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STATE OF NEVADA  
COUNTY OF WASHOE

SS. T Ciccotti

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

Ordinance #895

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. 17, 24

Signed *Tana Ciccotti*

Subscribed and sworn to before me this

24th day of Jan., 19 94

*Debra J. DiCianno*  
Notary Public



PROOF OF PUBLICATION

NOTICE OF COUNTY ORDINANCE  
NO. 895

NOTICE IS HEREBY GIVEN that Ordinance No. 895, Bill No. 1070, entitled, AN ORDINANCE AMENDING THE WASHOE COUNTY CODE TO DEFINE NATURE CENTER AS A PERMITTED USE, TO DESCRIBE THE APPROPRIATE LEVEL OF REVIEW FOR NATURE CENTERS, TO IDENTIFY THE APPROPRIATE REGULATORY ZONES, AND TO DESCRIBE THE APPROPRIATE LEVEL OF REVIEW FOR PROFESSIONAL OFFICE USES IN CERTAIN RESIDENTIAL REGULATORY ZONES BY AMENDING THE FOLLOWING ARTICLES: ARTICLE

302 "ALLOWED USES" AND ARTICLE 304 "USE CLASSIFICATION SYSTEM"

was adopted on January 11, 1994, by Commissioners Larry Beck, Steve Bradhurst, Dianne Cornwall, Gene McDowell, and Jim Shaw, and will become effective on January 24, 1994. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk at the County Courthouse, Virginia and Court Streets, Reno, Nevada.

Judi Bailey, County Clerk  
No. 262 Jan 17, 24, 1994

895 ✓

SUMMARY: Amends Washoe County Code to define nature center as a permitted use, to describe the appropriate level of review for nature centers, to identify the appropriate regulatory zones wherein nature centers can be permitted, to permit professional office uses in certain residential regulatory zones, and to describe the appropriate level of review for professional office uses in certain residential regulatory zones.

BILL NO. 1070

ORDINANCE NO. 895

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE TO DEFINE NATURE CENTER AS A PERMITTED USE, TO DESCRIBE THE APPROPRIATE LEVEL OF REVIEW FOR NATURE CENTERS, TO IDENTIFY THE APPROPRIATE REGULATORY ZONES WHEREIN NATURE CENTERS CAN BE PERMITTED, TO PERMIT PROFESSIONAL OFFICE USES IN CERTAIN RESIDENTIAL REGULATORY ZONES, AND TO DESCRIBE THE APPROPRIATE LEVEL OF REVIEW FOR PROFESSIONAL OFFICE USES IN CERTAIN RESIDENTIAL REGULATORY ZONES BY AMENDING THE FOLLOWING ARTICLES: ARTICLE 302 "ALLOWED USES" AND ARTICLE 304 "USE CLASSIFICATION SYSTEM."

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

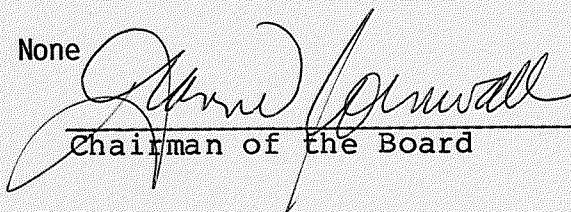
SECTION 1. Article 302 "Allowed Uses" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. Article 304 "Use Classification System" 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.


Proposed on the 21st day of December, 1993.  
Proposed by Commissioners Cornwall.  
Passed on the 11th day of January, 1994.

Vote:

Ayes: Commissioners: Larry Beck, Steve Bradhurst, Dianne Cornwall,  
Gene McDowell, Jim Shaw  
Nays: Commissioners: None  
Absent: Commissioners: None

  
Chairman of the Board

ATTEST:

  
County Clerk

This Ordinance shall be in force and effect from and after the 24th day of January, 1994.

## Article 302

# ALLOWED USES

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### Sections:

110.302.00	Purpose
110.302.05	Table of Uses
110.302.10	Use Classification System
110.302.15	Types of Review
110.302.20	Projects of Regional Significance
110.302.25	Accessory Uses 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 as indicated as "GRR".

**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.

**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.
- (c) **Planning Commission Special Use Permit.** A letter "S<sub>1</sub>" indicates that a use is allowed only upon approval of a special use permit approved by the Planning Commission pursuant to Article 810.
- (d) **Board of Adjustment Special Use Permit.** A letter "S<sub>2</sub>" indicates that a use is allowed only upon approval of a special use permit approved by the Board of Adjustment pursuant to Article 810.
- (e) **Uses Not Allowed.** A designation "--" indicates that a use is not allowed within the regulatory zone.

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

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

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

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

- (a) **High Density.** Uses with high residential, labor or other high population concentration characteristics of a permanent or extended duration.

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

**Section 110.302.40 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 110.302.05.01, Table of Uses, any excavation, grading, earthwork construction, earthen structures and storage of earth, including fills and embankments, as described in Section 110.302.45(a), requires a special use permit reviewed by the Board of Adjustment as prescribed in Article 810, unless exempted as noted in Section 110.302.45(b).

- (a) A special use permit for such work is required if:
  - (1) The disturbed area exceeds 25,000 square feet per parcel.
  - (2) More than 1,000 cubic yards of earth will be imported and placed as fill below the flood hazard area or limited flooding area.
  - (3) More than 5,000 cubic yards of earth will be imported and placed as fill.
  - (4) More than 1,000 cubic yards of earth will be excavated, whether or not the earth will be exported from the property.
  - (5) A permanent earthen structure will be established over 4.5 feet high
    - (i) "Permanent" as applied to earthen structures, means earthen structures: (1) which the plans show will remain at the completion of the work; or (2) which will remain indefinitely under separate permit and approvals for purposes of storage until a use is found elsewhere.
    - (ii) "Temporary" as applied to earthen structures, means earthen structures which the plans show will not remain at the completion of the work.
    - (iii) Height of earthen structures is measured from the land surface as it existed prior to applying for the permit or from grade shown on plans, whichever is lower.
  - (6) The provisions of (2) and (3), above, are applicable whether the material is intended to be permanently located on a site or temporarily stored on a site for relocation to another, final site.
- (b) A special use permit is exempted if:
  - (1) Earth excavated from a slope greater than seven percent and retained on the slope immediately adjacent to the excavation, where such excavation is for the foundation of a building.
  - (2) Earthwork performed by the subdivider or developer of an approved subdivision, major project or other projects that have completed a hearing process and review pursuant to which mitigation conditions could have been attached in the same manner as in the special use permit process.

Table 110.302.05.1

**TABLE OF USES**

(See Sections 110.302.10 and 110.302.15 for explanation)

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

<u>Civic Use Types (Section 110.304.20)</u>	<u>LDR</u>	<u>MDR</u>	<u>HDR</u>	<u>LDS</u>	<u>MDS</u>	<u>HDS</u>	<u>LDU</u>	<u>MDU</u>	<u>HDU</u>	<u>GC</u>	<u>OC</u>	<u>TC</u>	<u>I</u>	<u>PSF</u>	<u>PR</u>	<u>OS</u>	<u>GR</u>	<u>**GRR</u>
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Community Center	--	--	--	--	--	--	P	P	P	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; \*\* = GRR only in Warm Springs planning area.

Table 110.302.05.1

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

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

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Exhibit A

Washoe County Development Code

July

20,

1993

895

Table 110.302.05.1

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

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

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

Exhibit A

Washoe County Development Code July 20, 1993

895

Table 110.302.05.1

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

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

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

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Exhibit A

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Table 110.302.05.1

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

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

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Table 110.302.05.1

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

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

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

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Table 110.302.05.1

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

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

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## Article 304

# USE CLASSIFICATION SYSTEM

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### Sections:

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

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

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

(a) **Types of Uses Regulated.** Only principal uses are included within the Use Classification System. Accessory uses and temporary uses are regulated by Articles 306 and 310, respectively.

(b) **Typical Uses Within Use Types.** The description of the use types in this article often contain 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 Development Review shall have the following authority and responsibilities with respect to the Use Classification System:

(a) **Classifying Uses.** The Director of Development Review shall have the authority to classify uses according to use types or to determine that a use does not fit under any use type and, therefore, is not permitted. The classification of a use is an administrative decision without notice and hearing, except that an applicant can appeal the decision pursuant to Article 808.

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

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

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

- (1) Single Family, Detached. Single family, detached refers to the use of a parcel for only one (1) dwelling unit.
- (2) Single Family, Attached. Single family, attached refers to two (2) or more dwelling units constructed with a common or abutting wall with each located on its own separate parcel.
- (3) Duplex. Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.
- (4) Multi-Family. Multi-family refers to the use of a parcel for three (3) or more dwelling units within one (1) or more buildings, including condominium developments.
- (5) Attached Accessory Dwelling. Attached accessory dwelling refers to a portion of a single family dwelling that may provide complete, independent living facilities for living, sleeping, eating, cooking, and sanitation within the main dwelling unit, but which is separate from the main dwelling unit's cooking area, bathroom(s), and living areas. An attached accessory dwelling shall not exceed twenty-five (25) per cent of the total square footage of the main dwelling unit. Typical uses include guest rooms, guest apartments, and "granny flats".
- (6) 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.
- (7) Detached Accessory Structure. A detached accessory building refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached accessory building is not designed or used for human habitation. Typical uses include storage buildings and sheds, barns, and detached garages.
- (b) Residential Group Home. Residential group home use type refers to the occupancy of living quarters by a group or group of persons not defined as families on a weekly or longer basis, such as group care homes with six (6) or less paying residents.
- (c) Manufactured Home Parks. Manufactured home parks use type refers to the occupancy of a dwelling unit defined as a mobile home or a manufactured home and which is located in a site defined as a manufactured home park.

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

- (a) Administrative Services. Administrative services use type refers to Consulting, record keeping, clerical, or public contact services that deal directly with the citizen, together with incidental storage of necessary equipment and vehicles.
- (b) Community Center. Community center use type refers to recreational, social, or multi-purpose uses within buildings with no fixed seats and occupancy limited to five hundred (500) or fewer. Typical uses include public or private, non-commercial clubs.
- (c) Convalescent Services. Convalescent services use type refers to provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol or drug addiction.
- (d) Cultural and Library Services. Cultural and library services use type refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.
- (e) Childcare. Childcare use type refers to the use of a building or a portion thereof for the daytime care of individuals under eighteen (18) years of age. Child care use types are subject to the regulations and permission of the Washoe County Department of Social Services. This use

type includes nursery schools, preschools, daycare centers, and similar uses, but excludes those classified under Education. The following are Child care use types:

(1) Family Daycare. Family daycare refers to daycare services provided for six (6) or fewer full-time children, including those of the child-care facility licensee who are under the age of seven (7) years, except that care may also be provided for up to three (3) additional part-time children for three (3) hours before school and three (3) hours after school, but only during periods when schools are in session, subject to the regulations and permission of the Washoe County Department of Social Services.

(2) Large-Family Daycare. Large-family daycare refers to daycare services provided for more than six (6) full-time children, including those of the child-care facility licensee who are under the age of seven (7) years.

(3) Child Daycare. Child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision, on less than a twenty-four (24) hour basis, but excluding services provided in a private dwelling.

(f) Education. Education use type refers to educational services provided by public, private, or parochial institutions, but excludes uses classified under Commercial Education Services. Typical uses include elementary, junior high, and senior high schools and junior colleges. Curriculum must be approved by the State Department of Education.

(g) Group Care. Group care use type refers to care services provided in residential facilities which accommodate seven (7) or more persons or in facilities authorized to provide services, but excludes those uses classified under Major Services and Utilities. Typical uses include halfway houses, intermediate care facilities, or senior citizen board and care homes.

(h) Hospital Services. Hospital services use type refers to medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

(i) Major Services and Utilities.

(1) Major Public Facilities. Major public facilities use type refers to public facilities that provide a significant service and has a substantial impact on the community. Typical uses are sanitary landfills; airports; and, detention and correction facilities.

(2) Utility Services. Utility services use type refers to the provision of electricity, water or other liquids, or gas, through wires, pipes, or ditches through utility services involving major structures that have flexibility in location. Typical uses include natural gas transmission lines and substations, petroleum pipelines, and irrigation water ditches.

(j) 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, arboreteums and gardens.

(kj) Parks and Recreation. Parks and recreation use type refers to publicly owned parks, recreation facilities, and open space facilities within the recreation areas. These may be operated by a concessionaire. The following are Park and Recreation use types:

(1) Passive Recreation. Passive recreation refers to public park recreational uses that have no or a minimal impact on the area and adjacent land uses. Uses include hiking, nature study, wildlife refuge, fishing, and viewing. No active uses, such as group picnicking, camping, and sporting activities, are included.

(2) Active Recreation. Active recreation refers to public park recreational uses that may have a potential impact on the area or adjacent land uses. Uses include participant sports and developed family recreational areas. Typical uses include group picnicking, tennis courts, swimming pools, softball diamonds, and group campgrounds, community centers operated by a public entity.

(lk) 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.

- (ml) 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.
- (nm) Religious Assembly. Religious assembly use type refers to religious services involving public assembly such as customarily occurs in synagogues, temples, and churches.
- (oa) 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) Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.

(2) Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats, and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2-1/2) acres regardless of the regulatory zone within which it is located.

(3) Commercial Stables. Commercial Stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under Animal Production. Typical uses include commercial stables, riding clubs, and riding instruction facilities.

(4) Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.

(5) Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services, agriculture requires a parcel size minimum of two-and-one-half (2-1/2) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.

(6) Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.

(d) Automotive and Equipment. Automotive and equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales or services. The following are Automotive and Equipment use types:

(1) Automotive Repair. Automotive repair refers to repair of automobiles and the sale, installation, and servicing of automobile equipment and parts. Typical uses include muffler shops, automobile repair garages, or automobile glass shops.

(2) Automotive Sales/Rentals. Automotive sales/rentals refers to on-site sales and/or rentals of automobiles, non-commercial trucks, motorcycles, motor homes, and trailers together



with incidental maintenance. Typical uses include automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies.

(3) Cleaning. Cleaning refers to washing and polishing of automobiles. Typical uses include automobile laundries or car washes.

(4) Commercial Parking. Commercial parking refers to parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Commercial parking is that which is not designated for any identified use. Typical uses include commercial parking lots or garages.

(5) Equipment Repair/Sales. Equipment repair/sales refers to repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc.; the sale, installation, and servicing of automobile equipment and parts; and body repair, painting, and steam cleaning. Typical uses include truck transmission shops, body shops, motor freight maintenance groups, or agricultural equipment sales.

(6) Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles, and boat trailers. Typical uses include car and truck rental lots.

(7) Truck Stops. Truck stops refers to businesses engaged in the sale of fuel and lubricants primarily for trucks, routine repair and maintenance of trucks, and associated uses such as selling food and truck accessories.

(e) Building Maintenance Services. Building maintenance services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

(f) Commercial Antennae. Commercial antennae use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television stations or radio stations.

(g) Commercial Centers. Commercial centers use type refers to a group of unified commercial establishments built on a site which is planned, developed, owned, and managed as an operating unit. The following are Commercial Center use types:

(1) Neighborhood Centers. Neighborhood centers refers to sales of convenience goods (foods, drugs, and sundries) and personal services which meet the daily needs of an immediate neighborhood trade area. A neighborhood center typically includes convenience retail and services a population of 2,500 to 40,000 people, typically has a service area radius of one-half to one-and-one-half miles, and has a typical range of 15,000 to 50,000 square feet of gross leasable area.

(2) Community Centers. Community centers refers to shopping establishments containing some services of the neighborhood center plus other services providing a greater depth and range of merchandise than contained in the neighborhood center. A community center may be built around a department store or a variety store as the major tenant. A community center generally serves a trade area population of 40,000 to 50,000 people, typically has a service area radius of one to three miles, and has a typical range of 50,000 to 150,000 square feet of gross leasable area.

(3) Regional Centers. Regional centers refers to centers that provide shopping goods, general merchandise, apparel, furniture, and home furnishings in full depth and variety. They usually are built around more than one department store. Typical design uses the pedestrian mall, either open or enclosed, as a connector between major anchor stores. A regional center serves as a major commercial center for the entire region and typically has more than 150,000 square feet of gross leasable area.

(h) Commercial Educational Services. Commercial education services use type refers to educational services provided by private institutions or individuals with the primary purpose of preparing students for jobs in trade or profession. Typical uses include business and vocational schools, music schools, and hair styling schools.

- (i) Commercial Recreation. Commercial establishments or places of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are Commercial Recreation use types:
- (1) Indoor Entertainment. Indoor entertainment refers to predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls, and dance halls.
  - (2) Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, and athletic clubs.
  - (3) Outdoor Entertainment. Outdoor entertainment refers to predominantly spectator-type uses conducted in open or partially enclosed or screen facilities. Typical uses include sports arenas, racing facilities, and amusement parks.
  - (4) Outdoor Sports and Recreation. Outdoor sports and recreation refers to predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, and tennis courts.
  - (5) Outdoor Sports Club. Outdoor sports club refers to sports clubs using agricultural land or open space for hunting, shooting or fishing purposes. Typical uses include duck clubs, hunting clubs, skeet clubs and rifle ranges.
  - (6) Limited Gaming Facilities. Limited gaming facilities refers to establishments which contains no more than fifteen (15) slot machines (and no other game or gaming device) where the operation of the slot machine is incidental to the primary business of the establishment.
  - (7) Unlimited Gaming Facilities. Unlimited gaming facilities refers to an establishment which contains fifteen (15) or more electronic gaming devices or operation of other gaming devices as authorized by the State of Nevada.
  - (8) Destination Resorts. Destination resorts refers to commercial enterprises for recreation that can include lodging. Typical uses include ski resorts, dude ranches, and hunting and fishing lodges.
  - (9) Marinas. Marinas refers to docking, storage, rental and minor repair of recreational and fishing boats. Typical uses include recreational boat marinas and boat rental establishments.
  - (10) Commercial Campground Facilities. Commercial campground facilities refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.
- (j) Construction Sales and Services. Construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures, and hardware or those uses classified as one of the Automotive and Equipment use types. This use type does not refer to actual construction sites. Typical uses include tool and equipment rental or sales and building material stores.
- (k) Convention and Meeting Facilities. Convention and meeting facilities use type refers to establishments which primarily provide convention and meeting facilities.
- (l) Eating and Drinking Establishments. Eating and drinking establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under the Liquor Sales use type. The following are Eating and Drinking Establishments use types:
- (1) Convenience. Convenience refers to establishments or places of business primarily engaged in the preparation and retail sale of food and beverages, and have a short customer turnover rate (typically less than one hour). Typical uses include drive-in and fast-food restaurants, ice cream parlors, sandwich shops, delicatessens.
  - (2) Full Service. Full service refers to establishments or places of business primarily engaged in the sale of prepared food and beverages on the premises, which generally have a customer turnover rate of one hour or longer, and which include sales of alcoholic beverages at

the table or at a bar as an accessory or secondary service. Typical uses include full-service restaurants.

(m) Financial Services. Financial services use type refers to establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities, and check cashing facilities.

(n) Funeral and Interment Services. Funeral and interment services use type refers to provision of services involving the care, preparation or disposition of human dead. The following are Funeral and Interment Services use types:

(1) Cemeteries. Cemeteries refers to undertaking services and services involving the keeping of bodies provided on cemetery grounds. Typical uses include crematoriums, mausoleums, and columbariums.

(2) Undertaking. Services involving the preparation of the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

(o) Gasoline Sales. Gasoline sales use type refers to retail sales of petroleum products from the premises of the establishment and incidental sale of tires, batteries, replacement items, lubricating services and minor repair services. Typical uses include automobile service stations.

(p) Helicopter Services. Helicopter services use type refers to areas used by helicopter or steep-gradient aircraft. The following are Helicopter Services use types:

(1) Helistop. Helistop refers to areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance, or overhaul.

(2) Heliport. Heliport refers to areas used by helicopters or by other steep-gradient aircraft, which includes passenger and cargo facilities, maintenance and overhaul, fueling service, storage space, tie-down space, hangers and other accessory buildings and open space.

(q) Liquor Sales. Liquor sales use type refers to retail sales of alcoholic beverages for consumption either on or off the premises of the establishment, but excludes uses classified under either the Retail Sales or Eating Establishments use types. The following are Liquor Sales use types:

(1) On-Premises. On-premises refers to sale of liquor for on-site consumption. Typical uses include taverns, cabarets, service bars, retail beer and wine.

(2) Off-Premises. Off-premises refers to sale of liquor for off-site consumption. Typical uses include a packaged liquor.

(r) Lodging Services. Lodging services use type refers to establishments primarily engaged in the provision of lodging on a less-than-weekly basis with incidental food, drink, and other sales and services intended for the convenience of guests, but excludes those classified under Residential Group Home and Commercial Recreation. The following are Lodging Services use types:

(1) Hotels/Motels. Hotels/motels refers to temporary residences for transient guests, primarily persons who have residence elsewhere, with access to each room through an interior hall and lobby or outside porch or landing.

(2) Bed and Breakfast Inns. Bed and breakfast inns refers to single family dwellings with guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.

(3) Vacation Time Share. Vacation time share refers to real properties that are subject to a time share program.

(4) Hostels. Hostels refers to supervised transient facilities offering dormitory type lodging, usually with a minimum of facilities.

(s) Medical Services. Medical services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis, and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services, but excludes those classified as any Civic use type. Typical uses include medical offices, dental laboratories, health maintenance organizations, immediate care facilities, or sports medicine facilities.

(t) Personal Services. Personal services use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement, and similar services of a non-professional nature, but excludes services classified as Commercial Recreation or Lodging Services. Typical uses include photography studios, driving schools, or weight loss centers.

(u) Personal Storage. Personal storage use type refers to storage services primarily for personal effects and household goods within enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehouses.

(v) Professional Services. Establishments which provide professional services to individuals or businesses, but excludes offices servicing walk-in customers which are classified under the Administrative Offices use type. Typical uses include law offices, real estate offices, insurance offices and architectural firms.

(w) Repair Services, Consumer. Repair services, consumer use type refers to establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excludes automotive repair. Typical uses include appliance repair shops, apparel repair firms, or instrument repair firms.

(x) Retail. Retail use type refers to retail sales of commonly used goods and merchandise, either free-standing or within a Commercial Center, but excludes those uses classified under other use types. The following are the Retail Sales use types:

(1) Convenience. Convenience refers to establishments which provide a limited number of frequently or recurrently needed personal items or services for residents of an immediate neighborhood. Typical uses include, convenience stores, small grocery stores, barber shops, beauty parlors, dry cleaners, and self-service laundromats.

(2) Specialty Stores. Specialty stores refers to establishments which provide a variety of retail or personal services needs for residents in the larger community area. Typical uses include supermarkets, super drugs stores, clothing boutiques, antiques, bookstores, furniture stores and auto parts.

(3) Comparison Shopping Stores. Comparison shopping stores refers to retail establishments that provide a wide variety of retail and personal services that cater to the regional needs. Typical uses include full-line department stores, warehouse-styled retail outlets..

(y) Secondhand Sales. Secondhand/seconds sales use type refers to establishments primarily engaged in the sale of goods and merchandise which are not being sold for the first time; but excludes those classified as Animal Sales and Services and Automotive and Equipment. Typical uses include secondhand stores and thrift shops.

(z) Transportation Services. Transportation services use type refers to establishments which provide private transportation of persons and goods. Typical uses include taxi services and commercial postal services.

(aa) Recycle Center. Recycle Center use types refers to facilities for the collection, as a commercial enterprise, of household recyclables such as newspapers, bottles and cans. Recycle centers do not include recycle facilities existing as a part of a refuse pickup service or recycle bins used for donations to non-profit organizations. The following are the Recycle Center use types:

(1) Remote Collection Facility. A Remote Collection Facility is a center for the acceptance, by redemption or purchase, of recyclable materials from the public. Such a facility does not process the recyclables on site. Typical uses include reverse vending machines.

(2) Full Service Recycle Center. Full Service Recycle Centers are large, fully attended recycle centers accepting paper, plastic and glass household recyclables and may include processing or sorting of the recyclables.

(3) Residential Hazardous Substance Recycle Center. Residential Hazardous Substance Recycle Centers are specialized recycling centers that receive household hazardous substances such as household paint, household cleaners, and automobile engine oil.

(bb) Nursery Sales. Nursery sales use type refers to the Nursery Sales use type refers to the sales of plants, flowers and related nursery items. The following are Nursery Sales use types:

- (1) Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.
- (2) Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.

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

(a) Custom Manufacturing. Custom manufacturing use type refers to the on-site production of goods by hand manufacturing or artistic endeavor which involves only the use of hand tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers. Typical uses include ceramic studios, custom cabinet making, candle making shops, and custom jewelry manufacturers.

(b) Energy Production. Energy production use type refers to the commercial production of electricity from geothermal, petroleum, solar, or wind sources.

(c) General Industrial. General industrial use type refers to the on-site production of goods other than those that are agricultural or extractive in nature, but excludes those uses classified under Custom Manufacturing and the High Technology use types. The following are General Industrial use types:

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

(2) Intermediate. Intermediate refers to production processes which can be located near residential or commercial uses only if special control measures are taken to mitigate the land use conflicts which can result from such operations. Typical uses include production of food substances, household appliance manufacturing, and prefabrication of manufactured buildings.

(3) Heavy. Heavy refers to production processes which should not be located near residential or commercial uses due to the intensive nature of the industrial activity and/or the scale of operation. These uses may be located near other manufacturing uses exhibiting similar characteristics although special control measures may be required or some extremely intensive operations to ensure compatibility with similar industrial uses. Typical uses include motor vehicle assembly, sawmills, textile dyeing, leather tanning, hazardous chemical production, petroleum refining, primary metal processing, and production of explosives or propellents.

(d) High Technology Industry. High technology industry use type refers to the research, development, and controlled production of high-technology electronic, industrial, or scientific products. Typical uses include biotechnology firms and computer component manufacturers.

(e) Inoperable Vehicle Storage. Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include truck storage yards.

(f) Laundry Services. Laundry services use type refers to establishments primarily engaged in the provision of large scale laundering, dry cleaning, or dyeing services other than those classified as Personal Services. Typical uses include laundry agencies, diaper services, or linen supply services.

(g) Mining Operations. Mining operations use type refers to the extraction and processing of rocks and minerals from the ground, but excludes uses classified under the Petroleum and Gas Extraction use type. Typical uses include sand and gravel pits and mining.

(h) Petroleum Gas Extraction. Petroleum gas extraction use type refers to the extraction of oil and natural gas from the ground and the temporary storage of oil at the well site. Typical uses include oil and gas wells.

(i) Wholesaling, Storage, and Distribution. Wholesaling, storage, and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage, and bulk sale distribution, including, but not limited to open-air handling of material and equipment other than live animals and plants. The following are Wholesaling, Storage, and Distribution use types:

(1) Light. Light refers to wholesaling, storage, and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

(2) Heavy. Heavy refers to distribution and handling of materials and equipment. Typical uses include monument or stoneyards, or open storage yards.

(j) Salvage Yards. Salvage yards use type refers to the collection, storage, or sale of rags, scrap metal, or discarded material; or the collection, dismantling, storage, salvaging or demolition of vehicles, machinery or other materials. Typical uses include junkyards and auto wrecking facilities.

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

(a) Agricultural Processing. Agricultural processing use type refers to the processing of foods and beverages from agricultural commodities, but excludes animal slaughtering. Typical uses include canning of fruits and vegetables, processing of dairy products, and the production of prepared meats from purchased carcasses.

(b) Agricultural Sales. Agricultural sales use type refers to the sale of agricultural supplies such as feed, grain and fertilizers. Typical uses include feed and grain stores.

(c) Animal Production. Animal production use types refers to raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming, and poultry farming.

(d) Animal Slaughtering. Animal slaughtering use type refers to the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Typical uses include slaughter houses.

(e) Crop Production. Crop production use type refers to raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing.

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

(g) Forest Products. Forest products use type refers to commercial timber harvesting uses and facilities. Typical uses include production of forest products, sawmills, and lumber camps.

(h) Produce Sales. Produce sales use type refers to the on-site sale of farm produce and/or shell eggs from property owned, rented, or leased by the farmers who grow or produce all or part of the farm produce or shell eggs offered for sale. Only products grown or produced on-site may be sold. Typical uses include produce stands, and fruit and vegetable stands.