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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 No. 1023

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:  
June 24, July 1, 1998

Signed

*Tana Ciccotti*

Subscribed and sworn to before me on 07/01/98

Notary Public

*Jo Anne F. Wessel*

**JO ANNE F. WESSEL**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 93-0886-2 - EXPIRES NOV. 18, 2000

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

**GANNETT**

**NOTICE OF ADOPTION  
WASHOE COUNTY  
ORDINANCE NO.1023**

NOTICE IS HEREBY GIVEN THAT: Bill  
No. 1199 Ordinance No. 1023 entitled

AN ORDINANCE AMENDING CHAPTER  
110 OF THE WASHOE COUNTY  
CODE (DEVELOPMENT CODE) TO  
AMEND ARTICLE 106, REGULATORY  
ZONES, SECTION 110.206.05 OF  
ARTICLE 206, HIGH DESERT AREA,  
SECTION 110.218.35 OF ARTICLE 218,  
SUN VALLEY AREA, ARTICLE 302,  
ALLOWED USES, ARTICLE 304, USE  
CLASSIFICATION SYSTEM, SECTION  
110.312.05 OF ARTICLE 312, FAB-  
RICATED HOUSING, SECTION  
110.314.05 OF ARTICLE 314, MANU-  
FACTURED HOME PARKS, ARTICLE  
406, BUILDING PLACEMENT STAND-  
ARDS, SECTION 110.420.35 OF  
ARTICLE 420, STORM DRAINAGE  
STANDARDS, AND OTHER MATTERS  
PERTAINING THERETO.

was adopted on June 16, 1998, by  
Commissioners Joanne Bond, Sue  
Camp, Jim Galloway, Mike Mouliot,  
with Jim Shaw absent, and will  
become effective on Wednesday, June  
1, 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.2660 June 24, July 1, 1998

**7/8/98**  
**PLEASE STAMP & SIGN FOR PAYMENT**

1023

✓

SUMMARY: Amends Chapter 110 of the Washoe County Code (Development Code) by changing the Office Commercial (OC) Regulatory Zone to Neighborhood/Office Commercial (NC) Regulatory Zone and changing the uses permitted therein as well as those within the General Commercial (GC) Regulatory Zone and modifying certain yard and fencing requirements.

BILL NO. 1199

ORDINANCE NO. 1023

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO AMEND ARTICLE 106, REGULATORY ZONES, SECTION 110.206.05 OF ARTICLE 206, HIGH DESERT AREA, SECTION 110.218.35 OF ARTICLE 218, SUN VALLEY AREA, ARTICLE 302, ALLOWED USES, ARTICLE 304, USE CLASSIFICATION SYSTEM, SECTION 110.312.05 OF ARTICLE 312, FABRICATED HOUSING, SECTION 110.314.05 OF ARTICLE 314, MANUFACTURED HOME PARKS, ARTICLE 406, BUILDING PLACEMENT STANDARDS, SECTION 110.420.35 OF ARTICLE 420, STORM DRAINAGE STANDARDS, AND OTHER MATTERS PERTAINING THERETO.

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

SECTION 1. Article 106, "Regulatory Zones" 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. Section 110.206.05 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. Section 110.218.35 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 302, "Allowed Uses" of Chapter 110 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 304 "Use Classification System" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "E" which is attached hereto and made a part hereof.

SECTION 6. Section 110.312.05 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. Section 110.314.05 of the Washoe County Code is hereby amended as set forth in Exhibit "G" which is attached hereto and made a part hereof.

SECTION 8. Article 406 "Building Placement Standards" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "H" which is attached hereto and made a part hereof.

SECTION 9. Section 110.420.35 of the Washoe County Code is hereby amended as set forth in Exhibit "I" which is attached hereto and made a part hereof.

SECTION 10. The provisions of this ordinance shall be in force and effect from and after the 1st day of July, 1998.

Proposed on the 26th day of May, 1998.

Proposed by Commissioner Sue Camp.

Passed on the 16th day of June, 1998.

Vote:

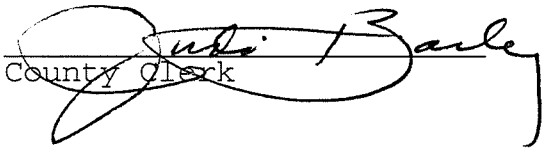
Ayes: **Sue Camp, Joanne Bond, Jim Galloway, and Mike Mouliot**

Nays:

Absent: **Jim Shaw**

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

ATTEST:

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

This ordinance shall be in force and effect from and after the 1st day of July, 1998.

# Article 106

## REGULATORY ZONES

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*[This Article amended in its entirety by Ord. 873, provisions eff. 6/7/93; Ord. 889, provisions eff. 11/29/93; Ord. 906, provisions eff. 7/27/94; Ord. 978, provisions eff. 5/1/97; Ord. \_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]*

### Sections:

110.106.00	Purpose
110.106.05	Establishment of Land Use Categories and Regulatory Zones
110.106.10	Transition Process
110.106.15	Residential Land Use Category
110.106.20	Low Density Rural Regulatory Zone
110.106.25	Medium Density Rural Regulatory Zone
110.106.30	High Density Rural Regulatory Zone
110.106.35	Low Density Suburban Regulatory Zone
110.106.40	Medium Density Suburban Regulatory Zone
110.106.45	High Density Suburban Regulatory Zone
110.106.50	Low Density Urban Regulatory Zone
110.106.55	Medium Density Urban Regulatory Zone
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110.106.65	Non-Residential Land Use Category
110.106.70	Open Space Regulatory Zone
110.106.75	Parks and Recreation Regulatory Zone
110.106.80	Public/Semi-Public Facilities Regulatory Zone
110.106.85	Neighborhood/Office Commercial Regulatory Zone
110.106.90	General Commercial Regulatory Zone
110.106.95	Tourist Commercial Regulatory Zone
110.106.100	Industrial Regulatory Zone
110.106.105	Other Land Use Category
110.106.110	General Rural Regulatory Zone
110.106.115	Review of General Rural Regulatory Zone Designation
110.106.120	General Rural Regulatory Zone Development Guidelines
110.106.125	Specific Plan Regulatory Zone
110.106.130	Use of Land within Spheres of Influence

**Section 110.106.00 Purpose.** The purpose of this article, Article 106, Regulatory Zones, is to provide general descriptions of the regulatory zones of this Development Code, and the nature of uses therein.

**Section 110.106.05 Establishment of Land Use Categories and Regulatory Zones.** The land use categories and regulatory zones described in Section 110.106.15 through Section 110.106.125 are hereby established.

- (a) **Regulatory Zone Maps.** The regulatory zones correspond to the land use designations as shown on the Land Use Plan maps for each of the area plans included within the Comprehensive Plan. These maps are hereby adopted by reference. They are in the office of the Department of Community Development.

- (b) Interpretation of Boundaries. When uncertainty exists as to the boundaries of the regulatory zones, the following rules shall apply in the order listed:
- (1) Boundaries shown as following or approximately following any street shall be construed as following the centerline of the dedicated right-of-way;
  - (2) Boundaries shown as following or approximately following any lot line or other property line shall be construed as following such line;
  - (3) Boundaries shown as following or approximately following sections lines, half-section lines, or quarter-section lines shall be construed as following such lines; and
  - (4) Boundaries shown as following or approximately following natural features shall be construed as following such features.
- (c) Further Uncertainties. In the event of further uncertainty as to the boundaries of a regulatory zone, the Director of Community Development shall make an interpretation. In addition, at the discretion of the Director of Community Development, all map interpretations, including minor technical clarifications that reflect prior Board of County Commission actions, shall be shown on adopted Land Use Plan maps.

**Section 110.106.10 Transition Process.** The following provisions apply to parcels of land in which the land use district (zoning) or the uses enumerated in those districts at the time this section originally became effective (May 26, 1993) are not consistent with the adopted land use designation or uses enumerated for the land use designation for those parcels as shown in the Washoe County Comprehensive Plan:

- (a) Interim Period for Alternative Land Use. Except as provided herein, all uses of land, including the allowable residential densities (number of dwelling units per acre), shall be governed by the adopted land use designations of the Washoe County Comprehensive Plan (specifically, the applicable area plan).
- (1) Parcels with a Land Use District (Zoning) Classification and Land Use Designation Not Considered Comparable Pursuant to Table 110.106.10.1. Except as provided in Section 110.106.125, until June 30, 1997, a property owner may choose to utilize the density and allowable use provisions of Washoe County Code, Chapter 110, in effect prior to the original effective date of this chapter (May 26, 1993) and adopted therein when the parcel has a land use district (zoning) classification and land use designation that is not shown as being comparable pursuant to Table 110.106.10.1.
  - (2) Parcels with a Land Use District (Zoning) Classification and Land Use Designation Considered Comparable Pursuant to Table 110.106.10.1. Until December 31, 1998, a property owner may choose to utilize only the density and allowable use provisions of Washoe County Code, Chapter 110, in effect prior to the original effective date of this chapter (May 26, 1993) and adopted therein that are different from the land use designation density and allowable use provisions when the parcel has a land use district (zoning) classification and land use designation that is shown as being comparable pursuant to Table 110.106.10.1.

- (b) Development Subject to Site Plan Review. A property owner who wishes to utilize the alternative land use provisions of Subsection (a) of this section must submit a site plan of the proposed development to the Department of Community Development. The Planning Commission shall hold a public hearing to review the site plan and, if it approves the site plan, may impose such conditions as are necessary to mitigate any impact the proposed development may have on adjacent and surrounding properties. The requirement for site plan review shall be considered fulfilled if the proposed development requires a similar review such as a variance, special use permit, or subdivision map. The Planning Commission may exempt certain uses from the requirement for site plan review if such uses will not have any significant impact on adjacent and surrounding properties. The Planning Commission shall utilize the same procedures outlined in Subsections (1) and (2) below in exempting any such uses and in compiling a list of such exclusions. Such site plan approval by the Planning Commission shall expire twenty-four (24) months after the date of approval.
- (1) Reclassification of uses. The Planning Commission may reclassify a use when such reclassification does not violate the intent of the Development Code and after the Planning Commission has published newspaper notification thereof and held at least one public hearing thereon.
- (2) Supplementary land use classification list. A list to be known as Supplementary Land Use Classification shall be compiled to include all classified or reclassified uses, the regulatory zone in which each use is classified and the conditions under which each use may be permitted. The Board of County Commissioners shall be furnished a copy of such list and notified of all subsequent additions. Such classification of any use in any land use district shall have the same force and effect as if such use were set forth in the Development Code.
- (c) Initiation of Amendment to the Comprehensive Plan. Should a property owner choose to utilize the alternative provisions of Subsection (a) of this section, the Planning Commission shall initiate an amendment to the Comprehensive Plan, which would properly reflect such use of the property. Said amendment shall be initiated within one (1) year of the approval of any such development (for example, a tentative subdivision map, a parcel map, a special use permit, or a building permit) and will be considered on its merits by the Planning Commission and the Board of County Commissioners.
- (d) Extension to Additional Permit or Approval. If, in order to construct a project approved pursuant to the provisions of this article, an applicant must first obtain any permit or approval from Washoe County or another governmental agency before applying for a building permit, then, upon submission of appropriate documentation to the Director of the Department of Community Development, any time limit for a valid approval specified in this article shall be extended for the amount of time between the date the applicant submitted an application for the additional permit or approval and the date the additional permit or approval was granted.
- (e) Conformance to Provisions of the Truckee Meadows Regional Plan. Any proposed use of land permitted by this section that is not consistent with the Truckee Meadows Regional Plan shall require an amendment of the Truckee Meadows Regional Plan prior to final approval of development by the County.

- (f) Notification of Inconsistent Zoning Designation and Land Use Designation. The Washoe County Department of Community Development shall send individual written notice to all property owners whose property's land use district (zoning) is not consistent with the land use designation of the Washoe County Comprehensive Plan. The Washoe County Department of Community Development shall, also, send individual written notice to all property owners whose property's land use district (zoning) was C-1 (Limited Commercial) and whose land use designation is residential that permits commercial uses. For all other property owners whose property is affected by the provisions of (a)(2) above, a notice in a newspaper of general circulation shall be provided, at a minimum, twice each year. Notice may be given to owners of real property in addition to those provided for in this subsection when the Planning Commission or Board of County Commissioners deems it necessary to protect the public interest. All owners of real property as provided in this section shall be those owners indicated by the latest County Assessor's ownership maps, and such notice is complied with when the Department of Community Development mails the same to the last-known addresses of such property owners as indicated by the latest County Assessor's records. This notice shall be made on an annual basis through June 30, 1997.
- (g) Resolution of Intent to Expire. All resolutions of intent on file with the Clerk of the County Commission shall expire on July 1, 1995.
- (h) Table of Comparable Land Use Designations and Land Use Plan Districts. The following Table 110.106.10.1 sets forth the land use districts (zoning) which are consistent with the land use designations of the Washoe County Comprehensive Plan.

Table 110.106.10.1

**TABLE OF COMPARABLE LAND USE AND ZONING DESIGNATIONS**

<b>Comprehensive Plan Designation</b>	<b>Comparable Zoning Ordinance District</b>
Low Density Rural	A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3
Medium Density Rural	A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-5
High Density Rural	A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-4, E-5
Low Density Suburban	A-1, A-2, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-3, E-4, E-5, C-1
Medium Density Suburban	A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Suburban	R-1, R1-a, R-1b, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Low Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
Medium Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
High Density Urban	R-1, R-1a, R-1b, R-2, R-2a, R-3, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, M-3, E-1, E-2, E-4, E-5, C-1
General Commercial	C-1, C-2
Neighborhood/Office Commercial	C-1, C-2
Tourist Commercial	R-H, TC, C-2
Industrial	M-1, ME, MS, MW, C-2
Public/Semi-Public Facilities	A-R, L-R
Parks and Recreation	A-R, L-R
General Rural	A-7, A-8, A-9, A-10, A-11, M-3
General Rural Residential	A-7, A-8, A-9, A-10, A-11
Specific Plan Area	Any zone if included in an adopted specific plan.

**Notes:** Overlay districts are considered a sub-district of the underlying zone. This table shall be used until June 30, 1997 to determine property owners that shall be noticed according to the provisions of subsection 6 of this section.

**Source:** Washoe County Department of Community Development.

**Section 110.106.15 Residential Land Use Category.** The residential land use category includes the following regulatory zones: Low Density Rural, Medium Density Rural, High Density Rural, Low Density Suburban, Medium Density Suburban, High Density Suburban, Low Density Urban, Medium Density Urban, and High Density Urban. The following criteria are common to all regulatory zones in the residential land use category:



- (a) Site Suitability. The area designated has slope, soil, geology and other physical conditions that make it suitable for the density of residential development.
- (b) Noise. The following average daily noise levels are recommended for residential land uses. Sound attenuation measures shall be adhered to in areas where these levels are exceeded more than 10 percent of the time.

<u>Residential Land Uses</u>	
Outdoor	65 Ldn
Indoor	50 Ldn

- (c) Special Development Options. The following special development option is allowed for all residential designations: the grouping of residential structures is permitted on lots smaller than those allowed within each designation, providing that the provisions of Article 408: Common Open Space Development are met.

**Section 110.106.20 Low Density Rural Regulatory Zone.** The Low Density Rural (LDR) Regulatory Zone is designed to preserve areas where agriculture, grazing, and/or open space predominate. Single-family, detached dwellings are permitted on large lots; single-family dwellings may be clustered to retain open space and agricultural uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per ten (10) acres. The minimum lot area in this regulatory zone is eight (8) acres.

**Section 110.106.25 Medium Density Rural Regulatory Zone.** The Medium Density Rural (MDR) Regulatory Zone is intended to preserve areas where agriculture, grazing and/or open space predominate. Single-family, detached residences in this area are generally on five-acre lots and have limited public services and facilities available. Multi-family residences are not appropriate, but single-family homes may be clustered to retain open space and agricultural uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per five (5) acres. The minimum lot area in this regulatory zone is four (4) acres.

**Section 110.106.30 High Density Rural Regulatory Zone.** The High Density Rural (HDR) Regulatory Zone is intended to preserve and create areas of single-family, detached dwellings in a semi-rural setting. Livestock grazing and agricultural activities are common secondary uses. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per two-and-a-half (2.5) acres. The minimum lot area in this regulatory zone is two (2) acres.

**Section 110.106.35 Low Density Suburban Regulatory Zone.** The Low Density Suburban (LDS) Regulatory Zone is intended to create and preserve areas where single-family, detached homes on one-acre lots are predominant. Small neighborhood commercial uses may be permitted when they serve the needs of residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is one (1) unit per one (1) acre. The minimum lot area in this regulatory zone is thirty-five thousand (35,000) square feet.

**Section 110.106.40 Medium Density Suburban Regulatory Zone.** The Medium Density Suburban (MDS) Regulatory Zone is intended to create and preserve areas where the predominant dwelling type is single-family, detached units at three units per acre. Attached single-family units are also permitted, subject to special review, but the overall density shall remain at three (3) units per acre. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is three (3) units per one (1) acre. The minimum lot area in this regulatory zone is twelve thousand (12,000) square feet.

**Section 110.106.45 High Density Suburban Regulatory Zone.** The High Density Suburban (HDS) Regulatory Zone is intended to create and preserve neighborhoods where the predominant housing type is single-family, detached units at seven units per acre. Attached single-family units are also permitted at nine units per acre, subject to special review. Small neighborhood commercial and civic uses may be permitted when they serve the needs of the residents and are compatible with the residential character of the area. The maximum number of dwelling units that may be located in this regulatory zone is seven (7) units per one (1) acre for single-family detached; and nine (9) units per one (1) acre for attached single family and mobile home parks. The minimum lot area in this regulatory zone is five thousand (5,000) square feet.

**Section 110.106.50 Low Density Urban Regulatory Zone.** The Low Density Urban (LDU) Regulatory Zone is intended to create and preserve areas where single-family dwellings (at 10 units per acre) and multi-family dwellings (at 14 units per acre) are located. Some commercial, professional and civic uses may be permitted when they serve the needs of local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is ten (10) units per one (1) acre for single-family; fourteen (14) units per one (1) acre for multi-family; and twelve (12) units per one (1) acre for mobile home parks. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet, with two (2) dwelling units (attached) per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.

**Section 110.106.55 Medium Density Urban Regulatory Zone.** The Medium Density Urban (MDU) Regulatory Zone creates and preserves areas where the predominant housing type is multi-family dwellings at 21 units per acre. In Medium Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of the local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is twenty-one (21) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet, with four (4) multi-family units per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.

**Section 110.106.60 High Density Urban Regulatory Zone.** The High Density Urban (HDU) Regulatory Zone is intended to create and preserve areas where multi-family dwellings at 42 units per acre are predominant. In High Density Urban areas, commercial, professional, and civic uses are permitted when they serve the needs of local residents and are compatible with the residential environment. The maximum number of dwelling units that may be located in this regulatory zone is forty-two (42) units per one (1) acre. The minimum lot area in this regulatory zone is eight thousand (8,000) square feet with eight (8) multi-family units allowed per lot. The minimum lot area for an individual dwelling unit in this regulatory zone is three thousand seven hundred (3,700) square feet.

**Section 110.106.65 Non-Residential Land Use Category.** The non-residential land use category includes the following regulatory zones: Open Space, Parks and Recreation, Public/Semi-Public Facilities, Neighborhood/Office Commercial, General Commercial, Tourist Commercial, and Industrial. The following criteria are common to all non-residential land use categories:

- (a) **Site Suitability.** The area designated has slope, soil, geology, and other physical conditions that make it suitable for the use being proposed.
- (b) **Noise.** An average daily outdoor noise level of 65 Ldn is recommended for nonresidential land uses adjacent to residential land uses. Sound attenuation measures shall be adhered to in areas where these levels are exceeded more than 10 percent of the time.

- (c) Special Development Options. The following special development option is allowed for all non-residential designations: the development of non-residential uses is permitted on lots smaller than those allowed within each designation, providing that at least one of the following provisions are met:
- (1) Common Open Space Development. The provisions of Article 408: Common Open Space Development are met.
  - (2) Development Regulations Demonstrated. It is demonstrated that the non-residential development of the lot can meet all applicable development regulations of this Development Code.

**Section 110.106.70 Open Space Regulatory Zone.** The Open Space (OS) Regulatory Zone is intended to create and protect areas of undeveloped landscape, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, viewsheds, agricultural, or other land devoted exclusively to open-space uses that are owned, controlled, or leased by public or non-profit agencies. There is no minimum lot area for this regulatory zone. Uses compatible with the Open Space Regulatory Zone designation include:

- (a) Natural and Scenic Resource Preservation. The preservation of land to conserve and enhance natural or scenic resources;
- (b) Sensitive Area Protection. The protection of streams and stream environment zones, watersheds, viewsheds, natural vegetation, and wildlife habitat zones;
- (c) Flood Control. The maintenance of natural and man-made features that control floods;
- (d) Historic Resource Preservation. The preservation of natural resources and sites that are designated as historic by the Division of Historic Preservation and Archaeology of the State Department of Conservation and Natural Resources; and
- (e) Recreation. The development of recreational sites.

**Section 110.106.75 Parks and Recreation Regulatory Zone.** The Parks and Recreation (PR) Regulatory Zone is intended for parks, golf courses, ski resorts and other recreational areas. This designation includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs. There is no minimum lot area for this regulatory zone.

**Section 110.106.80 Public/Semi-Public Facilities Regulatory Zone.** The Public/Semi-Public Facilities (PSF) Regulatory Zone is intended for public or semi-public facilities such as schools, churches, fire stations, hospitals, civic and community buildings, and utility buildings and facilities. This designation includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs, but in both cases, a large number of people use the facility and the use is essentially public in nature. There is no minimum lot area for this regulatory zone.

**Section 110.106.85 Neighborhood/Office Commercial Regulatory Zone.** The Neighborhood/Office Commercial (NC) Regulatory Zone is intended to create and preserve areas for businesses and business parks containing professional, medical, educational, financial and insurance services, and supportive commercial activities having related and compatible functions. This designation is also intended to provide a transition or buffer between other more intensive and less intensive uses or between major highways and adjacent residential uses. This

regulatory zone also is intended to create and preserve areas for residential uses, including multifamily and neighborhood commercial uses that are complementary to surrounding residential communities. The area is to be developed in a low-intensity, park-like setting. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.65 are met.

**Section 110.106.90 General Commercial Regulatory Zone.** The General Commercial (GC) Regulatory Zone is intended to create and preserve areas for businesses that provide a variety of wholesale and retail goods and services and serve a community or regional market. The primary uses may include wholesale and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, theaters, and other compatible activities. Only limited gaming is allowed. Limited gaming is defined as an establishment which contains no more than 15 slot machines (and no other game or gaming device) where the operation of the slot machines is incidental to the primary business of the establishment. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.65 are met.

**Section 110.106.95 Tourist Commercial Regulatory Zone.** The Tourist Commercial (TC) Regulatory Zone is intended to create and preserve areas for commercial establishments that meet the needs of those employees who reside at the resort, transient residents or patrons of a resort, amusement or recreational area, and areas for gaming. Additionally, this designation provides a location for ancillary retail activities such as restaurants and shopping. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.65(c) are met.

**Section 110.106.100 Industrial Regulatory Zone.** The Industrial (I) Regulatory Zone is intended to create and preserve areas for high intensity activities such as manufacturing, warehousing, mining and construction. The Industrial designation is intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses. The minimum lot area for this regulatory zone is ten thousand (10,000) square feet, unless the provisions of Section 110.106.65(c) are met.

**Section 110.106.105 Other Land Use Category.** The other land use category includes the following regulatory zones: General Rural and Specific Plan.

**Section 110.106.110 General Rural Regulatory Zone.** The General Rural (GR) Regulatory Zone is intended to identify areas that are: (1) remote and will have no or very low density development (i.e. 1 dwelling unit per 40 acres), (2) in transition from rural to suburban or urban densities on the urban fringe, and (3) remote but where unique developments may occur (e.g. destination resorts, conference centers, etc.). This regulatory zone identifies areas that may have one or more of the following characteristics:

- (a) **Floodplains.** The parcel or area is within the 100-year floodplain identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) or, where these maps are unavailable, is within other potential floodplain areas identified by the Washoe County Department of Community Development.
- (b) **Potential Wetlands.** The parcel or area is within a "potential wetland area" as identified by the U.S. Army Corps of Engineers (COE) or, where COE maps are unavailable, is within other potential wetland areas identified by the Washoe County Department of Community Development.
- (c) **Slopes.** The parcel or area has moderate slopes (between 15 and 30 percent) or steep slopes (30 percent or steeper) based on interpretation of the topographic information on the USGS maps for Washoe County.
- (d) **Public Ownership.** The parcel or area is under public ownership.

- (e) Remote Location Lacking Infrastructure. The parcel or area is in a remote location that does not have public infrastructure adjacent to or near the site.

**Section 110.106.115 Review of General Rural Regulatory Zone Designation.** Approval of all development plans for specific properties in the General Rural areas shall be on a case-by-case basis. Parcel owners may apply for an amendment to the Comprehensive Plan (Article 820) to a more intensive land use designation after addressing the potential constraints for which the property was initially designated General Rural. The General Rural designated areas will be reviewed by Washoe County at least every five years to determine if a more intensive land use regulatory zone is necessary and/or appropriate.

**Section 110.106.120 General Rural Regulatory Zone Development Guidelines.** The predominant land use pattern within the General Rural Regulatory Zone is open space and agriculture, with less frequent occurrence of mining or other similar uses. Through the General Rural Regulatory Zone, it is the County's intention to encourage more intensive land uses to locate in environmentally suitable areas and/or areas served by existing or planned infrastructure. Property owners will be encouraged to develop their property at densities and intensities compatible with surrounding existing and planned development. Where environmental and/or public infrastructure constraints cannot be effectively removed, the standard residential density is 1 dwelling unit per 40 acres. Higher density development shall be permitted upon finding that the constraints associated with the above mentioned characteristics can be mitigated and the plan for the area is amended. Furthermore, other uses not specified here may be appropriate, provided they deal effectively with the limitations and constraints noted, and the development represents an overall benefit to the County (e.g. unique employment opportunity). Development in the General Rural Regulatory Zone is appropriate under the following conditions:

- (a) Conservation. It will preserve the environmental character of sensitive or unique natural features and environmental constraints (e.g. moderately steep or steep slopes, potential wetlands, floodplains) must be identified and impacts mitigated according to applicable policies and ordinances.
- (b) Land Use and Transportation. Adjacent land uses shall be compatible. This land use is consistent with the Public Service, Recreation, and Resource Management designation in the Tahoe Regional Plan and the Rural Reserve designation in the Truckee Meadows Regional Plan.
- (c) Public Services and Facilities. The area typically lacks public services and facilities necessary to support development. Should these services and improvements become available, the application of this regulatory zone can be reevaluated.

**Section 110.106.125 Specific Plan Regulatory Zone.** The Specific Plan (SP) Regulatory Zone is intended to identify areas where detailed study and planning are required to address the unique conditions of an area, and the needs of landowners and the community. The Specific Plan designation is appropriate for redeveloping existing suburban and/or urban areas, re-planning areas that have already begun to develop in an unplanned or uncoordinated manner, planning environmentally sensitive areas, planning for a mixture of land uses and planning new communities. The specific plan document serves as the regulatory framework for development within the Specific Plan designation by identifying the appropriate land uses and associated infrastructure necessary to support development. When adopted by the Washoe County Planning Commission, the specific plan is used as a mechanism for systematic execution of the Comprehensive Plan. Specific plans can also provide a tool to implement development agreements when it is appropriate and desirable to coordinate private funding (or cooperative public/private funding) of public services.

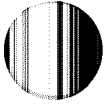
For parcels with a land use designation of Specific Plan (SP) for which a specific plan has not been adopted and for parcels within an area whose boundaries have been identified by the Board of County Commissioners or by the Truckee Meadows Regional Planning Agency by June 30, 1997, for the preparation of a specific plan, which may include an area identified for a visioning process or a joint plan, a property owner may choose to utilize the density and allowable use provisions of Washoe County Code, Chapter 110, in effect prior to the original effective date of this chapter (May 26, 1993) and adopted therein until a specific plan has been adopted by the Board of County Commissioners, or until the Board of County Commissioners has adopted a different land use designation for the parcel(s).

An important function of an adopted specific plan is to simplify the review procedures and permitting time necessary for subsequent development. At a minimum, the specific plan shall contain proposals for land use, circulation, water and sewerage system improvements, open space/recreation, phasing, financing and implementation. The specific plan shall also contain design guidelines and development regulations. The design guidelines address the aesthetic elements of a proposed development. The development regulations articulate the site planning criteria and address the unique aspects of the area and/or incompatible land use issues.

The Specific Plan designation shall not be used as the basis for development proposals unless and until the specific plan for the area is approved and adopted by the Washoe County Commission. All discretionary permit applications submitted must be consistent with the applicable specific plan provisions. There is no minimum lot area for this regulatory zone.

**Section 110.106.130 Use of Land within Spheres of Influence.** Within the spheres of influence created pursuant to the Truckee Meadows Regional Plan, the allowable uses and density for those parcels for which no regulatory zone has been identified on the regulatory zone maps shall only be those identified by Washoe County Code, Chapter 110, in effect prior to May 26, 1993. The standards of development for those parcels with no identified regulatory zone designation shall be those of the comparable regulatory zone as defined in Table 110.106.10.1, Table of Comparable Land Use and Zoning Designations. Any new use or expansion of an existing use shall require a site review pursuant to the provisions of this article. The provisions of this section shall be in effect for a parcel within a sphere of influence that has no regulatory zone designation until one of the following has occurred:

- (a) Approval of Regulatory Zone Designation for Parcel. A parcel receives a regulatory zone designation through the approval of a Comprehensive Plan amendment processed pursuant to Article 820, Amendment of Comprehensive Plan.
- (b) Assumption of Development Review Responsibilities by City. The city for whom the sphere of influence is designated assumes development review authority for the parcel pursuant to the Truckee Meadows Regional Plan through written notification to the County.
- (c) Adoption of Plan for Joint Planning Area. The city for whom the sphere of influence is designated and Washoe County adopt a plan for the joint planning area.
- (d) Annexation of Parcel. The city for whom the sphere of influence is designated annexes the parcel of land.



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

- (a) **Placement Standards.** Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the High Desert planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood/Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility. Mobile homes and manufactured homes may also be placed on any General Rural Regulatory Zone parcel in the High Desert planning area.
- (b) **Development Standards.** All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
  - (1) **Density and Intensity Standards.** Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
  - (2) **Lot Standards.** Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.
  - (3) **Building Placement Standards.** Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.
  - (4) **Parking.** Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.
  - (5) **Skirting.** Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
  - (6) **Foundations.** The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of



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

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

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

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

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

*[This Section amended by Ord.939, provisions eff. 11/1/95; Ord. \_\_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]*

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

- (a) **Placement Standards.** Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood/Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.
- (b) **Development Standards.** All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
  - (1) **Density and Intensity Standards.** Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
  - (2) **Lot Standards.** Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.
  - (3) **Building Placement Standards.** Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.
  - (4) **Parking.** Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.
  - (5) **Skirting.** Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the bottom of the foundation.
  - (6) **Foundations.** The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1)

section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.

- (7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.
- (c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the Sun Valley planning area:
- (1) Exterior Siding. Exterior siding of the mobile home or manufactured home shall be made of a non-reflective material.
  - (2) Roofing Material. The roof of the mobile home or manufactured home shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.

*[This Section amended by Ord. 939, provisions eff. 11/1/95; Ord. \_\_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]*

*Article 302*  
**ALLOWED USES**

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*[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; Ord. \_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]*

**Sections:**

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

**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) Neighborhood/Office Commercial is indicated as "NC";
- (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	NC	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	A
Duplex	--	--	--	P	P	P	P	P	A	--	S <sub>1</sub>	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S <sub>1</sub>	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S <sub>1</sub>	--	--	--	P	--	--	--
Single Family, Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>1</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	--	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.

Table 110.302.05.2

**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	NC	TC	I	PSP	PR	OS	GR	GRR**
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	--	P	--	--	--	--	--	--	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>	--	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>	--
Community Center	--	--	--	--	--	--	P	P	P	A	S <sub>1</sub>	A	--	A	A	--	--	--
Convalescent Services	--	--	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	P	P	P	P	S <sub>2</sub>	--	--	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	S <sub>1</sub>	--	--	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 110.302.05.3

**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	NC	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	A	--	--	--	--	--	--	--
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	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	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	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	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	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	S <sub>1</sub>	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	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	P	S <sub>2</sub>	--	--	--	--	--

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Table 110.302.05.3

**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	NC	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>1</sub>	--	S <sub>2</sub>	P	--	S <sub>2</sub>	S <sub>2</sub>	
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	--	--	--	
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 Antennas	See Article 324																		
Wireless Communication Facilities	See Article 324																		
Construction Sales and Services	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	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 Internment Services																			
Cemeteries	P	P	P	--	--	--	--	--	--	S <sub>1</sub>	--	--	--	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	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	S <sub>1</sub>	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	--	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	S <sub>2</sub>	--	A	--	--	--	--	--	
Professional Services	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--	

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Table 110.302.05.3

**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	NC	TC	I	PSP	PR	OS	GR	GRR**
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	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																		
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	--	--	--	--	--

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Table 110.302.05.4

**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	NC	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																		
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>	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--
Wholesaling, Storage and Distribution																		
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--

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Table 110.302.05.5

**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	NC	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

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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:

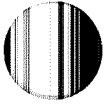
- (a) High Density. Uses with high residential, labor or other high population concentration characteristics of a permanent or extended duration.
- (b) Special Populations. Uses that concentrate people unable to respond to emergency situations such as children, elderly and handicapped persons.
- (c)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



# 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; Ord. \_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]

**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) 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.
- (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) 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.
  - (2) 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.
- (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) 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, 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.
- (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.

- (g) 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.
- (h) 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/RV Park. Commercial campground facilities/RV park 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.
- (i) 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. Refer to Article 324, Communication Facilities, for subcategories of communication facilities.
- (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) 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 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.
- (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) 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, prefabrication of manufactured buildings, and major repair/reconstruction and storage of fabricated housing.
  - (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 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.
- (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) 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 sales, stone yards or open storage yards.

**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, Agricultural. Animal slaughtering use type refers to the slaughtering of animals to be used in making meat products on the same premises.
- (e) Animal Slaughtering, Commercial. 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.
- (f) 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.

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



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

- (a) Modular Homes. Modular home placements shall be subject to the same regulations and standards as site-built homes, and comply with the provisions of Washoe County Code Chapter 100.
- (b) Manufactured Homes. Manufactured home placements are allowed as follows:
  - (1) Manufactured homes on individual lots are allowed in areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993, with the exception that new placements of manufactured homes are no longer allowed on parcels that have the current regulatory zones of either General Commercial, Neighborhood/Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility;
  - (2) Manufactured homes in a manufactured home park are allowed, provided they are in compliance with Article 314; Manufactured Home Parks; and
  - (3) Manufactured homes in a subdivision of five (5) or more parcels, designated in the subdivision application for manufactured homes, are allowed provided they are in compliance with Article 608, Tentative Subdivision Maps. Manufactured home subdivisions shall comply with the provisions set forth in Article 412, Landscaping. All homes within a manufactured home subdivision must be converted to real property.
- (c) Mobile Homes. Mobile home placements are allowed as follows:
  - (1) Mobile homes are allowed in areas which were designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993, with the exception that new placements of mobile homes are restricted to individual lots that had a previous mobile home or manufactured home assessed valuation within twelve (12) months of the new set-up permit application date. New mobile home placements are no longer allowed on parcels that have the current regulatory zones of either General Commercial, Neighborhood/Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.
  - (2) Mobile homes in a manufactured home park are allowed, provided they are in compliance with Article 314, Manufactured Home Parks.

[This Section amended by Ord. \_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]



**Section 110.314.05 Requirements.** Manufactured home parks are allowed in areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993, with the exception that new manufactured home parks are no longer allowed on parcels that have the current regulatory zones of either General Commercial, Neighborhood/Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility. New manufactured home parks may be permitted in the High Density Suburban Regulatory Zone and the Low Density Urban Regulatory Zone subject to a Planning Commission approved special use permit as set forth in Article 810, Special Use Permits.

*[This Section amended by Ord. \_\_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]*





Article 406

**BUILDING PLACEMENT STANDARDS**

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*[This Article amended in its entirety by Ord. 876, provisions eff. 7/7/93; Ord. 899, provisions eff. 5/31/94; Ord. 939, provisions eff. 11/1/95; Ord. \_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]*

**Sections:**

<b>110.406.00</b>	<b>Purpose</b>
<b>110.406.05</b>	<b>General</b>
<b>110.406.10</b>	<b>TRPA Standards</b>
<b>110.406.15</b>	<b>Double Counting Yards</b>
<b>110.406.20</b>	<b>Combining Lots</b>
<b>110.406.25</b>	<b>Unobstructed Yards</b>
<b>110.406.30</b>	<b>Front Yards</b>
<b>110.406.35</b>	<b>Side Yards</b>
<b>110.406.40</b>	<b>Rear Yards</b>
<b>110.406.45</b>	<b>Fences, Walls or Perimeter Planting</b>

**Section 110.406.00 Purpose.** The purpose of this article, Article 406, Building Placement Standards, is to set forth the regulations governing the placement of buildings on a lot.

**Section 110.406.05 General.** The yard requirements and setback dimensions are set forth in Part Three of Table 110.406.05.1. These requirements may be modified pursuant to Article 408, Common Open Space Development. All required yard setbacks are measured from the property line with the following exception: when an access easement, with a total width of more than twenty (20) feet, traverses a portion of a property, the required yard setback is measured from the easement edge closest to the proposed structure.

Table 110.406.05.1

**STANDARDS**

<b>Part One: Density/ Intensity Standards</b>																	
	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	3	7a	10b	21c	42c	n/a	5	n/a	n/a	n/a	n/a	n/a	0.025
Height (feet)	35	35	35	35	35	35	40	70	70	80	60	45	65	65	65	n/a	35

Notes: a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks.  
 b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks.  
 c - Multi-family.

<b>Part Two: Lot Size</b>																	
	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR
Minimum Lot Area (1,000's of square feet unless otherwise indicated)	8ac	4ac	2ac	35	12	5	3.7d	8e	8f	10	10	10	10	n/a	n/a	n/a	40ac
Minimum Lot Width (feet)	150	120	120	120	80	60	60	60	60	75	75	100	100	100	n/a	n/a	1000

Notes: d - 3,700 square feet for single-family detached and 8,000 square feet with two (2) attached single-family dwelling units.  
 e - 3,700 square feet for single-family detached and 8,000 square feet with four (4) multi-family units.  
 f - 3,700 square feet for single-family detached and 8,000 square feet with eight (8) multi-family units.

<b>Part Three: Yard and Setback Dimensions</b>																	
	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR
Front Yard (feet)	30	30	30	30	20	20	15	15	20	10	15	20	15	20	20	n/a	30
Side Yards (feet)	50	15	15	12	8	5	5	5	5	10	15	10	10	15	15	n/a	50
Rear Yard (feet)	30	30	30	30	20	20	10	20	20	10	20	10	15	20	20	n/a	30

Source: Sedway Cooke Associates.

**Section 110.406.10 TRPA Standards.** Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards.

**Section 110.406.15 Double Counting Yards.** No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

**Section 110.406.20 Combining Lots.** If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

**Section 110.406.25 Unobstructed Yards.** Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

**Section 110.406.30 Front Yards.** Front yards shall comply with the provisions of this section.

- (a) **Through Lots.** On through lots, either end lot line may be considered the front line, except when the access would be from a street classified as a collector or an arterial. The minimum rear yard shall not be less than the required front yard in the regulatory zone in which such lot is located. After development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot.

- (b) Interior Lots. On any interior lot in any residential land use category or General Rural or General Rural Residential zone, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street grade for every ten (10) feet of horizontal distance. Plans submitted must be specific enough to establish conformance with these provisions.
- (c) Corner Lots. On a corner lot, all yards abutting streets, other than collectors or arterials, shall be considered as front yards. Corner lots are required to have a side yard.
- (d) Obstructions to Vision. There shall be no fences or other obstruction to vision more than eighteen (18) inches higher than curb level within the visibility triangle defined in Section 110.412.30, Public Safety.
- (e) Architectural Features. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed two (2) feet.
- (f) Detached Garages. Detached garages may be located behind the required front setback.
- (g) Decks. Decks which are less than eighteen (18) inches in height from the finished grade are not counted as a structure for front yard setback purposes.

**Section 110.406.35 Side Yards.** Side yards shall comply with the provisions of this section.

- (a) Outside Stairs. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet.
- (b) Architectural Features. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required side yard not to exceed two (2) feet.
- (c) Accessory Structures. Accessory structures may be located in a side yard as provided in Article 306, Accessory Uses and Structures, except that a guest building shall not be located in a side yard.
- (d) Decks. Decks which are less than eighteen (18) inches in height from the finished grade are not counted as a structure for side yard setback purposes.
- (e) Prior Zoning. Side yard requirements for lots created under the zoning in effect prior to May 26, 1993, may use the setbacks of the land use category comparable to the parcel size.

**Section 110.406.40 Rear Yards.** Rear yards shall comply with the provisions of this section.

- (a) Outside Stairs. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required rear yard for a distance of not to exceed five (5) feet.
- (b) Architectural Features. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required rear yard not to exceed two (2) feet.

- (c) Accessory Structures. Accessory structures may be located in a rear yard as provided in Article 306, Accessory Uses and Structures.
- (d) Decks. Decks which are less than eighteen (18) inches in height from the finished grade are not counted as a structure for rear yard setback purposes.

**Section 110.406.45 Fences, Walls or Perimeter Planting.**

- (a) Residential Use Types. The maximum height for fences, walls or perimeter planting is limited to four-and-one-half (4.5) feet in the required front yard setback except as noted by Section 110.406.30, Front Yards. The maximum height for fences, walls or perimeter planting for the remainder of the residential property is six (6) feet. Where two (2) or more of a property's frontages constitute front yards on a corner lot, one (1) of the yards shall be deemed to be the main entrance and all other yards with street frontage shall be considered modified side yards where fences, walls or perimeter planting can have a maximum height of six (6) feet as long as such fences, walls or perimeter planting are located at least ten (10) feet from the modified side yard property line. Barbed wire or razor wire livestock fencing in front yards is allowed only on lots with a size greater than one (1) acre.
- (b) Commercial and Industrial Use Types. The fences, walls or perimeter planting in commercial and industrial development adjoining residential uses shall be at least six (6) feet but not more than eight (8) feet in height, in accordance with Article 412, Landscaping. The fences, walls or perimeter planting adjoining a street may be a maximum of six (6) feet in height. The fences, walls or perimeter planting adjoining non-residential uses may be a maximum of eight (8) feet in height.
- (c) Specialty Fences. Specialty fences are permitted in all Regulatory Zones with the following provisions:
  - (1) A specialty fence shall only be for the purposes of enclosing a tennis court, racquetball court, basketball court or other court-type recreational activity, and for exotic animals when a fence is pursuant to the issuance of a permit from the Washoe County Exotic Animal Board.
  - (2) A specialty fence shall comply with the following provisions:
    - (i) The court or enclosure for which the fence is erected shall be located entirely to the side or rear of the main structure permitted on the property.
    - (ii) The fence may not be greater than ten (10) feet in height.
    - (iii) The fence may not prevent viewing through the fence. It may not be solid.
    - (iv) The fence must be of a color that blends with the background and in no instance may it be of a reflective material.

The fence shall not be located closer than five (5) feet to the side or rear property lines.
- (d) Entry Gate and Entry Columns. An entry gate and entry columns are permitted in all Regulatory Zones and are subject to the following provision:

- (1) An entry gate and entry columns may exceed the allowable height of the fencing on adjacent fence panels by a maximum of eighteen (18) inches. Lighting fixtures may be placed on top of the entry column in excess of the height limitation.

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



**Section 110.420.35 Design/Improvement Requirements.** Design and improvement requirements for storm drainage systems shall be in accordance with this section.

- (a) Minimum Pipe Diameter. Minimum pipe diameter for any public storm drain shall be twelve (12) inches.
- (b) Drainage Channel Lining. Lining for drainage channels shall conform to the requirements of this subsection.
  - (1) For design velocity less than six (6) feet per second (FPS), the following standards shall apply:
    - (i) Channel lining shall be a non-eroding, long-life, low maintenance material as approved by the County Engineer; and
    - (ii) Side slopes shall be a maximum of three horizontal to one vertical proportion (3:1) unless otherwise approved by the County Engineer.
  - (2) For design velocity between six (6) and ten (10) FPS, the following standards shall apply:
    - (i) Channel lining shall consist of loose rock rip rap sized for design velocity; and
    - (ii) Side slopes shall be a maximum of two horizontal to one vertical proportion (2:1).
  - (3) For a design velocity greater than ten (10) FPS, channel lining of concrete or an engineered equivalent shall be required.
  - (4) Access roads shall be constructed when required by the County Engineer.
- (c) Corrugated Metal and Plastic Piping. Corrugated metal pipe or plastic pipe for public improvements may be used only at specific locations approved by the County Engineer. Corrugated metal pipe shall not be acceptable for County-owned storm drain systems.
- (d) Storm Water Piping. Storm drains to a major drainage facility shall extend, at a minimum, to the 100-year flood line and be rip rapped from the outlet to the bottom of the channel in the direction of the flow. Channel modifications for erosion control shall be designed so that the receiving channel or entering channel will contain the flows without erosion.
- (e) Overland Flow. Overland flow shall be provided for and channeled to County standards within dedicated easements or public rights-of-way to protect structures from flood during storms that exceed the 10-year storm, up to and including the 100-year return frequency storm.
- (f) Public Drainage Facilities. Constructed public drainage facilities with design flows of sixty (60) cubic feet per second or less shall be piped in accordance with County standards. Constructed drainage facilities with flows exceeding sixty (60)



cubic feet per second may be open channel construction in accordance with County standards, when approved by the County Engineer.

- (g) Piping in County Right-of-Way. All storm drain piping contained within County right-of-way shall be a minimum of Reinforced Concrete Pipe (RCP) Class III or the appropriate class when design requires a higher pipe support strength.
- (h) Headwalls. Standard headwalls shall be placed on the inlet and outlet of all public pipe culverts. Pipes up to and including seventy-two (72) inches in diameter shall comply in all cases with County design, size and material standards. Headwalls for pipes exceeding seventy-two (72) inches require special design approved by the County Engineer.
- (i) Trash Racks. Trash racks shall be provided at the upper end of all closed public conduits as approved by the County Engineer.
- (j) Interceptor Swales. Paved interceptor swales, as per Washoe County *Standard Details for Public Works Construction*, shall be provided along the top of retaining walls and cut slopes to intercept drainage. When required by the County Engineer, paved swales shall be provided to intercept drainage from adjacent property.
- (k) Manholes. Manholes for public improvements shall be located at junction points, at changes in horizontal or vertical alignment exceeding the minimum allowable pipe deflection, at changes in conduit size, and at the end of public lines, unless otherwise approved by the County Engineer.
  - (1) When permitted by the County Engineer, pipe placed on curves (horizontal and vertical) shall meet manufacturer's recommendations for curved alignment.
  - (2) All curves, radii, length of pipe joints, and types of pipe shall be shown on the plans.
  - (3) Manholes shall be spaced at intervals not greater than three hundred (300) feet unless otherwise approved by the County Engineer.
- (l) Catch Basins. Catch basins are to be designed and located in accordance with the following criteria:
  - (1) Catch basins shall be installed at low points of vertical curves, at all major street intersections where appropriate, and at sufficient intervals to intake the peak flow for the 10-year return storm runoff, such that flows will not interfere with traffic or flood adjoining property;
  - (2) In no instance shall the flow from a 10-year return storm extend more than fifty (50) percent onto the travel lane adjacent to the curb;
  - (3) Laterals from catch basins are to tie into manholes in the direction of the flow (catch basins shall not tie into each other unless otherwise approved by the County Engineer);

- (4) Flow along gutters and into inlets shall be computed by the Rational Method or other recognized industry standards using coefficients based on planned land use and ultimate future development;
- (5) Sur-traps, or an appropriate equal, shall be installed within all catch basins to provide pre-treatment for petrochemicals and silt;
- (6) Sheet flow across intersections is not permitted; and
- (7) "Bubble up" type outlet basins are not permitted.
- (m) Structures Under County Roadways. Drainage structures located under County roadways shall be designed to pass the 100-year storm flow resulting from a fully developed condition within the watershed.
- (n) Valley Gutters. Reinforced concrete valley gutters for public improvements may be placed at street intersections only when approved by the County Engineer, and shall not be placed transverse to collector and arterial streets.
- (o) Floodplains. Embankment shall not be placed within the 100-year flood plain of a major drainage facility without prior approval by the County Engineer. Where such approval is given, the embankment shall be faced with rip rap or an approved lining designed for velocity to a minimum of one (1) foot above the 100-year flood line. Development within areas shown on the Flood Insurance Rate Map (FIRM) shall comply with Article 416, Flood Hazards.
- (p) Sump Conditions. Sump conditions within streets shall require paved overland concrete swales in drainage easements and a storm drain system for conveyance of storm water.
- (q) Lot Drainage Swales. Lot drainage swales on private property shall be provided in accordance with the provisions of this subsection.
- (1) Surface drainage swales collecting runoff from the area of two (2) or more lots shall be paved in accordance with County standards and shall be maintained and perpetuated by the property owners. Paving is not required for common side lot swales serving only two (2) adjacent lots.
- (2) Easements for rear lot drainage swales shall be established by a note on the official plat that reads substantially as follows:
- "The rear five (5) feet of Lots \_\_\_\_\_ shall be subject to a permanent private and reciprocal drainage swale easement". When appropriate, add: "This easement shall be further reciprocal with all lots having a rear lot line which abuts such easement."*
- (3) Standard lot line drainage swales shall be designed to carry the waters generated by a 100-year frequency storm, with a maximum of six (6) lots contributing runoff.
- (i) Discharge from swales shall be conveyed to a public drainage facility;

- (ii) When inlets and piping are used, catch basins shall be Type 3-R (standard drawing of catch basins), and the pipes shall have a minimum diameter of twelve (12) inches;
  - (iii) Provisions shall be made for overland flow in the event that catch basins plug; and
  - (iv) Should it be necessary to provide for drainage from more than six (6) lots and/or to exceed the maximum horizontal or vertical alignment, a modified design capable of conveying the runoff from the 100-year storm may be submitted for consideration by the County Engineer.
- (r) Design Computations. Storm drainage systems, for both public and private improvements, shall be designed in accordance with this section.
- (1) Mannings Formula. Mannings Formula shall be used in computing capacities of all open channels and closed conduits with the following minimum values for roughness coefficient "n":

Channel/Conduit	"n"
PVS or ABS	0.010
Concrete Pipe	0.014
Corrugated Metal Pipe (100% paved)	0.015
Corrugated Metal Pipe (paved invert)	0.019
Corrugated Metal (plain)	0.024
Open channels with gunite lining	0.019
Open channels with paved bottom	0.025
Earth channels (no rock or gravel)	0.030
Rock or gravel - per approved Engineers Manual based on size and placement of materials.	

- (2) Rational Method. The Rational Method may be used in computations for the rate of runoff for urban and small watersheds (500 acres or less). The SCS (Soil Conservation Service) method, SCS TR-55 "Urban Hydrology for Small Watersheds," or other acceptable method may be used for larger watersheds (greater than 500 acres).
- (i) The design flow for the Rational Method is expressed as  $Q = CiA$ , where:
    - Q = peak rate of runoff, cubic feet per second;
    - C = runoff coefficient;
    - i = average rainfall intensity, inches per hour; and
    - A = watershed area, acres.
  - (ii) The following listed runoff coefficients shall be used in performing computations with the Rational Method. A "build up" C value may be required in special conditions such as very small lots with large houses or duplexes.

Land Use Type	Runoff Coefficient "C"
LDR, MDR, HDR, GR	0.25 - 0.35
LDS, MDS, HDS	0.45 - 0.60
LDU, MDU, HDU	0.60 - 0.70
Community Commercial	0.85
Tourist Commercial	0.85
Neighborhood/Office Commercial	0.85
Industrial	0.85 - 0.90
Public Services and Facilities	0.50 - 0.85
Pavement and Concrete Surfaces	0.90 - 0.95
Parks and Recreation	0.25
Open Space (0-5% grade-vegetated)	0.20 - 0.30
Open Space (0-5% grade-no vegetation)	0.30 - 0.40
Open Space (5-15% grade-vegetated or unvegetated)	0.40 - 0.50
Open Space (Over 15% grade-sparsely vegetated, rock or clayey soils)	0.40 - 0.60

- (iii) The rainfall intensity curve shall be used for determining the average intensity. The time of concentration, with a minimum build up time of ten (10) minutes is expressed as:

$$tc_1 = 10 \text{ or } \frac{L}{V \times 60} \text{ (whichever is greater)}$$

where:

$tc_1$  = time of concentration at initial inlet (in minutes)

$L$  = length from uppermost point of watershed inlet (in feet)

$V$  = channel or overland velocity (in feet per second)

- (iv) Given the time of concentration at a design point, the time of concentration at the next design point is determined by adding travel time, expressed as:

$$t = \frac{L}{V \times 60}$$

where:

$t$  = travel time (in minutes)

$L$  = length of channel or conduit between design points (in feet)

$V$  = channel or conduit velocity (in feet per second)

- (3) Minimum Design Velocity. Minimum design velocity shall be three (3) feet per second for closed conduits.

[This Section amended by Ord. \_\_\_\_, provisions eff. \_\_/\_\_/\_\_.]

