

# RENO GAZETTE-JOURNAL

Legal Advertising Dept. 702-788-6394

Customer Account # 349008  
PO #/ID #\*207/1004

WASHOE COUNTY  
Comptroller's Office  
PO Box 11130  
RENO NV 89510

Legal Ad Cost 46.08

PROOF OF PUBLICATION

STATE OF NEVADA  
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:  
That as legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice: Ordinance 1004

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:

Jan. 20, 27 1998

Signed

*Tana Ciccotti*

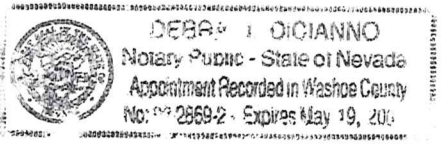
Subscribed and sworn to before me on 01/27/98

Notary Public

*Debra J. DiCianno*

NOTICE OF ADOPTION  
WASHOE COUNTY  
ORDINANCE NO. 1004  
NOTICE IS HEREBY GIVEN THAT: Bill No. 1180, Ordinance No. 1004 entitled  
AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO AMEND DIVISION 3, CONTENTS: ARTICLE 300, REGULATION OF USES: TITLE AND CONTENTS: ARTICLE 402, DENSITY/INTENSITY STANDARDS, AND OTHER MATTERS PERTAINING THERETO  
was adopted on January 13, 1998, by Commissioners Joanne Bond, Sue Camp, Jim Galloway, Mike Mouliot, and Jim Shaw, and will become effective on January 28, 1998.  
Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada.  
JUDI BAILEY,  
Washoe County Clerk  
No. 207 Jan.20,27,1998

**1/30/98**  
**PLEASE STAMP & SIGN FOR PAYMENT**



P.O. BOX 22000. RENO. NEVADA 89520  
(702) 788-6200



1004 ✓

SUMMARY: Amends Chapter 110 of the Washoe County Code (Development Code) by modifying provisions related to antennas (to now be known as "communication facilities").

BILL NO. 1180

ORDINANCE NO. 1004

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO AMEND DIVISION 3, CONTENTS; ARTICLE 300, REGULATION OF USES: TITLE AND CONTENTS; ARTICLE 302, ALLOWED USES; ARTICLE 304, USE CLASSIFICATION SYSTEM; ARTICLE 324, ANTENNAS; ARTICLE 402, DENSITY/INTENSITY STANDARDS; AND OTHER MATTERS PERTAINING THERETO.

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

SECTION 1. Division 3 "Contents" 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 300 "Regulation of Uses: Title and Contents" 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. Table 110.302.05.1 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 304 "Use Classification System" of the Washoe County Code is hereby amended as set forth in Exhibit "D" which is attached hereto and made a part hereof.

SECTION 5. Article 324 "Antennas" 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 402 "Density/Intensity Standards" 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. The provisions of this ordinance shall be in force and effect from and after the 30th day of January, 1998.

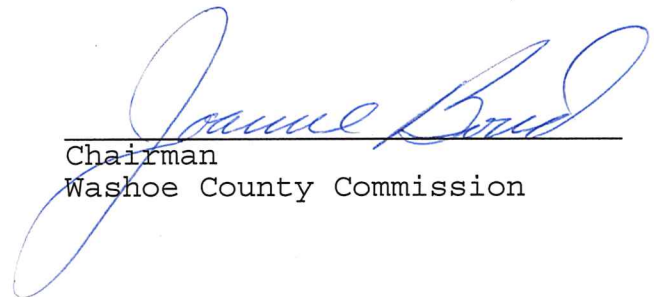
Proposed on the 16TH day of DECEMBER, 1997 .  
Proposed by Commissioner GALLOWAY .  
Passed on the 13TH day of JANUARY, 1998 .

Vote:

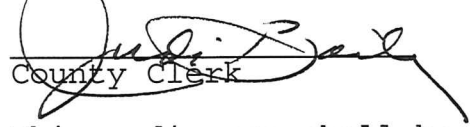
Ayes: JOANNE BOND, SUE CAMP, JIM GALLOWAY,  
MIKE MOULIOT, JIM SHAW

Nays:

Absent:

  
\_\_\_\_\_  
Chairman  
Washoe County Commission

ATTEST:

  
\_\_\_\_\_  
County Clerk

This ordinance shall be in force and effect from and after the  
28TH day of JANUARY, 1998.

**EXHIBIT A**

**DCA 97-3**

# Division Three - Regulation of Uses CONTENTS

---

	Page
Regulation of Uses: Title and Contents .....	300-1
Allowed Uses .....	302-1
Use Classification System .....	304-1
Accessory Uses and Structures .....	306-1
Home Occupations .....	308-1
Temporary Uses and Structures .....	310-1
Fabricated Housing .....	312-1
Manufactured Home Parks .....	314-1
Recreational Vehicle Parks .....	316-1
Vacation Time Share Units .....	318-1
Bed and Breakfast Establishments .....	320-1
Group Care Facilities .....	322-1
Communication Facilities .....	324-1
Wind Machines .....	326-1
Geothermal Resources .....	328-1
Oil Production (Reserved for Future Ordinance) .....	330-1
Aggregate Facilities (Reserved for Future Ordinance) .....	332-1
Mining .....	334-1
Affordable Housing Incentives (Reserved for Future Ordinance) .....	336-1
Child Daycare Development Incentives (Reserved for Future Ordinance) .....	338-1
Industrial Performance Standards .....	340-1

## LIST OF TABLES

Table 110.302.05.1: Table of Uses .....	302-2
---	-------

**EXHIBIT B**

**DCA 97-3**

# Article 300

## REGULATION OF USES: TITLE AND CONTENTS

---

*[This Article amended in its entirety by Ord. 939, provisions eff. 11/1/95.]*

**Sections:**

<b>110.300.00</b>	<b>Title</b>
<b>110.300.05</b>	<b>Contents</b>

**Section 110.300.00 Title.** Division Three of Chapter 110, Development Code, is entitled Regulation of Uses.

**Section 110.300.05 Contents.** Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES
- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 314 MANUFACTURED HOME PARKS
- (i) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (j) ARTICLE 318 VACATION TIME SHARE UNITS
- (k) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (l) ARTICLE 322 GROUP CARE FACILITIES
- (m) ARTICLE 324 COMMUNICATION FACILITIES
- (n) ARTICLE 326 WIND MACHINES
- (o) ARTICLE 328 GEOTHERMAL RESOURCES
- (p) ARTICLE 330 OIL PRODUCTION (Reserved for Future Ordinance)

- (q) ARTICLE 332 AGGREGATE FACILITIES (Reserved for Future Ordinance)
- (r) ARTICLE 334 MINING
- (s) ARTICLE 336 AFFORDABLE HOUSING INCENTIVES (Reserved for Future Ordinance)
- (t) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (u) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS



**EXHIBIT C**

**DCA 97-3**

## Article 302

# ALLOWED USES

---

*[This Article amended in its entirety by Ord. 875, provisions eff. 8/3/93; Ord. 895, provisions eff. 1/24/94; Ord. 899, provisions eff. 5/31/94; Ord. 906, provisions eff. 7/27/94.]*

### 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 and Structures
110.302.30	Temporary Uses and Structures
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";
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Residential is indicated as "GRR".

Table 110.302.05.1

**TABLE OF USES**

[Table 110.302.05.01 amended in its entirety by Ord. 890, provisions eff. 11/29/93.]

(See Sections 110.302.10 and 110.302.15 for explanation)

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

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

Table 110.302.05.1

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

<b>Civic Use Types</b> (Section 110.304.20)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSP	PR	OS	GR	GRR**
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
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>	--
Family Daycare	A	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	--
Community Center	--	--	--	--	--	--	P	P	P	A	--	A	--	A	A	--	--	--
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	--
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>	--
Nature Center	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--
Parks and Recreation																		
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	--	PR	--
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--
Postal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Public Parking Services	--	--	--	--	--	--	--	A	A	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

Table 110.302.05.1

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

<b>Commercial Use Types</b> (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSP	PR	OS	GR	GRR**	
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--	
Adult Entertainment	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--	--	--	--	
Animal Sales and Services																			
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>	--	--	P	--	P	S <sub>2</sub>	
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	--	--	--	--	--	--	--	--	
Pet Cemeteries	P	P	P	--	--	--	--	--	--	--	--	--	--	A	--	--	P	--	
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	--	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	--	--	--	--	--	
Automotive and Equipment																			
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--	
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S <sub>2</sub>	A	A	A	A	--	--	--	--	--	
Cleaning	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	A	A	--	--	--	--	--	
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--	
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	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	--	--	--	--	--	
Communication Facilities																			
Commercial Antennas	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>	--	
Satellite Dish Antenna	See Article 324																		
Wireless Communication Facilities	See Article 324																		
Commercial Centers																			
Community Centers	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--	--	--	--	
Neighborhood Centers	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	P	P	P	A	A	A	A	--	--	--	--	--	
Regional Centers	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--	--	--	--	
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--	
Commercial Recreation																			
Commercial Campground Facilities	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	S <sub>2</sub>	--	
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	
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	--	--	--	
Limited Gaming Facilities	--	--	--	--	--	--	--	--	--	P	--	P	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

Table 110.302.05.1

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

<b>Commercial Use Types</b> (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSP	PR	OS	GR	GRR**
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	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>
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S <sub>2</sub>	--	--	--
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 Intermment 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																		
Heliport	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	S <sub>2</sub>	--	--	S <sub>2</sub>	--
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>	--
Liquor Sales																		
Off-Premises	--	--	--	--	--	--	P	P	P	A	--	A	P	--	--	--	--	--
On-Premises	--	--	--	--	--	--	P	P	P	A	P	A	P	--	--	--	--	--
Lodging Services																		
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>
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--
Medical Services	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	A	A	--	--	A	--	--	--	--
Nursery Sales																		
Retail	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Wholesale	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	A	--	--	A	--	--	--	S <sub>2</sub>	S <sub>2</sub>
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	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--

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

Table 110.302.05.1

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

<b>Commercial Use Types</b> (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSP	PR	OS	GR	GRR**
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
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	A	P	P	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
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	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--

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

Table 110.302.05.1

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

<b>Industrial Use Types</b> (Section 110.304.30)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSP	PR	OS	GR	GRR**
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																		
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	--	--
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
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	--	--	A	--	--	--	--	--
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>	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--
Wholesaling, Storage and Distribution																		
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--

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

Table 110.302.05.1

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

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

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

Sources: Sedway Cooke Associates and Washoe County Department of Community Development.

[This Section amended by Ord. 959, provisions eff. 7/26/96.]

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

**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.
- (b) **Administrative Permit.** A letter "P" indicates that a use is allowed only upon approval of an administrative permit pursuant to Article 808, Administrative Permits.
- (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, Special Use Permits.
- (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, Special Use Permits.
- (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 812, Projects of Regional Significance, which requires additional review.



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

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

**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 110.302.40 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 110.302.05.1, 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, Special Use Permits, 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 (7) 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.

**EXHIBIT D**

**DCA 97-3**

# Article 304 USE CLASSIFICATION SYSTEM

---

[This Article amended in its entirety by Ord. 875, provisions eff. 8/3/93; Ord. 895, provisions eff. 1/24/94; Ord. 906, provisions eff. 7/27/94.]

**Sections:**

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

**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 Article 306, Accessory Uses and Structures, and Article 310, Temporary Uses and Structures, respectively.
- (b) Typical Uses within Use Types. The description of the use types in this article often contain usual and customary uses classified within that use type. These 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.

**Section 110.304.10 Authority and Responsibility.** The Director of Community Development shall have the following authority and responsibilities with respect to the use classification system:

- (a) Classifying Uses. The Director of Community Development 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, Administrative Permits.
- (b) List of Uses. The Director of Community Development 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) 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) percent of the total square footage of the main dwelling unit. Typical uses include guest rooms, guest apartments and "granny flats".
  - (2) 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.
  - (3) Detached Accessory Structure. A detached accessory structure 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 structure is not designed or used for human habitation. Typical uses include storage buildings and sheds, barns and detached garages.
  - (4) Duplex. Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.
  - (5) 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.

- (6) 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.
- (7) Single Family, Detached. Single family, detached refers to the use of a parcel for only one (1) dwelling unit.
- (b) 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.
- (c) Residential Group Home. Residential group home use type refers to, on a weekly or longer basis, the occupancy of living quarters by and the care for a group of six or fewer persons—not defined as families, excluding caregivers and their family, such as group care homes.

*[This Section amended by Ord. 959, provisions eff. 7/26/96.]*

**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) Child Care. Child care 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) 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.
  - (2) 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.
  - (3) 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 licensee who are under the age of seven (7) years.
- (c) 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.

- (d) 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.
- (e) 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.
- (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 have 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) Nature Center. Nature center use type refers to an area set aside for the public viewing and display of indigenous or exotic wildlife and/or indigenous or exotic plant life on either a for-profit or non-profit basis in a structured setting. Typical uses include zoos, wildlife sanctuaries, arboretums and gardens.
- (k) 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) 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, group campgrounds, and community centers operated by a public entity.

- (2) 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.
- (l) Postal Services. Postal services use type refers to mailing services, excluding major processing, as provided by the United States Postal Service, including branch post offices and public and private facilities.
- (m) 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.
- (n) Religious Assembly. Religious assembly use type refers to religious services involving public assembly such as customarily occurs in synagogues, temples and churches.
- (o) 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, photo-copying 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) 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 (2.5) acres regardless of the regulatory zone within which it is located.

- (2) 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.
  - (3) 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.
  - (4) Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.
  - (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 (2.5) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
  - (6) 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.
- (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. Typical uses include muffler shops, automobile repair garages or automobile glass shops.
  - (2) Automotive Sales and Rentals. Automotive sales and 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 and Sales. Equipment repair and 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) Fabricated Housing Sales. Fabricated housing sales refers to the sales of new and used modular housing, manufactured homes and/or mobile homes; and ancillary minor repair of modular housing, manufactured homes and/or mobile homes sold from the same location as the new or used units. Typical uses include mobile homes sales lots and minor repairs of units sold on site that do not include changes in walls and do not include changes in undercarriage plumbing or support systems.
- (7) 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.
- (8) 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) Communication Facilities. Communication Facilities use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television stations, radio stations, satellite dishes, antennas and wireless communication facilities.
- (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) 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.
- (2) Neighborhood Centers. Neighborhood centers refers to sales of convenience goods (foods, drugs and sundries) and personal services, those 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.

- (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 educational 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 recreation use type refers to 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) 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.
  - (2) 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.
  - (3) 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.
  - (4) 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.
  - (5) 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.
  - (6) 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.
  - (7) Outdoor Entertainment. Outdoor entertainment refers to predominantly spectator-type uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

- (8) 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.
- (9) 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.
- (10) 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.
- (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 and 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. Undertaking refers to services involving the preparation of the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.
- (o) Gasoline Sales and Service Stations. Gasoline sales and service stations 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) 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.
  - (2) 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.
- (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 and drinking establishments use types. The following are liquor sales use types:
  - (1) Off-Premises. Off-premises refers to sale of liquor for off-site consumption. Typical uses include a packaged liquor sales.
  - (2) On-Premises. On-premises refers to sale of liquor for on-site consumption. Typical uses include taverns, cabarets, service bars, retail beer and wine sales.
- (r) Lodging Services. Lodging services use type refers to establishments primarily engaged in the provision of lodging on a less-than-weekly basis within 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) 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.
  - (2) Hostels. Hostels refers to supervised transient facilities offering dormitory type lodging, usually with a minimum of facilities.

- (3) Hotels and Motels. Hotels and 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.
- (4) Vacation Time Shares. Vacation time shares refers to real properties that are subject to a time share program.
- (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 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) Nursery Sales. Nursery sales use type refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:
- (1) Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.
- (2) Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.
- (u) 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.
- (v) Personal Storage. Personal storage use type refers to storage services primarily for personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.
- (w) Professional Services. Professional services use type refers to 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.
- (x) Recycle Center. Recycle center use type 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 recycle center use types:
- (1) Full Service Recycle Center. Full service recycle center refers to large, fully attended recycle centers accepting paper, plastic and glass household recyclables and may include processing or sorting of the recyclables.

- (2) Remote Collection Facility. Remote collection facility refers to 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.
- (3) Residential Hazardous Substance Recycle Center. Residential hazardous substance recycle center refers to specialized recycling centers that receive household hazardous substances such as household paint, household cleaners and automobile engine oil.
- (y) 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.
- (z) Retail Sales. Retail sales 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 retail sales use types:
  - (1) Comparison Shopping Centers. Comparison shopping centers 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 and warehouse-styled retail outlets.
  - (2) 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.
  - (3) 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.
- (aa) Secondhand Sales. Secondhand 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.
- (bb) 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.

**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 high technology use types. The following are general industrial use types:
- (1) 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 for 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 propellants.
  - (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, prefabrication of manufactured buildings, and major repair/reconstruction and storage of fabricated housing.
  - (3) 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.
- (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 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) 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.
- (j) 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) Heavy. Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.
  - (2) Light. Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

#### **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 type 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) 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.
- (g) Game Farms. Game farms use type refers to boarding or breeding of exotic animals generally considered as wild or not normally domesticated.
- (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.

**EXHIBIT E**

**DCA 97-3**

## Article 324

# COMMUNICATION FACILITIES

---

[This Article amended in its entirety by Ord. 875, provisions eff. 8/3/93; Ord. 890, provisions eff. 11/29/93.]

### Sections:

110.324.00	<b>Purpose</b>
110.324.05	<b>Exemptions</b>
110.324.10	<b>Satellite Dish Antennas: General</b>
110.324.15	<b>Satellite Dish Antennas: Ground Mounted</b>
110.324.20	<b>Satellite Dish Antennas: Roof Mounted</b>
110.324.25	<b>Private Communication Antennas: General</b>
110.324.30	<b>Private Communication Antennas: Front Yard</b>
110.324.35	<b>Private Communication Antennas: Height</b>
110.324.40	<b>Commercial Antennas</b>
110.324.45	<b>Wireless Communication Facilities: Definitions</b>
110.324.50	<b>Wireless Communication Facilities Placement Standards</b>
110.324.55	<b>Wireless Communication Facilities: Setbacks</b>
110.324.60	<b>Wireless Communication Facilities Permitting Requirements</b>

**Section 110.324.00 Purpose.** The purpose of this article, Article 324, Communication Facilities, is to set forth the regulations for antenna systems and wireless communication facilities consistent with applicable directives and standards issued by the Federal Communication Commission and the Federal Aviation Administration. Health and safety concerns related to antennas and wireless communication facilities include avoiding property damage from falling antenna support structures, proper placement to avoid visual obstructions along rights-of-way and discouraging access to attractive nuisances by unauthorized people.

**Section 110.324.05 Exemptions.** The following antenna systems are exempt from this article:

- (a) Residential Television Reception Aerial Antennas. Television reception aerial antenna systems that are designed to receive locally transmitted television signals for personal use within a residential dwelling unit are exempt from the provisions of this article.
- (b) Small Diameter TVRO Satellite Dish Antenna Systems. Television reception only (TVRO) satellite dish antenna systems that are thirty-six (36) inches or less in diameter are exempt from the provisions of this article.

**Section 110.324.10 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 are allowed within any side or rear yard area of a parcel provided they maintain the setbacks from the property lines listed in this article. Satellite dish antennas may be placed in the front area of the parcel

between the property line and the face of the building provided the setback from the front property line listed in this article is maintained, and if an administrative permit consistent with this article is obtained.

- (b) Setbacks. Satellite dish antennas shall be erected a minimum of ten (10) feet from the front property line and five (5) feet from the side and rear property lines.
- (c) Color. Solid satellite dish antennas shall be colored light or dark brown, tan, grey, black 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 attached to any building require a building permit in compliance with the requirements of Chapter 100, Buildings and Construction, of the Washoe County Code.
- (e) Department of Community Development Authorization. The Department of Community Development shall authorize the placement and installation of all satellite dish antennas after reviewing a plot plan submitted by the property owner to ensure compliance with this article.

**Section 110.324.15 Satellite Dish Antennas: Ground Mounted.** A satellite dish antenna may be mounted on the ground in accordance with this section.

- (a) Residential Ground Mounted TVRO Satellite Dish Antennas. A television reception only (TVRO) satellite dish antenna may be ground mounted in residential regulatory zones provided:
  - (1) It is physically or electronically linked only to a receiver located on the same parcel of land.
  - (2) The satellite dish antenna shall not exceed ten (10) feet in diameter.
  - (3) The satellite dish mounting support structure shall not exceed a height of twelve (12) feet above the ground surface.
  - (4) Any driving motor is encased in protective guards and is muffled against noise.
  - (5) A satellite dish antenna may be placed in the front area of a parcel pursuant to Section 110.324.10, and in accordance with the provisions of this subsection:
    - (i) The base of the satellite dish antenna and driving motor house shall be screened to the satisfaction of the Zoning Administrator;
    - (ii) The applicant shall demonstrate that locating the satellite dish antenna in the side or rear yard area of the parcel would result in obstruction of the antenna's reception window; furthermore, such obstruction involves factors beyond the control of the applicant; and

- (iii) The applicant shall demonstrate that locating the satellite dish antenna in the front area of the parcel will not impair the required line-of-sight from adjacent driveways or streets.
- (6) In addition to those findings required in Article 808, Administrative Permits, for placement of a satellite dish antenna in the front area of a parcel, the Zoning Administrator shall make the following findings:
- (i) Location in the area between the face of the building and the side or rear property line prevents the private satellite dish antenna from receiving a complete signal;
  - (ii) Location of the satellite dish antenna in the area between the face of the building and the front property line does not visually impact surrounding properties; and
  - (iii) Location of the satellite dish antenna in the required front yard does not impair the required line-of-sight from adjacent driveways or streets.
- (b) Non-Residential Ground Mounted Satellite Dish Antennas. A satellite dish antenna may be ground mounted in non-residential regulatory zones provided:
- (1) It is physically or electronically linked only to a receiver located on the same parcel of land.
  - (2) The satellite dish antenna shall not exceed thirty-six (36) feet in diameter.
  - (3) The satellite dish mounting support structure shall not exceed a height of seventeen (17) feet above the ground surface.
  - (4) Any driving motor is encased in protective guards and is muffled against noise.
  - (5) Screening is required for all satellite dish antennas located in non-residential regulatory zones that exceed ten (10) 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 pursuant to Article 804, Variances, if the satellite dish antenna is sufficiently set back from the residential parcel to minimize its impact.
  - (6) A satellite dish antenna may be placed in the front area of a parcel if an administrative permit is obtained pursuant to Article 808, Administrative Permits, and in accordance with the provisions of this subsection:
    - (i) The base of the satellite dish antenna and driving motor house shall be screened to the satisfaction of the Zoning Administrator;
    - (ii) The applicant shall demonstrate that locating the satellite dish antenna in the area between the face of the building and the side or rear property line would result in obstruction of the antenna's

reception window; furthermore, such obstruction involves factors beyond the control of the applicant; and

- (iii) The applicant shall demonstrate that locating the satellite dish antenna in the required front area of the parcel will not impair the required line-of-sight from adjacent driveways or streets.
- (7) In addition to those findings required in Article 808, Administrative Permits, for placement of a satellite dish antenna in the front area of a parcel, the Zoning Administrator shall make the following findings:
- (i) Location in the area between the face of the building and the side or rear property line prevents the private satellite dish antenna from receiving a complete signal;
  - (ii) Location of the satellite dish antenna in the area between the face of the building and the front property line does not visually impact surrounding properties; and
  - (iii) Location of the satellite dish antenna in the required front yard does not impair the required line-of-sight from adjacent driveways or streets.

*[This Section amended by Ord. 959, provisions eff. 7/26/96.]*

**Section 110.324.20 Satellite Dish Antennas: Roof Mounted.** A satellite dish antenna may be mounted on the roof of a building structure in accordance with the provisions of this section.

- (a) Residential Roof Mounted TVRO Satellite Dish Antennas. A television reception only (TVRO) satellite dish antenna may be roof mounted in residential regulatory zones provided:
  - (1) The satellite dish mounting support structure shall not exceed a height of six (6) feet above the roof surface regardless of whether the roof is flat, or sloping perpendicular to, or parallel with the front lot line.
  - (2) The satellite dish antenna shall not exceed ten (10) feet in diameter.
- (b) Non-residential Roof Mounted Satellite Dish Antennas. A satellite dish antenna may be roof mounted in non-residential regulatory zones if an administrative permit is obtained pursuant to Article 808, Administrative Permits, and in accordance with the provisions of this subsection:
  - (1) It is physically or electronically linked only to a receiver located on the same parcel of land;
  - (2) In all non-residential regulatory zones, the dish shall not exceed thirty-six (36) feet in diameter;
  - (3) The satellite dish antenna mounting support structure shall not exceed a height of seventeen (17) feet above the roof surface, regardless of whether the roof is flat, or sloping perpendicular to, or parallel with the front lot line;

- (4) The base of the satellite dish antenna and driving motor shall be screened at the discretion of the Zoning Administrator; and
- (5) In addition to those findings required in Article 808, Administrative Permits, for placement of a satellite dish antenna on a roof in a non-residential regulatory zone, 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 the 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 110.324.25 Private Communication Antennas: General.** Private communication antennas, including antenna support structures, are allowed as accessory uses in all regulatory zones pursuant to the provisions of this article.

- (a) Location. Private communication antennas are allowed within any side or rear yard area of a parcel provided they maintain the setbacks from the property lines listed in this article. Private communication antennas may be placed in the front area of the parcel between the property line and the face of the building provided the setback from the front property line listed in this article is maintained, and if an administrative permit consistent with this article is obtained.
- (b) Setback. Private communication antennas shall be erected a minimum of ten (10) feet from the front property line and five (5) feet from the side and rear property lines.
- (c) Building Code. All private communication antenna support structures require a building permit in compliance with the requirements of Chapter 100, Buildings and Construction, of the Washoe County Code.

**Section 110.324.30 Private Communication Antennas: Front Yard.** A private communication antenna may be placed in the front area of a parcel if an administrative permit is obtained pursuant to Article 808, Administrative Permits, and in accordance with the provisions of this section.

- (a) Application. In addition to the submittal requirements as stated in Article 808, Administrative Permits, the applicant shall demonstrate that:
  - (1) Locating the private communication antenna in the area between the face of the building and the front property line does not impair the required line-of-sight from adjacent driveways or streets;
  - (2) Security fencing or other suitable methods will be provided to prevent climbing on the private communication antenna structure by unauthorized persons; and



- (3) There are no practical locations in the rear or side yard area of the parcel in which to locate the private communication antenna.
- (c) Administrative Permit Findings. In addition to those findings required in Article 808, Administrative Permits, for placement of a private communication antenna in the front area of a parcel, the Zoning Administrator shall make the following findings:
  - (1) There are no practical locations in the rear or side yard area of the parcel in which to locate the private communication antenna; and
  - (2) Locating the private communication antenna in the required front yard does not impair the required line-of-sight from adjacent driveways or streets.

**Section 110.324.35 Private Communication Antennas: Height.** A private communication antenna support structure may exceed sixty-five (65) feet if ground mounted or thirty-five (35) feet if roof mounted if an administrative permit is obtained pursuant to Article 808, Administrative Permits, and in accordance with the provisions of this section:

- (a) Additional Setback Requirements. A private communication antenna support structure in excess of sixty-five (65) feet in height shall be located a minimum distance from all property lines equal to forty (40) percent of the height of the antenna support structure [i.e. a seventy (70) foot tall private communication antenna support structure shall be a minimum of  $(0.40 \times 70 = )$  28 feet from any property line].
- (b) Application. In addition to the submittal requirements in Article 808, Administrative Permits, the application shall state the reason why the additional height of the private communication antenna support structure is necessary.
- (c) Administrative Permit Findings. In addition to those findings required in Article 808, Administrative Permits, for a private communication antenna support structure in excess of sixty-five (65) feet, the Zoning Administrator shall make the following findings:
  - (1) The height of the private communication antenna support structure is necessary to receive or transmit a signal that meets the applicant's needs; and
  - (2) The height of the private communication antenna support structure will not pose a hazard to air navigation.

**Section 110.324.40 Commercial Antennas.** Commercial antennas, excluding wireless communication facilities, but including satellite dishes, used for commercial broadcasting/receiving purposes are a principal use and are classified under the commercial antennas use type in Article 304, Use Classification System. These antennas shall comply with the provisions of this section.

- (a) General. Commercial antennas are subject to the following provisions:
  - (1) A commercial antenna shall be located a minimum distance from all property lines equal to forty (40) percent of the height of the antenna support structure [i.e. a one-hundred (100) foot tall commercial antenna shall be a minimum of  $(0.40 \times 100 = )$  40 feet from any property line];

- (2) All commercial antennas require a building permit in compliance with the requirements of Chapter 100, Buildings and Construction, of the Washoe County Code; and
  - (3) Security fencing or other suitable methods will be provided to prevent climbing on the commercial antenna structure by unauthorized persons.
- (b) Application. In addition to the submittal requirements in Article 810, Special Use Permits, 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 the antenna site.
- (c) Findings. In addition to the finding required for approval in Article 810, Special Use Permits, 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; and
  - (3) The proposed commercial antenna is provided with adequate safety equipment and aesthetic treatments to be visually compatible with uses in the general vicinity.

**Section 110.324.45 Wireless Communication Facilities: Definitions.** Wireless communication facilities, including antennas mounted on structures and freestanding monopoles and lattice towers and supporting equipment which are used for the commercial broadcasting/receiving of telecommunication transmissions that are regulated under the Telecommunications Act of 1996 are a principal use and are classified under the communications facilities use type in Article 304, Use Classification System. The following definitions apply to the regulation of wireless communication facilities contained in this article.

- (a) Antenna. An antenna is defined for the purposes of sections 110.324.45 through 110.324.60 as a device that transmits and/or receives an electronic signal for the purposes of facilitating the communication of cellular telephone or personal communication services (PCS) messages.
- (1) Facade Mounted Antenna. A facade mounted antenna means a communications receiving and/or transmitting device that is attached to the side of lawfully constructed structure. A lawfully constructed structure includes a building housing mechanical equipment or a penthouse that is placed on the roof of a building.
  - (2) Commercial Signage Mounted Antenna. A commercial signage mounted antenna means a communications receiving and/or transmitting device that is attached to an on-site free-standing sign that has been lawfully erected.
  - (3) Rooftop Mounted Antenna. A rooftop mounted antenna means a communications receiving and/or transmitting device that is attached to the roof of a lawfully constructed structure.

- (4) Monopole Mounted Antenna. A monopole mounted antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing pole that is erected for the purposes of supporting one or more antennas.
  - (5) Specialty Pole Antenna. A speciality pole antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing pole that is erected for another purpose, such as a flag pole, lamp post, ball field backstop support.
  - (6) Lattice Tower Antenna. A lattice pole antenna means a communications receiving and/or transmitting device that is attached to a ground mounted, free-standing lattice structure that is erected for the purposes of supporting one or more antennas.
- (b) Wireless Communications Facility. A wireless communications facility means all antennas and attendant supporting equipment such as poles, shelters or cabinets.
  - (c) Equipment Shelter/Cabinet. An equipment shelter/cabinet is an enclosure that houses supporting equipment for an antenna that is located on the same parcel or structure as the equipment shelter/cabinet.
  - (d) Collocation. Collocation means siting antennas owned and/or operated by separate companies on the same structure, monopole, lattice tower or speciality pole that exists at the time of collocation.
  - (e) Codevelopment. Codevelopment means new siting of wireless communications facilities owned and/or operated by separate companies on one or more contiguous parcels of land. Codevelopment does not exclude the potential for collocation at the same time that codevelopment occurs or after the codevelopment has occurred.

**Section 110.324.50 Wireless Communication Facilities Placement Standards.** The following placement standards must be met to establish a wireless communication facility.

- (a) General: Antennas. As a policy of Washoe County, the following types and locations of antennas are preferred in descending order:
  - (1) Facade mounted antenna on a building used for industrial or commercial purposes, a building located in a commercial or industrial regulatory zone (General Commercial—GC, Tourist Commercial—TC, Office Commercial—OC, I—Industrial), or on a structure used for utility purposes;
  - (2) Rooftop mounted antenna on a building used for industrial or commercial purposes, a building located in a commercial or industrial regulatory zone (General Commercial—GC, Tourist Commercial—TC, Office Commercial—OC, I—Industrial), or on a structure used for utility purposes;
  - (3) Specialty mounted pole antenna on a pole used for public, utility or communication, other than wireless communication, purposes;

- (4) Facade mounted antenna on a building used for any other purpose;
  - (5) Rooftop mounted antenna on a building used for any other purpose;
  - (6) Speciality mounted pole antenna on a pole used for any other purpose;
  - (7) Commercial signage mounted antenna;
  - (8) Monopole mounted antenna.
  - (9) Lattice tower mounted antenna.
- (b) Placement standards by type of antenna: The following placement standards by type of antenna shall be complied with notwithstanding the preferred location and type of antenna enumerated in this section.
- (1) Facade mounted antenna: The placement of a facade mounted antenna shall comply with the following criteria.
    - (i) The antenna shall be placed above the pedestrian line-of-sight as viewed from the street or sidewalk that is nearest the antenna and deemed to be most parallel with the portion of the structure on which the antenna is mounted. Pedestrian line-of-sight shall be considered the horizontal view from a point five foot, ten inches (5'10") above the nearest street or sidewalk.
    - (ii) The antenna shall be placed on the side of the building so that any changes in facade on the side of the building is not interrupted by the placement of the antenna.
    - (iii) To the extent possible, the antenna shall be placed on the side of a mechanical building or penthouse located on the roof of the structure.
    - (iv) The antenna shall be placed on the side of the building so that the vertical alignment of the facade is not interrupted, or is minimally interrupted.
    - (v) The antenna shall be of a color that is compatible with the color of the facade on which it is being mounted.
    - (vi) To the extent possible, no portion of the antenna shall extend or shall only minimally extend above the roof line of the structure on which it is mounted as measured from the same point as the pedestrian line-of-sight enumerated in this section.
  - (2) Rooftop mounted antenna. The placement of a rooftop mounted antenna shall comply with the following criteria.
    - (i) If a parapet exists on the structure on which the antenna is to be placed, the antenna shall be located behind the parapet.
    - (ii) For all rooftop locations, the antenna shall be to eliminate or minimize to the greatest extent the view of the antenna from the

nearest streets that are adjacent to or closest to the parcel on which the antenna's structure is located.

- (iii) The antenna shall be of a color that minimizes its visual effect.
  - (iv) If a pole is used to mount antennas, no more than twelve (12) may be permitted on any one pole.
- (3) Specialty mounted pole antenna. The placement of a specialty mounted pole antenna shall comply with the following criteria.
- (i) The antenna shall not extend above the pole on which it is located more than one-third (1/3) the vertical length of the existing pole.
  - (ii) When the antenna to be mounted on the specialty pole requires a separate supporting structure that is attached to the specialty pole, to the extent possible the antenna and supporting structure shall be mounted in such a manner as to represent a visual extension of the existing specialty pole .
  - (iii) The antenna shall be of a color that is the same as the pole on which it is mounted.
  - (i) No more than twelve (12) antennas may be mounted on a specialty pole.
  - (iv) The distance between two specialty poles on which antenna are mounted or proposed to be mounted shall not be closer than one-quarter (1/4) of a mile unless the specialty poles are not within a line of sight of each other.
- (4) Commercial signage mounted antenna. The placement of a commercial signage mounted pole antenna shall comply with the following criteria.
- (i) The antenna shall not extend above the top of the sign on which it is located more than one-third (1/3) the height of the sign face.
  - (ii) The antenna shall be attached to the sign in such a manner as to represent, to the greatest extent possible, an extension of the existing sign, either vertically or horizontally.
  - (iii) The antenna shall be of a color that is the same as the frame of the sign on which it is mounted.
  - (iv) No more than twelve (12) antennas may be mounted on a pole.
- (5) Monopole and lattice tower mounted antenna. The placement of a monopole or lattice tower mounted antenna shall comply with the following criteria.
- (ii) Antennas shall be mounted on a single monopole unless it can be demonstrated that a lattice pole is necessary for safety

purposes and the lattice pole will not create a detracting visual effect.

- (iii) To the extent possible, monopole and lattice tower mounted antennas shall be placed in a manner that either natural features, built features or a combination of both provide a complete background to the antenna and monopole as seen from the nearest roadway or occupied structure.
  - (iv) No portion of a monopole or lattice tower mounted antenna shall be visible above the ridgeline of any natural feature as viewed from a public roadway or occupied structure that is within one mile of the antenna's location unless it can be demonstrated that placing the monopole or lattice pole mounted antenna above the ridgeline will reduce the number of free-standing pole antennas needed to provide service.
  - (v) If the location of the monopole or lattice tower mounted antenna is in an area where a line of poles presently exists, the monopole and antenna shall be placed, to the extent possible, in line with the pattern of the other poles.
  - (vi) A monopole or lattice tower mounted antenna shall be of a color that blends with the background.
  - (vii) To the extent possible, a monopole or lattice tower that supports an antenna shall be designed to replicate existing structures and natural features/vegetation in the immediate vicinity.
- (c) General: Equipment shelters/cabinets. The placement of equipment shelters and cabinets shall comply with the following criteria.
- (1) Equipment shelters and cabinets shall be of a color as to blend with the surrounding natural and built background.
  - (2) Equipment shelters and cabinets that serve antennas, other than monopole mounted antennas, shall be constructed or sided with material that is complementary to the structure on which the antenna is mounted. For monopole and lattice tower mounted antennas, the equipment shelters and cabinets shall be constructed or sided with material that is complementary to materials used in structures located in the immediate vicinity.
  - (3) To the extent possible, equipment shelters and cabinets shall be screened by presently built structures, e.g. behind parapet walls, existing signs, other mechanical facilities, or screened by vegetation, or placed below grade, or a combination of the above.
- (d) Restricted locations. Monopole and lattice tower mounted antennas are restricted from being located in the following locations unless no other alternative location can be demonstrated to provide a clear and uninterrupted signal for either receiving or transmitting purposes.

- (1) Public trails as exist or are proposed on the adopted Regional Open Space Plan and as exist or are proposed on an adopted Washoe County Park District Master Plan and within one-thousand (1000) feet of a public trail as enumerated in this section;
  - (2) Parcels with an Open Space (OS) regulatory zone;
  - (3) Floodways as designated on the adopted Washoe County development suitability maps;
  - (4) Significant Ridgelines as designated on the adopted Washoe County development suitability maps.
- (e) Retention Requirements. The following requirements must be met to retain an approved wireless facility.
- (1) On, or before, the expiration date of a lease, as identified in an application approved by the County, for the use of land to erect and maintain a wireless facility, the owner of the wireless facility shall demonstrate to the planning staff that the wireless facility is still required as part of the service network that the owner operates in order to continue to use the wireless facility beyond the leases's expiration date. At a minimum, the owner shall demonstrate:
    - (i) that the current state of technology requires the wireless facility to remain at its location;
    - (ii) that another, currently located wireless facility cannot perform a similar function; and
    - (iii) that the owner of the wireless facility has ownership of the property or a valid lease for use of the property on which the facility is located.
  - (2) Failure to demonstrate that all of the above still exist, or when the ability to continue to locate an antenna on the land on which the antenna is located ceases, the owner shall remove the antenna and all appurtenances, e.g. poles, guy wires, equipment shelters and cabinets within sixty (60) days of being notified of his inability to continue to locate a wireless facility on the property.

**Section 110.324.55 Wireless Communication Facilities: Setbacks.** The following setbacks are required for wireless communication facilities.

- (a) Monopole and lattice tower mounted antenna placed on a parcel of land. If a monopole or lattice pole mounted antenna is placed on property in such a manner that the height of the supporting pole is greater than the distance to any of the parcel's property boundaries, then the following shall be required:
  - (1) The applicant shall justify the height of the proposed supporting pole; and
  - (2) If the height is approved, the applicant shall indemnify the County from any damages that may occur should the pole fall across any of the parcel's boundaries.

- (b) Monopole or lattice tower mounted antenna placed in a roadway easement or public right-of-way. A monopole or lattice pole mounted antenna shall be placed as far away as possible from the edge of the paved roadway. Further, the applicant shall indemnify the County from any damages that may occur should the pole partially or completely fall.

**Section 110.324.60 Wireless Communication Facilities Permitting Requirements.**

- (a) Information required prior to issuance of any permit. In addition to the requirements of the Building and Safety Division of the Department of Community Development, the following information must be provided before any permit can be issued for the construction and installation of a wireless communication facility.
- (1) Type of antenna and support structure
  - (2) Exact location of antenna and support structure
  - (3) Exact location of equipment shelter and/or cabinet
  - (4) Height of antenna
  - (5) Whether antenna is being collocated
  - (6) Whether antenna and equipment shelter/cabinet is being co-developed
  - (7) Siting and screening of antenna(s) to minimize visual impact
  - (8) If the antenna is proposing to use a pole for support, the number of antennas that the pole could support.
  - (9) A map identifying alternative sites that were considered by the applicant with a justification for the selected site.
- (b) Building permit only, required. The following types and locations of antennas with supporting equipment shelters/cabinets shall require only the issuance of a building permit providing all of the criteria enumerated in Section 110.324.50 is complied with.
- (1) Facade mounted antenna on a building used for industrial or commercial purposes or located in the following regulatory zones: Industrial (I), General Commercial (GC), Office commercial (OC) and Tourist Commercial (TC); or on a structure used for utility purposes;
  - (2) Rooftop mounted antenna on a building used for industrial or commercial purposes, or located in the following regulatory zones: Industrial (I), General Commercial (GC), Office Commercial (OC) and Tourist Commercial (TC); or on a structure used for utility purposes;
  - (3) Specialty mounted pole antenna on a pole used for public, utility or communication, other than wireless communication, purposes;
  - (4) An equipment shelter/cabinet that is greater than one hundred twenty (120) square feet, equal to or less than three hundred fifty (350) square feet or twenty-one (21%) percent of the total area of the parcel on which it



is located, whichever is less, and which does not exceed twelve (12) feet in height.

- (c) Special use permit required; findings. The following types and locations of antennas with supporting equipment shelters/cabinets shall require the issuance of a special use permit by the Washoe County Planning Commission.
- (1) Facade mounted antenna on a building used for any other purpose or in any other regulatory zone than enumerated in Section 110.324.60 (b) (1);
  - (2) Rooftop mounted antenna on a building used for any other purpose or in any other regulatory zone than enumerated in Section 110.324.60 (b) (2);
  - (3) Speciality mounted pole antenna on a pole used for any other purpose than enumerated in Section 110.324.60 (b) (3);
  - (4) Commercial signage mounted antenna
  - (5) New monopole and lattice tower mounted antenna
  - (6) Co-development of a new site.
  - (7) Collocation at an existing site when an increase in the tower height is proposed.
  - (8) When a new equipment shelter/cabinet exceeds three hundred fifty (350) square feet or twenty-one (21%) of the total parcel area on which the shelter/cabinet is located, whichever is greater, and/or is greater than (12) feet in height.

In addition to the findings required for the issuance of a special use permit as enumerated in Article 810, the Planning Commission shall make additional findings based upon the criteria enumerated in Section 110.324.50 (b) and (c) for the type of antenna and/or equipment shelter/cabinet being proposed.

- (d) Financial Assurance. An applicant for any permit to be issued for the location of a wireless facility shall provide to the County, at the time that the permit is issued, a financial assurance in an amount that is fifty (50%) percent of the value of the building permit as issued by the Building and Safety Division. The financial assurance shall be in a form determined by the County. The purpose of the financial assurance is for the reclamation of the site on which the antenna was formerly located should the owner fail to perform a satisfactory reclamation of the site. Satisfactory reclamation of a site will result in the return of the financial assurance to the owner.
- (e) Exempt uses. The placement of a new antenna and equipment shelter/cabinet is exempt from the requirement of any permit when the antenna is being placed on an existing support that does not require any additional height and/or a new equipment shelter/cabinet that does not exceed one hundred twenty (120) square feet and is does not exceed twelve (12) feet in height.
- (f) Variations. Any variance requested to the standards enumerated in Sections 110.324.45 through 110.324.60 shall be reviewed and approved by the Washoe County Planning Commission.