and lot coverage standards of the regulatory zone shall be maintained;
- (e) The detached accessory unit shall be at least six hundred forty (640) square feet, but shall not exceed twelve hundred (1,200) square feet, or fifty (50) percent of the floor area of the main unit, whichever is less;
- (f) Fabricated Mobile or Manufactured Homes are not permitted as a detached accessory unit in Trailer (TR) Overlay zones and manufactured home subdivisions;
- (g) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one off-street parking space added may be required pursuant to the provisions of Article 410, - Parking and Loading;
- (h) There shall be not more than one detached accessory dwelling unit per parcel; and,
- (i) A parcel containing a detached accessory dwelling unit shall not be subdivided to place the detached accessory dwelling unit on a lot subdivided from the original parcel, if in creating such a subdivision, any of the existing or new parcels have a lot area less than the required minimum lot area of the regulatory zone in which the parcel exists; and,
- (j) ~~Fees as specified in Article 906 shall be applicable.~~

**Section 110.306.30 Agricultural Buildings.** Buildings, corrals, coops, pens, stables, or structures used in conjunction with farming may be constructed, erected, or located without a permissive main structure in any regulatory zone allowing agricultural use types provided that the following conditions are met:

- (a) The accessory structures do not involve on-site sale of agricultural products;
- (b) The accessory structures do not involve the commercial use of horses;
- (c) The accessory structures are used for the storage of agricultural equipment and products related to the on-site agricultural use; and
- (d) The accessory structures are located not closer than one hundred (100) feet to any street or highway, or to any public park or school, or to any land classified in a residential district.

**Section 110.306.35 Outdoor Storage/Outdoor Display.**

- (a) General Requirements, Storage. No required front or street side yard shall be used for outdoor storage of inoperable vehicles, building materials, appliances, ~~containerized trash~~, or similar materials.
- (b) Trash Storage Method and Location. The provisions of this subsection shall apply to all developments except single-family dwellings and duplexes.

- (1) Trash enclosure locations shall be located in the side or rear yard unless subject to approval by the Director Department of Development Review can make a finding that the location of the enclosure in one of these yards would prevent accessibility by a refuse-collecting vehicle.
- (2) Trash enclosures shall be constructed in accordance with the following standards:
- (i) They shall be fully constructed prior to occupancy of the development;
  - (ii) They shall be screened on three (3) sides by a solid masonry or wood wall of six (6) feet in height and on one (1) side by a slatted fenced gate (with wheels) of equal height;
  - (iii) They shall be screened from view from public rights-of-way; and,
  - (iv) Their enclosure locations shall be accessible to refuse-collecting vehicles.
- (c) Electrical Cage Enclosures and Storage Tanks. All exterior electrical cage enclosures and storage tanks are to be screened from view from access ways, adjacent streets, and residential neighborhoods by a solid fence, wall, or mature landscape materials. Any solid fence or wall shall be screened by landscaping.
- (d) Inoperable Vehicle Defined. An inoperable vehicle is defined as a vehicle that cannot be licensed by the State of Nevada Department of Motor Vehicles, or a vehicle that is not registered by the State of Nevada Department of Motor Vehicles, or a vehicle that is in a state of being dismantled, or a vehicle that is missing one or more parts that permit it to be operable or safely operated.
- (e) General Requirements, Outdoor Display. A use in a commercial or industrial regulatory zone may display products sold or manufactured on-site in the area between the property line and the face of the main building, except that the display shall not be closer than 15 feet to the front property line.
- (f) Outdoor Display For Merchandise. Except for the uses enumerated in (g) of this section, the outdoor display of merchandise in the area between the property line and the face of the main building shall not cover more than fifty percent (50%) of the area of the front lot.
- (g) Outdoor Display For Automobiles, Boats, Recreational Vehicles, and Heavy Equipment. The outdoor display of automobiles, boats, recreational vehicles, and heavy equipment shall not cover more than eighty percent (85%) of the area of the area between the property line and the face of the main building.

~~Section 110.306.40 Temporary Office Trailers. Temporary office trailers are allowed as an accessory non-residential use only when used as a temporary construction office during the period of construction, as set forth in Article 310, Temporary Uses and Structures; or as an accessory use to a Mining Operation with a Special Use Permit issued pursuant to Article 338, Mining and Article 810, Special Use Permits.~~

~~Section 110.306.45--Commercial Coaches.~~ Commercial coaches are allowed as an accessory use only when used as a temporary construction office during the period of construction, pursuant to the provisions of Article 310, Temporary Use and Structures; or as an accessory use to a Mining Operation with a Special Use Permit issued pursuant to Article 338, Mining and Article 810, Special Use Permits.

~~Section 110.306.6040 Animals.~~ Animals kept for private, non-commercial use in new development are allowed as set forth in this section and pursuant to all provisions of Washoe County Code, Chapter 55; all Washoe County District Health regulations; and NRS 574. Animals kept for commercial or agricultural uses are regulated by the Use Classification System at Article 304. Animals kept for private, non-commercial use in development existing at the time of the effective date of this section, but not kept in compliance with this section, including all provisions of Washoe County Code, Chapter 55, all Washoe County District Health regulations, and NRS 574, shall be allowed as a nonconforming use subject to the provisions of Section 110.306.60 of this Article and the provisions of Article 904, Nonconformance.

- (a) Poultry and Rabbits. Poultry and rabbits may be raised for domestic, non-commercial use in the General Rural, all rural and the Low and Medium Density Suburban regulatory zones only. A minimum lot area of fourteen thousand five hundred (14,500) square feet shall be required for keeping poultry and rabbits in these regulatory zones.
- (b) Livestock. Livestock, including cows, pigs, sheep, goats, horses, and llamas as defined in Section 55.174 of the Washoe County Code, shall be permitted as an accessory use in the General Rural, all rural, and the Low and Medium Density Suburban regulatory zones only, subject to the following provisions:
  - (1) Such animals shall not be maintained on any parcel of less than one-half (1/2) acre;
  - (2) On any parcel of one-half (1/2) acre to less than one (1) acre in size, the number thereof shall not exceed two (2) such animals which are twelve (12) months or more of age.
  - (3) On any parcel of one (1) acre or more in size, there shall be no restriction on the number of such animals kept, provided such animals are kept in compliance with all applicable provisions of Washoe County Code, Washoe County District Health Regulations, and Nevada Revised Statutes.
- (c) Dogs and Cats. Dogs, cats, and other small household pets are permitted in all regulatory zones.
- (d) Birds. Birds kept as household pets are permitted in all regulatory zones.
- (e) Exotic Animals. Exotic animals, including, but not limited to any bear, canine, feline, hoofed animal, marsupials, primate, raptor, and reptile, shall be allowed only as set forth in Chapter 55 of the Washoe County Code.
- (f) Group-Sponsored Projects Allowed in Medium Density Suburban Regulatory Zone. In the Medium Density Suburban regulatory zone, poultry, rabbits, sheep, and goats may be raised as 4-H or other organized group-sponsored projects or similar activities for a limited time, not to exceed the duration of the project year, subject to the provisions of this subsection and all provisions of Washoe County Code,

Chapter 55, all Washoe County District Health regulations, NRS 574, and the following:

- (1) A minimum lot area of six thousand (6,000) square feet shall be required for the keeping of poultry or rabbits for this type of project.
- (2) A minimum lot area of fourteen thousand five hundred (14,500) square feet shall be required for the keeping of sheep or goats for this type of project. No more than two (2) such animals shall be kept on any lot between fourteen thousand five hundred (14,500) square feet and less than one (1) acre in size.

~~**Section 110.306.55 Utilities.** Utility facilities that are necessary to support principal uses and main structures are allowed in all zones as an accessory use, provided that those major utility facilities which serve more than the parcel or adjacent parcels which have flexibility in location are considered a principal use and are classified as Utility Services in Article 304.~~

**Section 110.306.6945 Nonconformance.** Any accessory use in full compliance with Washoe County Code prior to the adoption of this article, but not in full compliance with this article, shall be considered a non-conforming use subject to the provisions of Article 904. For the purpose of this article, the nonconformance status shall remain with the parcel (not the property owner), so long as the principal use does not change. When the nonconforming status is due to an accessory use related to keeping animals, the nonconforming status shall remain with the parcel, not the individual animals.

## Article 308

# HOME OCCUPATIONS

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### Sections:

110.308.00	Purpose
110.308.05	Applicability
110.308.10	Business License Required
110.308.15	Development Requirements
110.308.20	Nonconformance

**Section 110.308.00 Purpose.** The purpose of this article, Article 308, Home Occupations, is to provide for business uses in association with dwellings where such uses will clearly not alter the character or appearance of the residential environment.

**Section 110.308.05 Applicability.** Home occupations shall be allowed in any regulatory zone which allows dwellings, in accordance to the provisions of this article.

**Section 110.308.10 Business License Required.** A Washoe County Business License is required for home occupations as set forth in Chapter 25, Business Licenses and Regulations, of the Washoe County Code.

**Section 110.308.15 Development Requirements.** All home occupations shall comply with the provisions of this section.

- (a) **Appearance.** The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or signs, or by the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.
- (b) **Dwelling Unit.** The property proposed to support the home business shall contain a minimum of one (1) dwelling unit.
- (c) **Occupancy Group.** The home occupation shall not result in any change in the occupancy group of the structure as defined by the Uniform Building Code.
- (d) **Employees.** All employees shall be members of the resident family and shall reside on the premises.
- (e) **Sale of Merchandise.** There shall be no sale of merchandise which requires customers to go to the property.
- (f) **Traffic.** Pedestrian and vehicular traffic will be limited to that normally associated with residential districts.
- (g) **Commercial Vehicle.** The home occupation may involve the use of a commercial vehicle, not to exceed eight-thousand (8,000) pounds gross unladen weight or a single vehicle limousine service.

- (h) Size Limits. Up to twenty-five (25) percent of the living space or two hundred fifty (250) square feet, whichever is less, of the dwelling may be used for the home occupation and any related storage of materials and supplies. An administrative waiver in Accordance with Article 802, Administrative Waivers may be allowed for the purpose of increasing the size of the space used for the home occupation.
- (i) Storage. There shall be no outdoor storage of materials or equipment; no storage of toxic or hazardous materials, including ammunition and gunpowder; nor shall merchandise be visible from outside the dwelling.
- (j) Location. The home occupations shall be confined within the main building as a clearly secondary use of the dwelling. When conducted in an attached garage, the home occupation shall not permanently eliminate the use of the garage as a parking space for a car.
- (k) Use of Facilities and Utilities. The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.
- (l) Advertising. There shall be no public advertising which calls attention to the fact that the dwelling is being used for business purposes, except when required by Nevada Revised Statutes. Telephone listings, or any other advertising of the business, shall not include the dwelling address. The name, telephone, and purpose of the home occupations may be advertised on not more than one (1) vehicle which is operated by the resident or residents of the dwelling in conjunction with the business. The home address may appear on business cards, letterhead, and invoices when the home address is also the business address.
- (m) Electromagnetic Interference. Electrical or mechanical equipment which creates audible interference in radio receivers or visual or audible interference in television receivers or causes fluctuations in line voltage outside the dwelling unit is prohibited.
- (n) Fire Safety. Activities conducted and equipment or material used or stored shall not adversely change the fire safety of the premises.
- (o) Equipment. There shall be no use or storage of mechanical equipment not recognized as being a part of normal household or hobby use.

**Section 110.308.20 Nonconformance.** Any home occupation in full compliance and licensed by Washoe County prior to the adoption of this article, but not in full compliance with this article, shall be considered a non-conforming use subject to the provisions of Article 904.

# Article 310

## TEMPORARY USES AND STRUCTURES

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### Sections:

110.310.00	Purpose
110.310.05	Site Plan Required
110.310.10	Parking Requirements
110.310.15	Allowed Temporary Uses and Structures
110.310.20	Circuses, Carnivals, or Other Outdoor Events
110.310.25	Construction Yards
110.310.30	House Construction Factories
110.310.35	Mobile Homes, Travel Trailers, Commercial Coaches, and Recreational Vehicles
110.310.40	Uses in New Subdivisions

**Section 110.310.00 Purpose.** The purpose of this article, Article 310, Temporary Uses and Structures, is to establish allowed temporary uses and structures, and standards and conditions for regulating same.

**Section 110.310.05 Site Plan Required.** For any temporary use subject to the provisions of this Article, a site plan shall be prepared and presented to the satisfaction of the Director of Development Review. Such site plan shall indicate the location of any permanent uses and structures on the parcel, the temporary use and any temporary structures, all vehicular access points proposed for the temporary use, the location of all required parking, and the location of adequate restroom facilities for the temporary use.

**Section 110.310.10 Parking Requirements.** Additional parking to serve the temporary use shall be required pursuant to the provisions of Article 410, Parking and Loading. If any temporary use or structure replaces any parking required by the provisions of Article 410 for a permanent use or structure, additional parking to accommodate the replaced required parking shall be provided.

**Section 110.310.15 Allowed Temporary Uses and Structures.** Temporary uses and structures shall be subject to all the regulations as would be applied to a permanent principal or accessory use located in the same zone, except as otherwise provided by the regulations of this article. The following temporary uses and structures shall be allowed as specified by the provisions of this section and Chapter 25 of the Washoe County Code. The duration and frequency of temporary uses is established in this section and Chapter 25 of Washoe County Code. The Director of Development Review may impose additional restrictions on the frequency and duration of a temporary use.

- (a) **Animal Shows.** Exhibitions of domestic or large animals for a maximum of seven (7) days.
- (b) **Pumpkin Patches.** Retail sales of pumpkins during the month of October.
- (bc) **Christmas Tree Sales.** Retail sales of Christmas trees between Thanksgiving and December 26<sup>31</sup>.

- (ed) Circuses, Carnivals, and Other Outdoor Entertainment Events. Excluding activities and events occurring in a permanent entertainment facility, the temporary provision of games, eating and drinking facilities, live entertainment, animal exhibitions, or other similar activities in a tent or other temporary structure. Section 110.310.20 - Circuses, carnivals, or Other Outdoor Entertainment Events provides additional regulations.
- (de) Construction Yards. Temporary buildings, structures, and storage areas supporting residential development and major construction. Section 110.310.25 - Construction Yards provides additional regulations.
- (ef) House Construction Factories. Temporary building used for the construction of a multiple or single family dwelling, or the assembly of prefabricated single or multiple family dwelling components, or a combination of both. Section 110.310.230 - House Construction Factories provides additional regulations.
- (fg) Outdoor Markets. Retail sale or exchange of agricultural goods or new, hand-crafted, or secondhand merchandise in a flea-market, bazaar, or other outdoor market. In no case shall such activities exceed a total thirty-one (31) days in any one (1) calendar year.
- (gh) Indoor Markets. Retail sale or exchange of agricultural goods or new, hand-crafted, or secondhand merchandise in an flea-market, bazaar, or other indoor market.
- (hi) Street Fairs. Temporary provision of games, eating and drinking facilities, live entertainment, or similar activities not requiring use of roofed structures.
- (ij) Uses of Mobile Homes, Travel Trailers, Commercial Coaches, and Recreational Vehicles. Temporary use of mobile homes, travel trailers, commercial coaches, and recreational vehicles which support the construction of a permanent residence or permanent use. Section 110.310.235 - Mobile Homes, Travel Trailers, Commercial Coaches, and Recreational Vehicles provides additional regulations.
- (jk) Activities in Subdivisions. Temporary activities in new subdivisions and other residential developments which support the sale of dwellings and lots within the same subdivision or residential development. Section 110.310.340 provides additional regulations.
- (kl) Activities in Shopping Malls or Retail Uses. Temporary tents and other facilities inside shopping malls and retail uses, or an adjoining parking lot to one of these uses, for the retail sale of new merchandise, or entertainment or informational event. Temporary facilities and related activities of this kind held in an adjoining parking lot shall not exceed a total thirty one (31) days in any one (1) calendar year.
- (m) Contractors Yard. Temporary buildings, structures, storage areas, and processing facilities supporting federal, state or local agency public construction projects. Section 110.310.45 - Contractor Yards provides additional regulations.

**Section 110.310.20 Circuses, Carnivals, or Other Outdoor Entertainment Events.** A circus, carnival, or other outdoor entertainment event may be permitted in GC-General Commercial, TC-Tourist Commercial, PSP-Public/Semi-Public Facilities, PR-Parks and Recreation, and GR-General Rural Zones for a period not to exceed seventeen (710) days. Adequate parking and restroom facilities shall be provided for the expected attendance. An event that will have a combination of



between three hundred (300) and nine hundred ninety-nine (999) participants and spectators on any one day of the event shall obtain an administrative permit prior to the event. An event that will have a combination of more than one thousand (1,000) participants and spectators on any one day of the event shall obtain a special use permit issued by the Board of Adjustment prior to the event. An administrative permit or special use permit shall not be required for events held at or in facilities designed for such events. These facilities include auditoriums, convention facilities, stadiums and parks, but does not extend to ancillary support areas, such as parking lots, if the event is to be held on or in those ancillary support facilities.

**Section 110.310.25 Construction Yards.** A construction yard may be located in any regulatory zone allowing agricultural or residential uses, for the purpose of storing material and/or prefabricating components of a dwelling within or outside of a building. Construction yards shall be in accordance with the provisions of this section.

- (a) Fencing. A construction yard shall have perimeter fencing not to exceed ten (10) feet in height.
- (b) Property Conditions. A construction yard shall only be permitted where the following conditions are true:
  - (1) On property that has an approved tentative subdivision map and in which five (5) or more building permits are active for single-family lots; or
  - (2) On property in which a building permit has been issued to construct five (5) or more multiple family dwellings.
- (c) Single Family Dwellings. A building placed in a construction yard for the purposes of prefabricating components of single family dwellings shall be located a minimum of one hundred (100) feet from the lot line of an established use not part of the subdivision in which the construction yard has been established.
- (d) Multiple Family Dwellings. A building placed in a construction yard for the purposes of prefabricating components of multiple family dwellings shall be located a minimum of one hundred (100) feet from the lot line of an established use.
- (e) Outside Activities. Prefabrication of components of dwellings done outside of a building shall be located a minimum two hundred (200) feet from the lot line of an established use not part of the subdivision or structure housing multiple family dwellings. Prefabrication of components of dwellings done outside of a building shall not commence any earlier than 7:00 a.m. and shall cease no later than 7:00 p.m.
- (f) Containment of Activities. No prefabrication of components of a single family or multiple family dwelling shall occur outside of a construction yard in any agricultural or residential district.
- (g) Relationship to Fences. Storage of material shall be a minimum of ten (10) feet from the fence surrounding the construction yard and no higher than two (2) feet above the fence.
- (h) Location. Storage of material and prefabrication of components for single family dwellings in a construction yard shall only be permitted for the subdivision that the

construction yard is located within or for the multiple dwellings for which the construction yard was established.

- (i) Vacation/Abandonment of Construction Yards. A construction yard shall be ~~vacated/abandoned~~, the fence and any building removed and the site revegetated within three (3) months from the date that four (4) or fewer building permits are active for the subdivision in which the construction yard is located, or within two (2) months after a Certificate of Occupancy has been issued for the structure housing multiple family dwellings for which construction yard was established. The County Engineer shall be provided financial assurances that these provisions will be met prior to establishment of the construction yard.

**Section 110.310.30 House Construction Factories.** House construction factories may be located in any regulatory zone allowing agricultural or residential uses, subject to the issuance of a Special Use Permit. House construction factories shall comply with the provisions of this section.

- (a) Area. A house construction factory shall be located on a minimum two (2) acre parcel of land, located in an area that has an approved tentative subdivision map for which the house construction factory is intended to provide dwellings, and located a minimum of one thousand (1,000) feet from the lot line of an established use not part of the subdivision in which the house construction factory is located.
- (b) Commencement. A house construction factory shall commence operation within one (1) year from the date that the Special Use Permit is issued.
- (c) Location of Houses. Dwellings constructed or assembled in a house construction factory shall only be for the subdivision within which the house construction factory is located. For purposes of this section, a subdivision is defined as a tentative subdivision map that has been approved by the Board of County Commissioners and has all or portions of the map properly recorded.
- (d) Confinement of Activities. All construction and assembly activity shall take place within the confines of a fenced factory site. Interior finishing is the only activity that may be performed outside the house construction factory.
- (e) Storage. Outside storage of material shall be located adjacent to the house construction factory and a minimum of one thousand (1,000) feet from the lot line of an established use not part of the subdivision in which the house construction factory is located and shall be fenced with a view screening fence or berm no higher than ten (10) feet in height. Material stored outside of the building shall not extend more than two (2) feet above the fence.
- (f) Transport. The transport of dwellings from the factory to an improved site shall only occur between the hours of 7:00 a.m. and 6:00 p.m.
- (g) Safety. The house construction factory shall have adequate fire fighting and warning devices installed prior to the issuance of a Certificate of Occupancy. The devices shall be reviewed and approved by the appropriate fire protection jurisdiction.
- (h) Security. The house construction factory shall have security provisions reviewed by the appropriate public law enforcement agency prior to the issuance of a Certificate of Occupancy.

- (i) Restoration. Financial assurance shall be provided to the County in an amount satisfaction to the County to insure that the house construction factory is removed, fencing is removed and the site revegetated with six (6) months from the date that four (4) or fewer building permits are active for the subdivision for which the house construction factory was established.

**Section 110.310.35 Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches, and Recreational Vehicles.**

- (a) Temporary Occupancy. A mobile home, manufactured home, recreational vehicle, commercial coach, or travel trailer may be occupied as a legal use pending construction of a permanent single-family dwelling in any regulatory zone allowing agricultural or residential uses, provided that a building permit is issued at the same time for the permanent residence. The permanent residence shall be completed and the mobile home, manufactured home, travel trailer, commercial coach, or recreational vehicle removed within eighteen (18) months from the original date of issuance of the building permit, or within thirty (30) days of Certificate of Occupancy, whichever is sooner. A mobile home, manufactured home, travel trailer, commercial coach, or recreational vehicle located within a flood hazard area or limited flooding area may be subject to the requirements of Article 416, Flood Hazards.
- (b) Temporary Contractors Offices. A mobile home, manufactured home, recreational vehicle, commercial coach, or travel trailer may be used as a contractor's office pending construction of a permanent use, provided that a building permit is issued at the same time for the permanent use. Parking shall be provided as required by the permanent use.
- (c) Temporary Real Estate Offices. Temporary real estate offices are limited to commercial coaches, provided that a building permit is issued at the same time for the permanent use. Parking shall be provided as required by the permanent use. These offices also shall comply with the provisions of Section 110.310.40, Uses in New Subdivisions.
- (d) Temporary Bank Facilities. Temporary bank facilities are limited to commercial coaches for a period of eighteen (18) months, provided that a building permit is issued at the same time for the permanent use. Parking shall be provided as required by the permanent use. No time extensions will be granted
- (e) Restrictions On Use. No permit shall be issued for the temporary use of a mobile home, recreational vehicle, commercial coach, or travel trailer pending construction of a permanent residence or permanent use if such temporary use of a mobile home, recreation vehicle, commercial coach, or travel trailer is prohibited by any Washoe County ordinance or state statute.
- (f) Temporary Watchmen's Quarters. A mobile home, manufactured home, recreational vehicle, or travel trailer may be used for security purposes, including watchman's quarters, for a permitted mining operation or permitted earth products excavations/processing activity, public park, recreational area, or other commercial or industrial use which by its nature is temporary or is located in a remote area where security is necessary outside of normal business hours. Prior to the establishment of this use, the requirements of Article 808, Administrative Permits, must be satisfied.

- (g) Temporary Mining Office. A mobile home, manufactured home, recreational vehicle, commercial coach or travel trailer may be used for an office or scale house for a permitted mining operation or a permitted earth products excavation/processing activity. Parking shall be required as provided by the permit authorizing the mining operation or earth products excavation/processing activity. Prior to the establishment of this use, the requirements of Article 808, Administrative Permits, must be satisfied.

#### **Section 110.310.40 Uses In New Subdivisions.**

- (a) On-site Sales Offices. In any regulatory zone permitting agricultural or residential uses, a temporary real estate office may be permitted within a subdivision, provided that general real estate business shall not be conducted at such office, and provided that the operators of the real estate office shall submit and have approved an agreement that the office shall be removed as provided in Subsection (c) of this section.
- (b) Off-site Offices. Temporary off-site real estate offices for subdivisions sales may be permitted, subject to the issuance of a Special Use Permit. General real estate business shall not be conducted at such offices.
- (c) Removal. All temporary offices and signs shall be removed within thirty days of the following:
- (1) When the original sales program has resulted in the first time sale of one hundred (100) percent of the lots of the subdivision.
  - (2) Prior to the one hundred (100) percent sale, when the sales program has been moved to a location outside the subdivision.
  - (3) Prior to the one hundred (100) percent sale, when the temporary office has not been used for ninety (90) days.
  - (4) When a final subdivision map has not been recorded within the required time.

Section 110.310.45 Contractors Yards. A contractors yard may be located in any regulatory zone for the purposes of storing equipment and material, and processing material for a federal, state or local agency public construction project. Contractors yards shall be in accordance with the provisions of this section.

- (a) Fencing. A contractors yard shall have fencing along the boundaries of the contractors yard not to exceed (10) feet in height.
- (b) Property Conditions. A contractors yard shall only be permitted where the following conditions are true:
- (1) On property that is within one thousand (1,000) feet of property on which a federal, state or local agency public construction project is being constructed; and
  - (2) On property that is no closer than two thousand (2,000) feet to property with an established residential, civic or commercial use; and

- (c) Relationship to Fences. Storage of material shall be a minimum of ten (10) feet from the fence required under (a) of this section and no higher than two (2) feet above the fence.
- (d) Material Storage. Any material that is subject to being transported by winds shall be tarped, tied down, or treated to prevent it from being transported by wind.
- (e) Processing of Material. Any processing of material for the construction of the federal, state or local agency public construction project shall require an administrative permit prior to establishment of the processing operation.
- (f) Period of Time for Use of Contractors Yard. The contractors yard may only be established for a period of time commencing fifteen (15) days prior to the commencement of construction of the federal, state or local agency public construction project and ending fifteen (15) days after the completion of the public construction project.
- (g) Abandonment of Contractors Yard. A contractors yard shall be abandoned, the fence and any buildings and/or preprocessing facilities shall be removed within the period stipulated in (f) of this section. The site shall be revegetated within three (3) months of the vacation of the contractors yard, or if weather conditions do not permit revegetation, as soon as weather conditions do permit revegetation of the site. The County Engineer shall be provided financial assurances that these provisions will be met prior to establishment of the contractors yard.



## Article 312

**FACTORY-BUILT FABRICATED HOUSING**

## Sections:

110.312.00	Purpose
110.312.05	Requirements Placement Standards
110.312.10	Development Standards
110.312.15	Design Standards
110.312.4520	Submittal Requirements
110.315.2025	Findings

**Section 110.312.00 Purpose.** The purpose of this article, Article 312, Factory-Built Fabricated Housing, is to establish general requirements for factory-built fabricated housing to include modular homes, manufactured homes, and mobile homes.

**Section 110.312.05 Requirements Placement Standards.** Factory-Built Fabricated housing that is not located within a manufactured home park shall comply with the provisions of this section.

- (a) Modular Homes Housing. Modular home placements shall be subject to the same regulations and standards as site-built homes, and comply with the provisions of Washoe County Code Chapter 100.
- (b) Manufactured Homes. Manufactured homes placements are allowed as follows:
- (1) Manufactured homes on individual lots are allowed in areas designated as (TR) Trailer Residential District prior to the effective date of this Development Code, with the exception that they are not allowed in such (TR) Trailer Residential Districts that occur in areas designated a Nonresidential District prior to the effective date of this Development Code; Manufactured homes on individual lots are allowed in areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993, with the exception that new placements of manufactured homes are no longer allowed on parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility;
  - (2) Manufactured homes in a manufactured home park are allowed as set forth in Section 110.312.05(b)(1), provided they are in compliance with Article 314, Manufactured Home Parks; and,
  - (3) Manufactured homes in a manufactured home subdivision are allowed wherever manufactured homes are allowed as set forth in Section 110.312.05(b)(1), provided they are in compliance with the Subdivision Regulations commencing with Article 600. The County may impose special regulations for buffering and landscaping along the perimeter of a manufactured home subdivision. Manufactured homes in a subdivision of five (5) or more parcels, designated in the subdivision application for manufactured homes, are allowed provided they are in compliance with

Article 608, Tentative Subdivision Maps. Manufactured home subdivisions shall comply with the provisions set forth in Article 412, Landscaping. All homes within a manufactured home subdivision must be converted to real property.

- (c) Mobile Homes. Mobile home placements are allowed as follows:

ALTERNATE LANGUAGE 1

~~(1) Mobile homes are not allowed as a new use. An existing mobile home shall not be moved to a lot where no mobile home now exists. Any mobile home in full compliance with Washoe County regulations in effect prior to the adoption of this article but which is not in full compliance with this article shall be considered a nonconforming use subject to the provisions of Article 904. Mobile homes are allowed in areas which were designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993, with the exception that new placements of mobile homes are restricted to individual lots that had a previous mobile home assessed valuation within 12 months of the new set-up permit application date. New mobile home placements are no longer allowed on parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.~~

ALTERNATE LANGUAGE 2

(1) Mobile homes are allowed in areas which were designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993, with the exception that new placements of mobile homes are restricted to individual lots that had a previous mobile home or manufactured home assessed valuation within 12 months of the new set-up permit application date. New mobile home placements are no longer allowed on parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

ALTERNATE LANGUAGE 3

~~(1) Mobile homes are allowed in areas which were designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993. New mobile home placements are no longer allowed on parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.~~

- (2) Mobile homes in a manufactured home park are allowed, provided they are in compliance with Article 314, Manufactured Home Parks.

Section 110.312.10 Development Standards. Manufactured homes located on individual lots shall be subject to the following development standards. All new set-up and installations of mobile homes and manufactured homes shall comply with the following development standards:



- (a) Density and Intensity Standards. Manufactured homes and mobile homes shall be subject to the maximum number of units allowed per acre, ~~floor-area-ratio, site coverage,~~ and height of structures as set forth in Article 402 for the regulatory zone in which they are located.
- (b) Lot Standards. Manufactured homes and mobile homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404 for the regulatory zone in which they are located.
- (c) Building Placement Standards. Manufactured homes and mobile homes shall be subject to the building setbacks and yard requirements as set forth in Article 406 for the regulatory zone in which they are located.
- (d) Parking. Manufactured homes and mobile homes shall be subject to the parking standards as set forth in Article 410. At a minimum, one (1) of the required parking spaces shall be contained within a garage or carport. This requirement may be waived through an application for a Variance in accordance with Article 804 in cases where the deletion would be consistent with the surrounding neighborhood. Where required, the external material and roofing of the garage or carport shall be the same as that of the dwelling unit.
- ~~(e) Exterior Materials. The exterior of the manufactured home shall be covered with an exterior material customarily used on conventional site-built dwellings, as approved by the Zoning Administrator. The color and texture of the exterior material shall be compatible with the adjacent residential structures, as approved by the Design Review Committee. The exterior covering shall extend to the ground except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.~~
- (e) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the manufactured home or mobile home, shall be provided from the bottom of the fabricated home to the ground surface within sixty (60) days of the set-up and inspection date. The exterior covering of the fabricated home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
- ~~(f) Foundation. The manufactured home shall be placed on a properly engineered permanent foundation that complies with the County's building code for residential structures. The hitch, axles, and wheels must be removed.~~

ALTERNATE LANGUAGE 1

~~(f) Foundation. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a Federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation must be set so that the top of the frame shall be no higher than sixteen (16) inches above the surrounding ground level. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.~~

ALTERNATE LANGUAGE 2

~~(f) Foundation. The fabricated home must be placed on a foundation system for conversion to real property. The permanent foundation must be safe and secure and <sup>may</sup> comply with the manufacturer's set-up instructions or a Federal agency's (HUD/FHA, VA, FNMA or FmHA) approved ~~permanent~~ <sup>mobile home and manufactured home</sup> foundation system. The foundation must be set so that the top of the frame shall be no higher than sixteen (16) inches above the surrounding ground level. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.~~

ALTERNATE LANGUAGE 3

~~(f) Foundation. The fabricated home must be placed on a foundation system, with a perimeter stemwall, for conversion to real property. The permanent foundation must be safe and secure and comply with the manufacturer's set-up instructions or a Federal agency's (HUD/FHA, VA, FNMA or FmHA) approved permanent foundation system. The foundation must be set so that the top of the frame shall be no higher than sixteen (16) inches above the surrounding ground level. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.~~

- (g) ~~Roof. The manufactured home roof shall be constructed of shingles or other material customarily used for conventional dwellings, as approved by the Zoning Administrator. The roof overhang shall not be less than one (1) foot measured from the vertical side of the manufactured home. When carports, garages, porches, or similar structures are attached as an integral part of the manufactured home, the Zoning Administrator may waive this requirement.~~

- (h) ~~Landscaping. The lot shall be landscaped in accordance with the provisions set forth in Article 412.~~
- (ig) Flood Areas. Manufactured homes and mobile homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.

**Section 110.312.15 Design Standards.** Fabricated homes with an original sales transaction invoice date on or after January 1, 1994 shall comply with the following appearance standards to ensure aesthetic compatibility with conventional site-built construction:

- (a) Exterior Siding. Exterior siding shall be made of non-reflective and non-metallic materials. Acceptable siding materials include wood, stucco, tile, brick, stone or other masonry materials, or any combination thereof.
- (b) Roof Structure. All roof structures shall be sloped and provide an eave projection of no less than six (6) inches measured from the vertical side of the manufactured home. The eave projection is required on all four sides. The roof on the residential structure or on any garage or carport shall be made of non-reflective materials.
- (c) Roofing Material. All roofing materials shall comply with the provisions of the local uniform building code except that metal roofing must be non-reflective. Reflective metallic roofing surfaces shall not be permitted on the residential structure or on any garage or carport.

**Section 110.312.1520 Submittal Requirements.** The permit application for ~~manufactured~~fabricated homes on individual lots shall include the elements listed in this section.

- (a) Site Plan. A scaled site plan shall be submitted which depicts the location of the proposed ~~manufactured~~fabricated home and other existing and proposed improvements on the site. The site plan shall clearly identify any structural additions to be added to the manufactured home (i.e. garage, carport, porch).
- (b) Foundation Plan. A foundation plan shall be submitted which illustrates the type of foundation system to be utilized for the fabricated home.
- (b) ~~Off site Views.~~ A rendering of the manufactured home shall be submitted which depicts the appearance of the manufactured home. The rendering shall clearly identify the proposed exterior and roofing materials. The Director of Development Review may approve an alternative media for depicting the appearance of the proposed manufactured home (i.e. manufacturer's photographs).
- (c) Materials. Samples of the roofing and exterior materials shall be submitted in a size to adequately depict texture and color. The Director of Development Review may approve an alternative media for depicting the texture and color of roofing and exterior materials of the proposed ~~manufactured~~fabricated home (i.e. manufacturer's photographs and literature).

**Section 110.312.2025 Findings.** In addition to those findings required for the applicable permit for ~~manufactured homes on manufactured homes~~fabricated homes on individual lots, the approval authority shall also find that the appearance of the proposed ~~manufactured home or homes~~fabricated home will be compatible with the neighborhood site-built homes.



# Article 314

## MANUFACTURED HOME PARKS

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### Sections:

110.314.00	Purpose
110.314.05	Requirements
110.314.10	Nonconformance
110.314.15	Minimum Size of Site
110.314.20	Manufactured home spaces
110.314.25	Setbacks
110.314.30	Parking Standards
110.314.35	Circulation
110.314.40	Landscaping
110.314.45	Exterior Boundary
110.314.50	Recreational Areas
110.314.55	Common Storage Areas
110.314.60	Lighting
110.314.65	Signs
110.314.70	Flood Hazards
110.314.75	Provision of Services
110.314.80	Prohibitions
110.314.85	Management

**Section 110.314.00 Purpose.** The purpose of this article, Article 314, Manufactured Home Parks, is to set forth the regulations for the development of manufactured home parks.

**Section 110.314.05 Requirements.** ~~Manufactured home parks are allowed in areas designated as Trailer (TR) Overlay zone Trailer Residential District prior to the effective date of this Development Code, with the exception that they are not allowed in such (TR) Trailer Residential Districts that occur in areas designated a Nonresidential District prior to the effective date of this Development Code. in effect prior to May 26, 1993, with the exception that new manufactured home parks are no longer allowed on parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility. New manufactured home parks may be permitted in the High Density Suburban regulatory zone and the Low Density Urban regulatory zone subject to a Planning Commission approved special use permit as set forth in Article 810, Special Use Permits.~~

**Section 110.314.10 Nonconformance.** Any manufactured home park in full compliance with Washoe County regulations in affect prior to the adoption of this article but which is not in full compliance with this article shall be considered a nonconforming use subject to the provisions of Article 904. Nonconformance.

**Section 110.314.15 Minimum Size of Site.** The minimum size of a manufactured home park site is three (3) acres.

**Section 110.314.20 Manufactured Home Spaces.** Manufactured home spaces within a manufactured home park shall comply with the provisions of this section.

- (a) Area. The minimum manufactured home park space area is four thousand (4,000) square feet.
- (b) Width. The minimum manufactured home park space width is fifty-five (55) feet.

**Section 110.314.25 Setbacks.** Manufactured homes within a manufactured home park shall comply with the setback provisions of this section. Setbacks are measured from the manufactured home space boundary line.

- (a) Front Setback. A minimum front setback of ten (10) feet is required on interior streets.
- (b) Side Setback. A minimum side setback of five (5) feet is required, provided that zero (0) lot line developments shall be allowed as long as there is a minimum of ten (10) feet between manufactured home units.
- (c) Rear Setback. A minimum rear setback of ten (10) feet is required.

**Section 110.314.30 Parking Standards.** Manufactured home parks shall be subject to the parking standards as set forth in Article 410.

**Section 110.314.35 Circulation.** The automobile and pedestrian circulation system within the manufactured home park shall be comply with the provisions of this section.

- (a) Minimum Road Widths. Minimum road widths shall be as follows:
  - (1) Twenty-four (24) feet for roads on which parking is prohibited;
  - (2) Twenty-eight (28) feet for roads on which parking is allowed on one side only; and
  - (3) Thirty-six (36) feet for roads on which parking is permitted on both sides.
- (b) Walkways and Bikeways. All manufactured home parks shall provide internal walkways, separate from interior roadways, which connect each manufactured home site and provide access to all common areas and public streets. All pedestrian walkways shall be a minimum of three (3) feet and shall be appropriately surfaced.
- (c) Snow Removal. All manufactured home parks proposed above the 5,000 foot elevation shall provide for snow removal and snow storage areas.
- (d) Paving. All vehicle parking spaces and driveways shall be paved. All streets shall be paved with a minimum of two (2) inches of asphalt and a four (4) inch base.
- (e) Lighting. All streets shall be lighted at night with at least the equivalent of one (1) 150-watt lamp for each one hundred (100) lineal feet of street, or a guard light each three hundred (300) feet. All lighting shall be directed away from neighboring and adjacent properties.
- (f) Maximum Speed Limit. All streets shall have a maximum posted speed limit of ten (10) miles per hour.

**Section 110.314.40 Landscaping.** In addition to the requirements of Article 412, Landscaping, exposed ground surfaces in all parts of the manufactured home park, other than parking spaces and driveways, shall be covered with vegetation, decorative rock, or other similar material in order to prevent soil erosion and eliminate objectionable dust.

**Section 110.314.45 Screening.** All manufactured home parks shall provide screening along their exterior boundaries. Such screening shall comply with this section.

- (a) **Adjoining Lots.** All manufactured home parks shall be enclosed on all sides, except the portion of the site that borders a public right-of-way for a street or highway, by a solid decorative wall or fence that is at least six (6) feet but not more than seven (7) feet in height.
- (b) **Public Rights-of-Way.** The portion of all manufactured home parks that borders a public right-of-way or a street or highway shall be screened by a hedge or a decorative wall or fence. The screening shall be at least three (3) feet but no more than four (4) feet in height.
- (c) **Variances.** The applicant may apply for a Variance in accordance with Article 804 for waiver of all or part of the perimeter landscaping requirements if, due to the nature of the existing topography or other existing conditions, it is unreasonable to require a wall, fence, or screen.

**Section 110.314.50 Recreational Areas.** All manufactured home parks with more than ten (10) manufactured home sites shall provide recreational areas which comply with this section.

- (a) **General.** All manufactured home parks with more than ten (10) manufactured home sites shall provide at least one (1) substantial area of group usable open space that is accessible from all areas of the park. The recreational area shall include outdoor recreational facilities for both active and passive recreation, including playground facilities.
- (b) **Size.** The cumulative size of the recreational areas shall be not less than ten (10) percent of the gross manufactured home park. Required setbacks, greenbelts, and walkways shall not be counted towards the required area.
- (c) **Landscaping.** Recreational areas shall be landscaped in accordance with plans approved as part of the special use permit.
- (d) **Parking.** Parking shall be provided for the recreational space as required by Article 410.

**Section 110.314.55 Common Storage Areas.** Common storage areas shall be provided for the residents of the manufactured home park for the storage of recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles. This area shall total not less than fifty (50) square feet for each manufactured home site. All common storage areas shall be screened from manufactured home park residents by a screen not less than seven (7) feet in height.

**Section 110.314.60 Lighting.** Adequate lighting shall be provided along walks and interior roads, and for parking areas and other facilities.

**Section 110.314.65 Signs.** All signs in manufactured home parks shall comply with the provisions of Division Five.

**Section 110.314.70 Flood Hazards.** A manufactured home park located in a flood hazard area or in a limited flooding area shall comply with the requirements of Article 416, Flood Hazards.

**Section 110.314.75 Provision of Services.** All manufactured home parks shall provide services that comply with the provisions of this section.

- (a) **Electricity and Gas.** A manufactured home park shall provide direct electrical and gas service to each manufactured home space from a public or governmental entity that provides such services, if those services are available.
- (b) **Water.** A manufactured home park shall provide direct water service to each manufactured home space from a public utility or governmental entity that provides such services, if those services are available. The water service shall be connected to a master meter and not to individual meters for each space.

**Section 110.314.80 Prohibitions.** All manufactured home parks are subject to the prohibitions in this section.

- (a) **Accessory Structures.** Accessory structures shall not be permitted within a manufactured home park, except for the following:
  - (1) One carport or garage; one cabana, ramada, patio, deck, or similar structure, whether covered or not; and one storage building not to exceed one hundred forty-four (144) square feet in gross floor area per manufactured home space; and
  - (2) Accessory structures, such as laundry rooms, recreation rooms, and check-in offices, which are required for the well-being of park residents or for the management of the park, as determined by the Director of Development Review.
- (b) **Commercial Uses.** No commercial uses shall be permitted, except those that directly serve only the tenants of the park.
- (c) **Site-built Buildings.** A manufactured home park shall have no site-built buildings, except for the following:
  - (1) Recreational buildings;
  - (2) Accessory structures, as specified in Subsection (a) of this section; and
  - (3) One (1) dwelling unit for the caretaker or manager.

**Section 110.314.85 Management.** The management of all manufactured home parks shall comply with the provisions of this section.

- (a) **General Responsibilities.** The holder of a valid Washoe County business license for the operation of a manufactured home park shall be responsible for the compliance with this article, and any other applicable ordinances or statutes. He or she shall maintain the manufactured home park in a neat, orderly, and sanitary condition at all times.



- (b) Register. The holder of the license shall be responsible for maintaining a register of the occupants of the park, and shall provide the register upon demand by a duly appointed representative of Washoe County. Such register shall indicate the following:
- (1) The name of each occupant;
  - (2) The make, model, and year of all manufactured homes;
  - (3) The license number and year of license and owner of each manufactured home; and
  - (4) The state issuing such license.
- (c) Plan. A permanent copy of the final approved plan for the manufactured home park shall be conspicuously posted and maintained at every entrance to the site and the holder of the license shall be responsible for maintenance of the park in accordance with the final approved plan. The holder of the license shall stake or otherwise permanently designate all manufactured home spaces in accordance with the final approved plan for the manufactured home park. These designations shall be maintained so as to be readily ascertainable at all times.



# Article 316

## RECREATIONAL VEHICLE PARKS

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### Sections:

110.316.00	Purpose
110.316.05	Requirements
110.316.10	Nonconformance
110.316.15	Minimum Size of Site
110.316.20	Development Standards
110.316.25	Required Facilities
110.316.30	Recreational Vehicle Spaces
110.316.35	Circulation
110.316.40	Exterior Boundary
110.316.45	Accessory Commercial Services
110.316.50	Prohibitions
110.316.55	Management

**Section 110.316.00 Purpose.** The purpose of this article, Article 316, Recreational Vehicle Parks, is to set forth the regulations for the development of recreational vehicle parks.

**Section 110.316.05 Requirements.** Recreational vehicle parks are allowed in those zones as set forth in Article 302.

**Section 110.316.10 Nonconformance.** Any recreational vehicle park not in compliance with the provisions of this article shall be deemed non-conforming.

**Section 110.316.15 Minimum Size of Site.** The minimum size of a site is two (2) acres.

**Section 110.316.20 Development Standards.** Recreational vehicle parks shall comply with the provisions of this section.

- (a) **Setbacks.** Recreational vehicle sites and off-street parking spaces shall comply with the principal building setbacks and yard requirements as set forth in Article 406 for the regulatory zone in which the recreational vehicle park is located.
- (b) **Parking Standards.** Recreational vehicle parks shall be subject to the parking standards as set forth in Article 410.
- (c) **Lighting.** All streets shall be lighted at night with at least the equivalent of one (1) 150-watt lamp for each one hundred (100) lineal feet of street, or a guard light each three hundred (300) feet. All lighting shall be directed away from neighboring and adjacent properties.
- (d) **Covering of Exposed Ground Surfaces.** Exposed ground surfaces in all parts of the recreation vehicle park, other than parking and streets, shall be paved or covered with stone screening or other materials, or protected with a vegetative growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.

- (e) Paving. All recreational vehicle spaces, parking spaces, and roads shall be paved.
- (f) Landscaping. All recreational vehicle parks shall be landscaped in accordance to the provisions of Article 412.

**Section 110.316.25 Required Facilities.** All recreational vehicle parks shall provide the following facilities in compliance with this section:

- (a) Hookup Facilities. All recreational vehicle sites shall be provided with full power and sewage hookup facilities.
- (b) Sewage Facilities. All recreational vehicle parks shall be serviced by a sewage disposal system that includes a sewage disposal plant. The use of septic tanks shall not be permitted.
- (c) Recreational Space. All recreational vehicle parks with more than ten (10) recreational vehicle sites shall provide recreational areas which comply with this subsection.
  - (1) All recreation vehicle parks with more than ten (10) sites shall provide at least one (1) substantial area of group usable open space that is accessible from all areas of the park. The recreational area shall include outdoor recreational facilities for both passive and active recreation.
  - (2) The cumulative size of the recreational areas shall not be less than two-and-one-half (2-1/2) percent of the gross recreational vehicle site. Required setbacks, greenbelts, and walkways shall not be counted towards the required area.
  - (3) Recreational areas shall be landscaped in accordance with plans approved as part of the special use permit.
- (d) Sanitary Station. All recreational vehicle parks shall provide at least one (1) sanitary station for the discharge of vehicle retention tanks. All sanitary stations shall comply with any applicable statutes and ordinances and any rules and regulations of the Washoe County District Health Department.
- (e) Restroom and Bath Facilities. All recreational vehicle parks shall provide restroom and bath facilities which conform to regulations of the Washoe County District Health Department.
- (f) Water Supply. All recreational vehicle parks shall provide an accessible, adequate, safe and potable water supply for domestic purposes within one hundred (100) feet from each recreational vehicle space. The water supply shall conform to any applicable statutes and ordinances, rules and regulations of the Washoe County District Health Department.

**Section 110.316.30 Recreational Vehicle Spaces.** All recreational vehicle parks shall provide vehicle spaces that comply with the provisions of this section.

- (a) Pull-Through Spaces. Pull-through spaces shall be provided to the greatest practical extent possible, but in no case less than twenty (20) percent of all spaces

provided for recreational vehicles. Pull-through spaces allow forward entry into and out of the space.

- (b) Automobile Accommodation and Storage. All recreational vehicle sites shall be designed to include a multi-purpose storage space to accommodate at least one (1) automobile in addition to the recreational vehicle.
- (c) Minimum Net Area. The minimum net area per recreational vehicle space is six hundred ninety (690) square feet.
- (d) Minimum Width. The minimum net recreational vehicle space width is twenty-three (23) feet.

**Section 110.316.35 Circulation.** Roads servicing recreational vehicle parks shall comply with the provisions of this section.

- (a) Entrance Roads. Roads which service entrances to recreational vehicle parks shall provide two-way access.
- (b) Internal Roads. Internal roads within a recreational vehicle park shall comply with the provisions in this subsection.
  - (1) All recreational vehicle parks shall be serviced by at least one (1) interior road of continuous two-way circulation.
  - (2) The use of non-through interior roads shall be minimized. Such roads shall not exceed six hundred (600) feet in length and shall end in cul-de-sacs providing adequate radius for the turnaround of recreational vehicles.
  - (3) Each recreational vehicle site shall have frontage on the interior road servicing it.
- (c) Road Widths. Road widths for interior roads shall be as follows:
  - (1) Twenty-four (24) feet in clear width where two-way traffic is required for ingress and egress; and
  - (2) Twelve (12) feet in clear width for one-way traffic provided the one-way road originates from and terminates in a two-way road.
- (d) Road Materials. All roads shall be paved with a minimum of two-and-one-half (2-1/2) inches of asphalt and six (6) inch base.

**Section 110.316.40 Exterior Boundary.** A six (6) foot solid wall or fence shall be provided at each interior site boundary line and setback a distance of not less than ten (10) feet from any boundary line adjoining the public street. The area between the wall or fence shall be landscaped and permanently maintained.

**Section 110.316.45 Accessory Commercial Services.** Limited commercial services catering exclusively to park users may be permitted, provided such services are necessary for the benefit of park users and will not duplicate services available in adjoining areas. Typical services may include snack shops, laundries, and mini-markets. All such accessory commercial services shall be approved by the Planning Commission in conjunction with Special Use Permit review.

**Section 110.316.50 Prohibitions.** All recreational vehicle parks are subject to the prohibitions in this section.

- (a) Residency Limit. Rental and occupancy of space Residency shall be limited to sixty (60) consecutive days except for a caretaker or manager.
- (b) Site-built Buildings. A recreational vehicle park shall have no site-built buildings, other than the following:
  - (1) Recreational buildings;
  - (2) Accessory commercial buildings, as specified in Section 110.316.40; and
  - (3) One (1) dwelling unit for the use of a caretaker or manager.
- (c) Mobile Homes. A recreational vehicle park shall have no mobile homes other than one (1) for the use of a caretaker or manager.
  - (1) The site for the mobile home shall comply with the provisions of Article 314.
  - (2) If a mobile home is used to provide housing for a caretaker or manager, a conventional single family dwelling for the use of a caretaker or manager shall not be permitted.
- (d) Use of Facilities. Facilities within the park shall be used only by the occupants of the park and their guests.
- (e) Commercial Uses. There shall be no commercial uses or activities within a park except for those authorized by Section 110.316.40.
- (f) Accessory Structures. Accessory structures shall not be permitted within a recreational vehicle park, except for the following:
  - (1) One cabana, ramada, patio, or similar structure, and one detached storage building per recreational vehicle space; and
  - (2) Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill up, boat or storage facilities serving the recreational vehicle park only.

**Section 110.316.55 Management.** The management of all recreational vehicle parks shall comply with the provisions of this section.

- (a) General Responsibilities. The holder of a valid Washoe County business license for the operation of the recreational vehicle park shall be responsible for the compliance with this article, and any other applicable ordinances or statutes. He or she shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.
- (b) Tax. The holder of the license shall be responsible for the collection and payment of the Washoe County room tax.

Article 320  
**BED AND BREAKFAST  
 ESTABLISHMENTS**

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**Sections:**

110.320.00	<b>Purpose</b>
110.320.05	<b>Applicability</b>
110.320.10	<b>Requirements for Application</b>
110.320.15	<b>Development Requirements</b>
110.320.20	<b>Findings</b>

**Section 110.320.00 Purpose.** The purpose of this article, Article 320, Bed and Breakfast Establishments, is to allow for the inclusion of bed and breakfast establishments in unincorporated areas of Washoe County.

**Section 110.320.05 Applicability.** Applications for Bed and Breakfast Establishments may be accepted as set forth in Article 302.

**Section 110.320.10 Requirements for Application.** Applications shall include a site plan, drawn to scale, which includes, at a minimum, the elements listed in this section.

- (a) Lot Specifications. The configuration and boundary dimensions of the lot on which the bed and breakfast establishment is proposed to be located.
- (b) Building Specifications. The location and dimensions of all existing or proposed structures.
- (c) Parking Specifications. The location and dimensions of all on-site parking spaces, which shall conform to Article 410.
- (d) Adjacent Land Uses. The uses on all lots surrounding the proposed bed and breakfast establishment.

**Section 110.320.15 Development Requirements.** All ~~Special~~ discretionary Use ~~Permits~~ for a bed and breakfast establishment shall, at a minimum, include the requirements of this section.

- (a) Conformity with Plans. The establishment shall conform to all approved plans.
- (b) On-site Operator. The operator of the establishment shall reside on site.
- (c) Length of Stay. Length of stay for guests shall be limited to a maximum of seven (7) contiguous nights.
- (d) Parking Spaces. The location of required parking space shall not create any more adverse visual impact than that of surrounding uses.

- (e) Codes. Prior to issuance of a certificate of occupancy, all applicable building, fire, and health codes shall be complied with.
- (f) Business License. Prior to the commencement of business, a business license shall be obtained.
- ~~(g) Review. In two (2)-year intervals, beginning two (2)-years from the date of approval, the applicant shall submit a report to the Department of Development Review. The Department of Development Review shall review this report to assess compliance with the conditions of the Special Use Permit. Noncompliance with any condition of the Special Use Permit shall be cause for revocation of this Special Use Permit.~~
- (hg) Revise Conditions. The Board of County Commissioners reserves the right to review and revise the conditions of approval should it be determined that a subsequent license or permit issued by the County violates the intent of the permit.
- (ih) Taxes. Responsibility for payment of applicable room taxes shall reside with the owner and/or the operator.

**Section 110.320.20 Findings.** The approving authority shall make the findings provided in this section, in addition to the general findings required for Special Use Permit approval, when recommending approval for a bed and breakfast establishment.

- (a) Traffic. The residential character of the neighborhood will not be changed due to increased traffic in the neighborhood caused by the use.
- (b) Commercial Nature. The residential character of the neighborhood will not be changed due to the commercial nature of the use.
- ~~(c) Compliance with Conditions. The applicant is able to comply with all conditions that are part of the Special Use Permit.~~
- (dc) Dwelling Exists. The single-family dwelling has been constructed.
- (ed) Private Controls. The proposed use does not violate the provisions of any applicable covenants, conditions, and restrictions governing the property. The burden shall be upon the applicant to provide appropriate documentation to support this finding.
- (fe) Noise Levels. The proposed use will maintain acceptable residential noise standards as specified in Article 414.
- (gf) Hours of Operation. The hours of operation are consistent with the residential character of the neighborhood.



# Article 322

## GROUP CARE FACILITIES

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### Sections:

110.322.00	Purpose
110.322.05	Applicability
110.322.10	Review Standards and Guidelines
110.322.15	Findings

**Section 110.322.00 Purpose.** The purpose of this article, Article 322, Group Care Facilities, is to provide special regulations pertaining to group care facilities in order to preserve the quality of care provided to people using the facilities.

**Section 110.322.05 Applicability.** The provisions of this article shall apply to uses classified as Group Care in Article 304. Group Care facilities are allowed in those zones as set forth in Article 302.

**Section 110.322.10 Review Standards and Guidelines.** Group care facilities shall comply with the provisions of this section.

- (a) **Floor Plan.** An interior sketch of the floor plan of the facility, to scale, shall be submitted with the required development approval application. The sketch shall contain information as required by the Director of the Department of Development Review.
- (b) **Exterior Yard Area.** A sketch to scale of the exterior yard area to be used for group care purposes shall be submitted containing information as required by the Director of the Department of Development Review.
- (c) **Interior Space.** A minimum of twelve hundred (1,200) square feet of interior space shall be provided for the first seven (7) facility users, and one hundred fifty (150) square feet of interior space for each additional facility user. Rooms which may be included in this calculation include areas where group care activities will be conducted, including bedrooms used for sleeping, recreation rooms, food preparation areas, living rooms, and family rooms. Rooms which may not be included in this calculation include closets, halls, garages, and bathrooms.
- (d) **Outdoor Recreation Area.** A minimum of six hundred (600) square feet of outdoor recreation area shall be provided for the first seven (7) facility users, and seventy-five (75) square feet of outdoor recreation area for each additional facility user.
  - (1) Areas which may not be included in calculating outdoor recreation area include side yards less than ten (10) feet in width and areas containing swimming pools, spas, or other water bodies unless covered and deemed safe pursuant to state regulations.
  - (2) Neighborhood greenbelt and park space may be used to satisfy the outdoor recreation area requirement if these alternative areas are located in

immediate proximity to the facility, are appropriate for recreation, and proper insurance coverage has been obtained for them.

- (3) All outdoor recreation areas, except those described in Subsection (d) (2) of this section, shall be enclosed by walls or fences not less than six (6) feet in height. Should existing fencing be less than six (6) feet in height, the review authority may approve such alternative fencing if, upon review of adjacent uses, supervision ratios, and facility floor plans, it determines that the existing fence height will not be detrimental to the health, safety, or welfare of facility users.
- (e) **Garages.** Garages shall be prohibited as a group care facility recreation area unless:
- (1) Alternative on-site parking is available to meet minimum residential parking requirements; and
  - (2) The garage is improved to meet building and fire code regulations as a habitable space.
- (f) **Location of Rooms.** Rooms used for group care activities shall not be located above the first story unless the facility is equipped with an automatic fire sprinkler system approved by the appropriate fire protection agency.
- (g) **Fire Exits.** All facilities shall have no less than two (2) legal exits for fire purposes, pursuant to the requirements of the appropriate fire protection agency.

**Section 110.322.15 Findings.** Before the review authority approves a use which is classified under the Group Care use type, it shall make the findings contained in this section.

- (a) **Public Service Access.** That the applicant has developed and will implement a public service access plan providing or arranging for transportation, as necessary, for group care residents. The plan shall specifically describe the means by which residents will gain access to bus and other public transportation routes, shopping locations, medical, dental, or other health care facilities, and government offices.
- (b) **Parking Plan.** That the applicant has developed and will implement a parking plan indicating the maximum number of vehicles to be parked on and off the site, projected needs for parking at the site, and means to satisfy the projected needs.
- (c) **Overconcentration.** That the establishment of the proposed group care facility will not result in an overconcentration of group care facilities or group homes in the neighborhood. Overconcentration will be presumed when the establishment of the group care facility would result in group care facility or group home being spaced closer than ~~one thousand three hundred~~ (1,000~~300~~) feet apart. This presumption shall be rebuttable upon a clear and convincing showing by the applicant that overconcentration will not result if the proposed group care facility is established.
- (d) **Yard Maintenance.** That the applicant will provide adequate exterior maintenance to the facility and surrounding yard and setback areas. This shall include a plan demonstrating provisions for regular yard and landscape irrigation and maintenance, and other items of routine maintenance.

- (e) Neighborhood Response Program. That the applicant has developed and will implement a neighborhood response program which provides a procedure for immediate response to incidents and complaints arising out of group care activities. This procedure shall include a method of assuring that the owner or permittee is notified of any incident, that the owner or permittee will personally investigate the matter, and that any person making a complaint or reporting the incident will receive a response of action taken or a reason why no action needs to be taken. In addition, the owner or permittee shall establish a fixed time on a weekly basis when he or she will be present to meet residents and discuss neighborhood problems relative to the group care facility.
- (f) Emergency Response Plan. That the applicant has prepared and filed an emergency response plan with all local emergency service providers, including police, fire, and ambulance. The plan shall include evacuation procedures, and shall identify emergency vehicle entrances and rear and front building entrances. In addition, the plan shall encourage no light/no siren responses, except in emergency situations.



## Article 324

# ANTENNAS

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### Sections:

110.324.00	<b>Purpose</b>
110.324.05	<b>Satellite Dish Antennas: General</b>
110.324.10	<b>Satellite Dish Antennas: Ground Mounted</b>
110.324.15	<b>Satellite Dish Antennas: Roof Mounted</b>
110.324.20	<b>Private Antennas: General</b>
110.324.25	<b>Private Antennas: Front Yard</b>
110.324.30	<b>Private Antennas: Height</b>
110.324.35	<b>Commercial Antennas</b>

**Section 110.324.00 Purpose.** The purpose of this article, Article 324, Antennas, is to set forth the regulations for satellite dish and other antennas.

**Section 110.324.05 Satellite Dish Antennas: General.** Satellite dish antennas are allowed as accessory uses in all regulatory zones pursuant to the provisions of this article.

- (a) **Location.** Satellite dish antennas shall not be placed in the required front yard of a lot, except as provided in Section 110.324.10 - Satellite Dish Antennas: Ground Mounted.
- (b) **Setbacks.** Satellite dish antennas shall comply with the accessory use setback requirements specified in Article 306, Accessory Uses and Structures.
- (c) **Color.** Solid satellite dish antennas shall be colored light or dark brown, tan, grey, or dark green unless another color is justified by the physical setting or the color of the building. Designs on solid dishes may cover up to thirty-five (35) percent of the background color. Mesh satellite dish antennas may be colored off-white or muted silver in addition to the colors listed above.
- (d) **Building Code.** Satellite dish antennas shall be installed and maintained in compliance with the requirements of Chapter 100 "Buildings and Construction" of the Washoe County Code. All satellite dish antennas shall be subject to the review and approval of the building official where required by Chapter 100 of the Washoe County Code.
- (e) **Grounding.** All satellite dish antennas shall be permanently and effectively grounded.

**Section 110.324.10 Satellite Dish Antennas: Ground Mounted.** A satellite dish antenna may be mounted on the ground in accordance with this section.

- (a) **General.** A satellite dish antenna may be ground mounted provided:
  - (1) It is physically or electronically linked only to a receiver located on the same lot;

- (2) In all residential regulatory zones the dish shall not exceed twelve (12) feet in diameter and in all non-residential regulatory zones the dish shall not exceed ~~twelve (12) meters~~thirty-six (36) feet in diameter;
  - (3) Wiring between the receiver and the satellite dish antenna is placed in rigid conduit at least four (4) inches beneath the surface of the ground;
  - (4) The antenna and appurtenances are constructed and installed so as to withstand the forces due to wind pressure, as provided for under the Washoe County Building Code, and in that respect shall be subject to the approval of the County; and
  - (5) Any driving motor does not exceed 110 volts and is encased in protective guards and is muffled against noise.
- (b) Screening Required. Screening is required for all satellite dish antennas located in non-residential regulatory zones that exceed twelve (12) feet in diameter, and are located adjacent to a residentially zoned property. The required screening shall shield views of the satellite dish antenna from the adjacent residential parcels. The satellite dish antenna may be screened around the base of the antenna or along the common property line. A waiver from the screening requirement can be obtained from the Director of Development Review if the satellite dish antenna is sufficiently setback from the residential parcel to minimize its impact.
- (c) Front Yard Locations. A satellite dish antenna may be placed in the required front yard if authorized by an Administrative Permit obtained in accordance with the provisions of this subsection.
- (1) In addition to the requirements listed in Section 110.324.05 - Satellite Dish Antennas : General and Subsections (a) and (b) of this section, the following requirements shall apply:
    - (i) The antenna shall be setback at least eight (8) feet from the front property line; and
    - (ii) The base of the satellite dish antenna and driving motor house shall be screened to the satisfaction of the Zoning Administrator.
  - (2) In addition to the requirements for an Administrative Permit as stated in Article 808, the applicant shall demonstrate that:
    - (i) Locating the satellite dish antenna in the required side or rear yard would result in obstruction of the antenna's reception window; furthermore, such obstruction involves factors beyond the control of the applicant; and
    - (ii) Locating the satellite dish antenna in the required front yard will not impair the required line-of-sight from adjacent driveways or streets.
  - (3) In addition to those findings required for an Administrative Permit, the Zoning Administrator shall make the following findings:

- (i) Location in the required side or rear yard prevents the private satellite dish antenna from receiving a complete signal;
- (ii) Location of the satellite dish antenna in the required front yard does not visually impact surrounding properties; and
- (iii) Location of the antenna in the required front yard does not impair the required line-of-sight from adjacent driveways or streets.

**Section 110.324.15 Satellite Dish Antennas: Roof Mounted.** A satellite dish antenna may be mounted on the roof of a primary structure in accordance with the provisions of this section.

(a) All Roof Mounted Satellite Dish Antennas. In addition to the requirements listed in Section 110.324.05 - Satellite Dish Antennas: General, the following requirements shall apply:

- (1) The satellite dish antenna shall be directly mounted upon the roof of the main or accessory structure and not upon appurtenances such as chimneys, towers, trees, poles, or spires;
- (2) The satellite dish antenna shall not exceed a height of three (3) feet above the roof, except as provided in Subsection (b) of this section, and is located on the rear half of the roof regardless of whether the roof is flat, or sloping perpendicular, or parallel with the front lot line;
- (3) The satellite dish antenna shall not exceed seven (7) feet in diameter, except as provided in Subsection (b) of this section; and
- (4) The satellite dish antenna shall be designed to withstand extraordinary wind forces and the proposed installation shall meet or exceed applicable structural regulations for load distribution within the building support structure.

(b) Non-residential Roof Mounted Satellite Dish Antennas. In all non-residential regulatory zones, a satellite dish antenna mounted on a roof may exceed seven (7) feet in diameter if authorized by an Administrative Permit obtained pursuant to the provisions of this subsection.

- (1) In addition to the requirements listed in Section 110.324.05 - Satellite Dish Antennas: General above, the following requirements shall apply:
  - (i) The color of the satellite dish antenna shall blend with the color of the building on which it is mounted;
  - (ii) Air navigation warning lights shall be located on the satellite dish antenna, if determined appropriate by the Federal Aviation Administration; and
  - (iii) The base of the satellite dish antenna and driving motor shall be screened to the satisfaction of the Zoning Administrator.

- (2) In addition to the submittal requirements for an Administrative Permit stated in Article 808, the applicant shall state the reason why a larger diameter dish is necessary to satisfy the applicant's needs.
- (3) In addition to those findings required for an Administrative Permit, the Zoning Administrator shall make the following findings:
  - (i) The size of the satellite dish antenna is necessary to receive or send a signal that meets the applicant's needs;
  - (ii) The size of satellite dish antenna will not pose a hazard to air navigation; and
  - (iii) The satellite dish antenna, including guy wires, supporting structures, and accessory equipment, is located and designed so as to minimize the visual impact on surrounding properties and from public streets.

**Section 110.324.20 Private Antennas: General.** Private antennas, are allowed as accessory uses in all regulatory zones pursuant to the provisions of this article.

- (a) **Location.** Private antennas shall not be placed in the required front yard of a lot, except as provided in Section 110.324.25 - Private Antennas: Front Yards and in no case shall be located as to fall across the property line should the antenna be felled.
- (b) **Setback.** Private antennas shall comply with the accessory use setback requirements specified in Article 306, Accessory Uses and Structures.
- (c) **Color.** Private antennas shall be colored light or dark brown, tan, grey, or dark green unless another color can be justified by the physical setting or the color of the building.
- (d) **Building Code.** Private antennas shall be installed and maintained in compliance with the requirements of Chapter 100 of the Washoe County Code. All antennas shall be subject to the review and approval of the building official where required by Chapter 100 of the Washoe County Code.
- (e) **Grounding.** All private antennas shall be permanently and effectively grounded.
- (f) **Maximum Height.** A private antenna shall not exceed fifty-five (55) feet in height if ground mounted, as measured from grade, or thirty (30) feet above the highest point of the roof if roof mounted, except as provided in Section 110.324.30. If the "Notice of Criteria" of the Federal Aviation Administration (FAA) is applicable to the proposed height of the private antenna, the applicant shall abide by Federal Aviation Regulation Part 77, "Notice of Proposed Construction or Alteration".
- (g) **Wind Pressure.** The antenna and appurtenance shall be constructed and installed so as to withstand the forces due to wind pressure, as provided for under the Washoe County Building Code, and in that respect shall be subject to the approval of the County Building Inspector. Guy wires used to support a private antenna shall not be anchored closer than ten (10) feet to any lot line.



**Section 110.324.25 Private Antennas: Front Yard.** A private antenna may be placed in the required front yard if authorized by an Administrative Permit obtained in accordance with the provisions of this section.

- (a) **Requirements.** In addition to those requirements listed in Section 110.325.20 - Private Antennas: General above, the private antenna shall be setback at least eight (8) feet from the front property line.
- (b) **Application.** In addition to the submittal requirements for an Administrative Permit as stated in Article 808, the applicant shall demonstrate that:
  - (1) Locating the private antenna in the required side yard, rear yard, or on the roof of the building prevents it from receiving or transmitting a complete signal; and
  - (2) Locating the private antenna in the required front yard does not impair the required line-of-sight from adjacent driveways or streets.
- (c) **Findings.** In addition to those findings required for an Administrative Permit, the Zoning Administrator shall make the following findings:
  - (1) Locating the private antenna in the required side yard, rear yard, or on the roof of the building prevents it from receiving or transmitting a complete signal;
  - (2) Locating the private antenna in the required front yard does not visually impact surrounding properties; and
  - (3) Locating the private antenna in the required front yard does not impair the required line-of-sight from adjacent driveways or streets.

**Section 110.324.30 Private Antennas: Height.** A private antenna may exceed fifty-five (55) feet if ground mounted or thirty-five (35) feet if roof mounted after an administrative permit has been obtained in accordance with the provisions of this section.

- (a) **Requirements.** In addition to those requirements listed in Section 110.325.20 - Private Antennas: General above, air navigational warning lights shall be located on the private antenna, if determined to be appropriate by the Federal Aviation Administration.
- (b) **Application.** In addition to the submittal requirements for an Administrative Permit as stated in Article 808, the application shall state the reason why the additional height of the private antenna is necessary.
- (c) **Findings.** In addition to those findings required for an Administrative Permit, the Zoning Administrator shall make the following findings:
  - (1) The height of the private antenna is necessary to receive or transit a signal that meets the applicant's needs;
  - (2) The height of the private antenna will not pose a hazard to air navigation;

- (3) The height of the private antenna does not visually impact surrounding properties; and
- (4) The location and height of the proposed antenna are such that it will not fall onto neighboring antennas, nor fall across a property line, should the antenna be felled.

**Section 110.324.35 Commercial Antennas.** Commercial broadcasting/\_receiving antennas are a principal use and are classified under the Commercial Antennas use type in Article 304. These antennas shall comply with the provisions of this section.

(a) General. Commercial antennas are subject to the following provisions:

- (1) The commercial antenna shall comply with the Building Placement Standards for principle uses as set forth in Article 406;
- ~~(2) The commercial antenna shall not exceed a height of one hundred (100) feet as measured from grade or, if mounted on a roof, a height of fifty (50) feet as measured from the lowest point of the roof;~~
- (32) Guy wires used to support a commercial antenna shall not be anchored closer than ten (10) feet to any lot line;
- (43) The commercial antenna shall be installed and maintained in compliance with the requirements of Washoe County Code, including applicable building codes, and shall be subject to the review and approval of the building official where required by Washoe County Code;
- (54) The commercial antenna shall be constructed and installed so as to withstand the forces due to wind pressure, as provided for under Chapter 100 of the Washoe County Code, and in that respect shall be subject to the approval of the County Building Inspector; and
- (65) A security fence of not more than ten (10) feet and not less than six (6) feet in height shall completely surround the commercial antenna and all appurtenances.

(b) Application Requirements. In addition to the submittal requirements for an Special Use Administrative Permit as stated in Article 810, the applicant shall submit a statement explaining the purpose of the commercial antenna, including if the antenna is to be used for new or existing service and the proposed access route for antenna site.

(c) Findings. In addition to the finding required for approval of the Special Use Permit in Article 810, the Planning Commission shall make the following findings:

- (1) The proposed commercial antenna is necessary to meet the applicant's and the public's needs;
- (2) The location of the commercial antenna is compatible with existing and proposed uses in the general vicinity;

- (3) The proposed commercial antenna is visually compatible with uses in the general vicinity; and
- (4) The location and height of the proposed antenna are such that it will not fall onto neighboring antennas, nor fall across a property line, should the antenna be felled.



## Article 334

# MINING

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### Sections:

110.334.00	Purpose
110.334.05	Applicability
110.334.10	Requirements for Application
110.334.15	Conditions of Approval
110.334.20	Operation Requirements
110.334.25	Responsibilities of Applicant and Operator
110.334.30	Findings
110.334.35	Noncompliance with Conditions

**Section 110.334.00 Purpose.** The purpose of this article, Article 334, Mining, is to ensure compatibility between mining operations on private and public land and surrounding land uses, and to minimize adverse impacts on the environment.

**Section 110.334.05 Applicability.** Mining is classified under the Mining Operations use type by Article 304. Applications for Mining Operations may be accepted in those zones as set forth in Article 302.

**Section 110.334.10 Requirements for Application.** Application for Mining Operations shall require a Special Use Permit and shall include a detailed mining plan in accordance with the provisions of this section, where applicable.

- (a) **Private Land.** An applicant for mining on private land shall be subject to the provisions of this subsection.
- (1) The applicant of a mining operation on private land shall submit a detailed mining plan, to include adequate measures addressing safety and environmental concerns, including but not limited to storm drainage and erosion control, both during the operation and for the restoration of the site upon cessation of the operation. This plan shall be submitted to the County Engineering Division and the District Health Department for approval.
  - (2) The Washoe-Storey Conservation District shall review the slope stabilization and revegetation portion of the mining plan.
  - (3) Once the plan is approved, the applicant shall post an adequate financial assurance to the satisfaction of the County Engineer.
  - (4) The County Engineering Division shall annually review the financial assurance and adjust its amount as deemed appropriate by that division.

- (b) Public Land. On public land, should a federal agency not require an adequate bond for complete restoration of the site, the applicant shall submit a detailed mining plan to include complete restoration of the site and provide adequate bonding to the satisfaction of the County Engineering Division.

~~Section 110.334.15 Conditions of Approval.~~ Any Special Use Permit approved pursuant to this article shall contain the conditions listed in this section:

- (a) ~~Business License.~~ The applicant shall obtain the appropriate business license from the Washoe County Department of Development Review.
- (b) ~~Environmental Approval.~~ The Nevada Division of Environmental Protection must submit a letter to the District Health Department certifying its approval of any mining project on private land prior to the issuance of any building permit.
- (c) ~~Water and Wastewater Requirements.~~ Should water rights and/or water and sewer facilities be required, said rights and facilities shall be offered for dedication to Washoe County pursuant to Article 422, Water and Sewer Resource Requirements. If water is necessary, the applicant shall execute an agreement with an appropriate water purveyor acceptable to Washoe County for water supply or shall show evidence of an ability to supply water service. A copy of said agreement or evidence must be submitted to the Washoe County Utility Division and the Nevada Division of Water Resources. The applicant of a mining operation on private land must demonstrate to the District Health Department that the wastewater facilities conform to the Washoe County District Board of Health regulations governing sewage, wastewater, and sanitation.
- (d) ~~Explosives Plan.~~ If explosives are to be used, the applicant shall develop a plan for use and notification of affected property owners to the satisfaction of the applicable fire protection agency.
- (e) ~~Encroachment Permit.~~ The applicant shall obtain an encroachment permit from the Nevada Department of Transportation (NDOT), if required, for access to and from roads and highways maintained by NDOT.
- (f) ~~Operation/Construction Permit.~~ The applicant shall obtain an "Authority to Construct/Permit to Operate" from the District Health Department.
- (g) ~~Habitat Modification Permit.~~ The Nevada Department of Wildlife shall determine if a habitat modification permit is required and, if so, the applicant shall be required to obtain said permit prior to issuance of a building permit. Requirements of this permit shall be included as part of the special use permit.
- (h) ~~Archaeological/Historic Study.~~ An archaeological/historic report shall be conducted during the planning stages for an excavation pit or mine on private land. If the Division of Historic Preservation and Archaeology determines that the project is located in an area of archaeological sensitivity that has not been previously surveyed, said archaeological report shall be forwarded to the division for their review.
- (i) ~~Completion of Construction.~~ Construction of all structures used to further the mining operation shall be completed within two (2) years from the date of approval by the Board of County Commissioners.

**Section 110.334.1529 Operation Requirements.** The operation of the mine shall conform to the provisions of this section.

- (a) **Notice of Shutdown.** During the period of operation, the applicant shall notify the Department of Development Review and any other agency from which approval to operate has been received, and any other applicable agencies of any seasonal, temporary, or permanent shutdown occurrences.
- (b) **Drainage Preservation.** During the period of operation, the applicant's mining plan shall allow for and preserve the historic topographical drainage. In so complying, the applicant shall in no way increase drainage and/or runoff water to or from any adjacent property.
- (c) **Dust Control.** During the period of operation, the applicant shall provide adequate on-site dust control in the pit area, on haul roads and for any material processing to the satisfaction of the District Health Department.
- (d) **Hauling Requirements.** During the period of operation, all loads of material exiting the site shall be tarped or treated for dust or loose material, to the satisfaction of the District Health Department and Nevada Department of Transportation. Haul routes for all vehicles and equipment, to and from the site, shall be subject to approval by the Washoe County Engineering Division.

**Section 110.334.205 Findings.** Prior to approving an application for Mining Operations, the Planning Commission shall find that the proposed extractive operation(s) adequately provides for the following:

- (a) Preservation of topsoil;
- (b) Protection of surface and subsurface water;
- (c) Preservation of natural vegetation, wildlife habitats, and fisheries;
- (d) Control of erosion;
- (e) Control of drainage and sedimentation;
- (f) Provision of visual and noise buffering;
- (g) Accommodation of heavy traffic on roadways;
- (h) Provision of restoration and reuse of the site;
- (i) Provision of a phased bonding program and liability commensurate with total costs of requirements imposed; and
- (j) Preservation of the recreation opportunities, air quality, archaeological resources, character of the area, and other conditions as necessary.

**Section 110.334.2530 Responsibilities of Applicant and Operator.** The applicant and operator are responsible for compliance with the provision of this section.

- (a) Compliance with Applicable Laws. All plans shall be in compliance with all applicable local, state, and federal statutes, ordinances, rules, regulations, and policies in effect at the time of submittal for any required permit.
- (b) Compliance with Special Use Permit Conditions. All plans submitted for any required permit shall be in substantial compliance with the plans and documents approved and made part of the Special Use Permit to the satisfaction of the Department of Development Review. A copy of the approved Special Use Permit shall be attached to any application for a required permit.
- (c) Availability of Special Use Permit Conditions. All agreements, easements or other documentation required by these conditions shall have a copy filed with the Department of Development Review.
- (d) Sale of Site. The applicant and any successors shall direct any potential purchaser of the site or mining operation to meet with the Department of Development Review staff to review the conditions of approval prior to final sale. Any subsequent purchaser shall notify Development Review staff of the name, address, and contact person of the new purchaser.
- (e) Cancellation of Special Use Permit. If the operation should cease for a period of twelve (12) months, the Special Use Permit shall become null and void. The applicant will be required to file a new application with the Department of Development Review for appropriate review and approval.
- (f) Financial Assurances. The applicant shall ensure that any financial assurances required by the provisions of the Special Use Permit are maintained for the life of the project to the satisfaction of the Engineering Division. Should transfer of the site or the special use permit occur without the continuation of the financial assurances, the Special Use Permit shall become null and void.

**Section 110.334.305 Noncompliance with Conditions.** Compliance with the conditions of the Special Use Permit is the responsibility of the operator, its successors in interest, and all owners and occupants and their successors in interest. The Special Use Permit shall be reviewed on an annual basis by the Department of Development Review during the period of operation. This review shall be based upon submittal of a report by the applicant detailing compliance with conditions of the Special Use Permit. Failure to comply with any conditions imposed in the issuance of the Special Use Permit for mining operations may result in the institution of revocation procedures by the Board of County Commissioners.