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STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **07/25/2008 - 08/01/2008**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *[Signature]*

**AUG 1 2008**



**Proof of Publication**

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1378 NOTICE IS HEREBY GIVEN THAT: Bill No. 1557, Ordinance No.1378 entitled: AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 206, HIGH DESERTAREA; ARTICLE 210, SOUTH VALLEYS AREA; ARTICLE 216,SPANISH SPRINGS AREA; ARTICLE 222, TRUCKEE CANYONAREA; ARTICLE 302, ALLOWED USES; ARTICLE 306, ALLOWEDUSES AND STRUCTURES; ARTICLE 314, MANUFACTURED HOMEPARKS; ARTICLE 316, RECREATIONAL VEHICLE PARKS; ARTICLE324, COMMUNICATION FACILITIES; ARTICLE 332, AGGREGATEFACILITIES; ARTICLE 334, MINING; ARTICLE 418, SIGNIFICANTHYDROLOGIC RESOURCES; ARTICLE 436, STREET DESIGNSTANDARDS; ARTICLE 504, SIGN REGULATIONS; ARTICLE 810,SPECIAL USE PERMITS, BY SUBSTITUTING BOARD OF ADJUSTMENT REVIEW OF SPECIAL USE PERMITS FOR PLANNING COMMISSION REVIEW WHERE THE PLANNING COMMISSION ISENUMERATED AS THE REVIEWING BODY AND OTHER MATTERSPROPERLY RELATING THERETO. (Bill No. 1557) PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and

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entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Courthouse in Reno, Nevada, 75 Court Street, Reno, Washoe County, Nevada; and can be found on the County Clerk's website, [www.washoecounty.us/clerks](http://www.washoecounty.us/clerks). Such Ordinance was proposed on July 08, 2008 and passed and adopted at a regular meeting of the Washoe County Board of County Commissioners on July 22, 2008, by the following vote of the Board of County Commissioners: Those Voting Aye: Jim Galloway, Bonnie Weber, David Humke, Kitty Jung Those Voting Nay: None Those Absent: Robert M. Larkin This ordinance shall be in full force and effect from and after August 1, 2008, i.e., the date of the second publication of such ordinance by its title only. IN WITNESS WHEREOF, The Board of County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 579959 - July 25, Aug 1, 2008

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SUMMARY: Amends Washoe County Code by transferring the review and approval of special use permits currently acted upon by the Washoe County Planning Commission to the Washoe County Board of Adjustment, and other matters properly relating thereto.

BILL NO. 1557

ORDINANCE NO. 1378

AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 206, HIGH DESERT AREA; ARTICLE 210, SOUTH VALLEYS AREA; ARTICLE 216, SPANISH SPRINGS AREA; ARTICLE 222, TRUCKEE CANYON AREA; ARTICLE 302, ALLOWED USES; ARTICLE 306, ALLOWED USES AND STRUCTURES; ARTICLE 314, MANUFACTURED HOME PARKS; \*ARTICLE 316, RECREATIONAL VEHICLE PARKS; ARTICLE 324, COMMUNICATION FACILITIES; ARTICLE 332, AGGREGATE FACILITIES; ARTICLE 334, MINING; ARTICLE 418, SIGNIFICANT HYDROLOGIC RESOURCES; ARTICLE 436, STREET DESIGN STANDARDS; ARTICLE 504, SIGN REGULATIONS; ARTICLE 810, SPECIAL USE PERMITS, BY SUBSTITUTING BOARD OF ADJUSTMENT REVIEW OF SPECIAL USE PERMITS FOR PLANNING COMMISSION REVIEW WHERE THE PLANNING COMMISSION IS ENUMERATED AS THE REVIEWING BODY AND OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1.

Article 206, High Desert Area of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit A which is attached and incorporated by reference.

SECTION 2.

Article 210, South Valleys Area of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit B which is attached and incorporated by reference.

SECTION 3.

Article 216, Spanish Springs Area of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit C which is attached and incorporated by reference.

SECTION 4.

Article 222, Truckee Canyon Area of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit D which is attached and incorporated by reference.

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SECTION 5.

Article 302, Allowed Uses of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit E which is attached and incorporated by reference.

SECTION 6.

Article 306, Allowed Uses and Structures of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit F which is attached and incorporated by reference.

SECTION 7.

Article 314, Manufactured Home Parks of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit G which is attached and incorporated by reference.

SECTION 8.

Article 316, Recreational Vehicle Parks of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit H which is attached and incorporated by reference.

SECTION 9.

Article 324, Communication Facilities of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit I which is attached and incorporated by reference.

SECTION 10.

Article 332, Aggregate Facilities of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit J which is attached and incorporated by reference.

SECTION 11.

Article 334, Mining of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit K which is attached and incorporated by reference.

SECTION 12.

Article 418, Significant Hydrologic Resources of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit L which is attached and incorporated by reference.



SECTION 13.

Article 436, Street Design Standards of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit M which is attached and incorporated by reference.

SECTION 14.

Article 504, Sign Regulations of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit N which is attached and incorporated by reference.

SECTION 15.

Article 810, Special Use Permits of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit O which is attached and incorporated by reference.

Proposed on the 8<sup>th</sup> day of July, 2008.  
Proposed by Commissioner GALLOWAY  
Passed on the 22<sup>nd</sup> day of July, 2008.

Vote:

Ayes: Weber, Galloway, Humke, Jung

Nays: none

Absent: LARKIN



ATTEST: Amy Harvey  
County Clerk

Bonnie Heber  
Robert M. Larkin, Chairman  
Washoe County Commission

This ordinance shall be in force and effect from and after the 1<sup>st</sup> day of August, 2008

# Article 206

## HIGH DESERT AREA

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### Sections:

110.206.00	Purpose
110.206.05	Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards
110.206.10	General Rural Regulatory Zone Area Modifier

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

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

- (a) **Placement Standards.** Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the High Desert planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood Commercial/Office, 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.

*[Added by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 939, provisions eff. 11/1/95; Ord. 1023, provisions eff. 7/1/98.]*

**Section 110.206.10 General Rural Regulatory Zone Area Modifier.** In addition to the regulations of the General Rural Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply in the High Desert planning area:

(a) Allowed Uses:

(1) Residential Use Types:

- (i) Family residential - attached accessory dwelling;
- (ii) Family residential - detached accessory dwelling;
- (iii) Manufactured home parks; and
- (iv) Residential group home.

(2) Civic Use Types:

- (i) Administrative services;
- (ii) Child care - family daycare;
- (iii) Community center;
- (iv) Convalescent services; and
- (v) Postal services.

(3) Commercial Use Types:

- (i) Administrative offices;
- (ii) Animal sales and services - veterinary services, agricultural;
- (iii) Animal sales and services - veterinary services, pets;
- (iv) Commercial educational services;
- (v) Commercial recreation - commercial campground facilities;
- (vi) Lodging services - bed and breakfast inns;
- (vii) Medical services;
- (viii) Nursery sales - retail;
- (ix) Personal services;
- (x) Personal storage;
- (xi) Recycle center - remote collection facility;
- (xii) Repair services, consumer; and
- (xiii) Retail sales - convenience.

(4) Agricultural Use Types:



- (i) Agricultural processing;
  - (ii) Agricultural sales; and
  - (iii) Produce sales.
- (5) Multi-Uses:
- (i) Company towns, bunkhouse and permanent employee housing;
  - (ii) Livestock camps; and
  - (iii) Railroad camps, highway camps and temporary employee housing.
- (b) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:
- (1) Civic Use Types:
- (i) Hospital services.
- (2) Commercial Use Types:
- (i) Adult entertainment;
  - (ii) Automotive and equipment - automotive repair;
  - (iii) Automotive and equipment - cleaning;
  - (~~iii~~iv) Automotive and equipment - equipment repair and sales;
  - (iv) Automotive and equipment - storage of operable vehicles;
  - (vii) Automotive and equipment - truck stops;
  - (vii) Commercial centers - neighborhood centers;
  - (viii) Commercial recreation - indoor entertainment;
  - (~~vii~~ix) Commercial recreation - indoor sports and recreation;
  - (x) Commercial centers - neighborhood centers;
  - (xi) Commercial recreation - limited gaming facilities;
  - (xii) Construction sales and services;
  - (~~viii~~xii) Eating and drinking establishments - convenience;
  - (xiv) Eating and drinking establishments - full service;
  - (xv) Liquor sales - off-premises;

- (xvi) Liquor sales - on-premises;
- (ixvii) Retail sales - specialty stores;
- (xviii) Recycle center - full service recycle center; and
- (ixx) Recycle center - residential hazardous substance recycle center
- (xx) Secondhand sales; and
- (xxji) Transportation services.

(3) Multi-Uses:

- (i) Private air strips and glider ports.

(4) Industrial Use Types:

- (i) General industrial - heavy;
- (ii) General industrial - intermediate;
- (iii) General industrial - limited;
- (iv) Inoperable vehicle storage;
- (v) Laundry services;
- (vi) Salvage yards;
- (vii) Wholesaling, storage and distribution - heavy; and
- (viii) Wholesaling, storage and distribution - light.

(3) Agricultural Use Types:

- (i) Animal slaughtering, commercial.

~~(e) Requiring a Planning Commission Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits;~~

~~(1) Commercial Use Types:~~

- ~~(i) Adult entertainment;~~
- ~~(ii) Automotive and equipment - truck stops;~~
- ~~(iii) Commercial centers - neighborhood centers;~~
- ~~(iv) Commercial recreation - limited gaming facilities;~~
- ~~(v) Commercial recreation - outdoor entertainment;~~
- ~~(vi) Construction sales and services;~~

~~(vii) — Liquor sales — off-premises;~~

~~(viii) — Liquor sales — on-premises;~~

~~(ix) — Recycle center — full-service recycle center; and~~

~~(x) — Recycle center — residential hazardous substance recycle center.~~

~~(2) — Industrial Use Types:~~

~~(i) — General industrial — heavy;~~

~~(ii) — General industrial — intermediate;~~

~~(iii) — General industrial — limited;~~

~~(iv) — Inoperable vehicle storage;~~

~~(v) — Laundry services;~~

~~(vi) — Salvage yards;~~

~~(vii) — Wholesaling, storage and distribution — heavy; and~~

~~(viii) — Wholesaling, storage and distribution — light.~~

~~(3) — Agricultural Use Types:~~

~~(i) — Animal slaughtering, commercial.~~

*[Added by Ord. 916, provisions eff. retro. to 5/26/93.]*

# Article 210

## SOUTH VALLEYS AREA

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### Sections:

110.210.00	Purpose
110.210.05	Water Rights Dedication Requirements
110.210.10	General Commercial Modifier

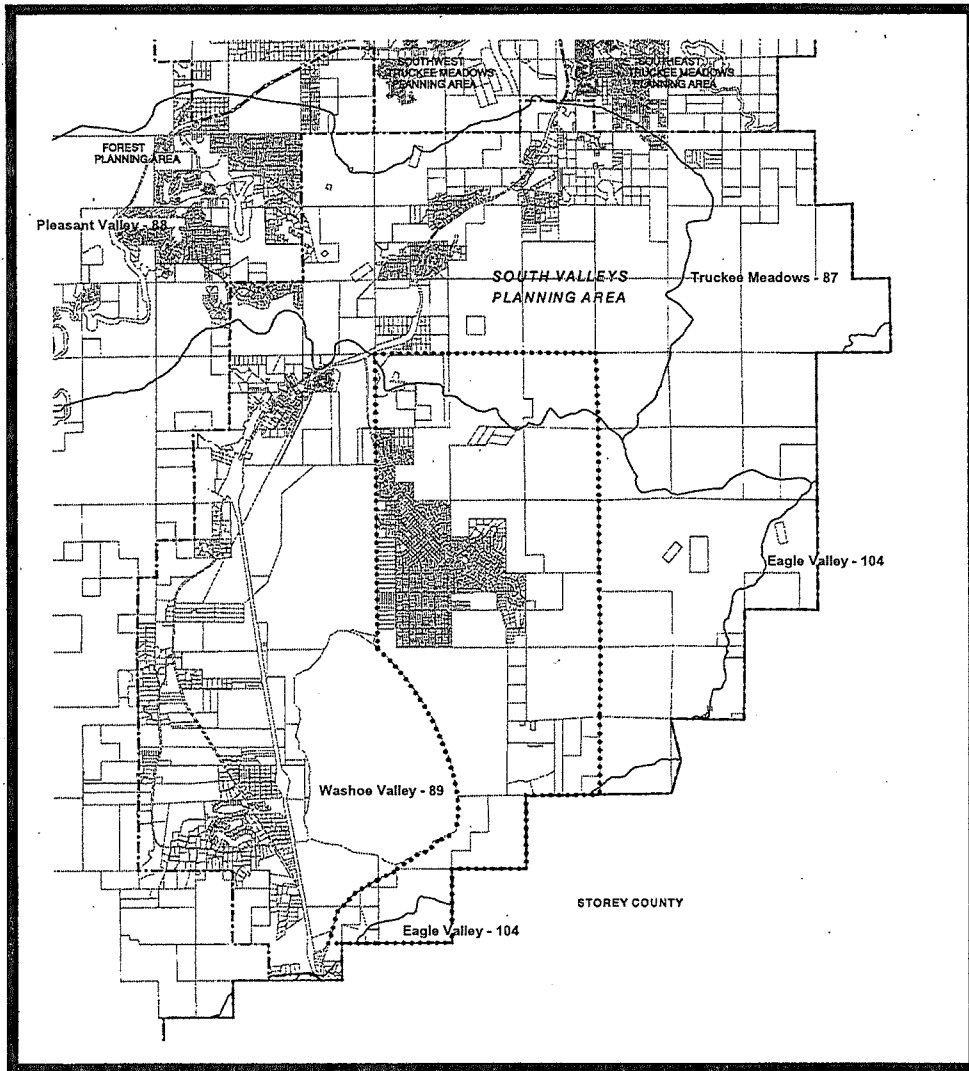
**Section 110.210.00 Purpose.** The purpose of this article, Article 210, South Valleys Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the South Valleys Area Plan contained in Volume Two of the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

### **Section 110.210.05 Water Rights Dedication Requirements.**

- (a) Washoe Valley Hydrographic Basin. Dedication of sufficient certificated water rights from the Washoe Valley Hydrographic Basin, or imported water rights from an adjoining hydrographic basin when a parcel is split by the Washoe Valley Hydrographic Basin, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Washoe Valley Hydrographic Basin, including maps of division into large parcels, parcel maps, and subdivision maps, and new civic, commercial and industrial use types.
- (1) Proposed parcel maps and tentative subdivision maps in the East Lake area of the Washoe Valley Hydrographic Basin shall not create parcels of less than five (5) acres until a new imported surface or groundwater water source from a different hydrographic basin is available and approved by the County. Refer to Map 110.210.05.1, South Valleys Area Plan and Hydrobasins, to identify the East Washoe Valley 5 Acre Parcel Limitation Boundary.
- (b) Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin. Dedication of sufficient certificated or permitted water rights from the specified hydrographic basins, or imported water rights from an adjoining hydrographic basin when a parcel is split by the specified hydrographic basins, or "will serve" letters when served by a water purveyor, shall be provided for all development in the Pleasant Valley Hydrographic Basin, Eagle Valley Hydrographic Basin, and Truckee Meadows Hydrographic Basin, including division of land maps, parcel maps, subdivision maps, and new civic, commercial and industrial use types.

Map 110.210.05.1

### SOUTH VALLEYS AREA PLAN AND HYDROBASINS



<b>SOUTH VALLEYS AREA PLAN AND HYDROBASINS</b>	
<ul style="list-style-type: none"><li>— PARCELS</li><li>--- AREA PLAN BOUNDARIES</li><li>--- HYDROBASIN BOUNDARIES</li><li>--- EAST WASHOE VALLEY 5 ACRE PARCEL LIMITATION BOUNDARY (Source: Nevada State Engineer)</li></ul>	<p><small>Notes: The scale and configuration of all information shown herein are approximate only and are not intended as a guide for design or survey work. Reproduction is not permitted without prior written permission from the Washoe County Department of Water Resources.</small></p> <p>0 3000 6000 SCALE IN FEET</p> <p><b>Department of Water Resources</b></p> <p><b>WASHOE COUNTY NEVADA</b></p> <p><small>Post Office Box 11130 Reno, Nevada, 89420 (775) 854-4800</small></p>
<small>SOURCE: DEPARTMENT OF WATER RESOURCES</small>	<small>DATE: OCTOBER 1998</small>

Source: Department of Water Resources.

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*[Renumbered from Section 110.210.10 and amended by Ord. 875, provisions eff. 8/3/93. Renamed from "Water Resources" and amended by Ord. 1043, provisions eff. 12/1/98.]*



**Section 110.210.10 General Commercial Modifier.** In addition to the regulations of the General Commercial Regulatory Zone described in Article 106, Regulatory Zones, and the allowed uses described in Article 302, Allowed Uses, the following regulation modifiers shall apply for those parcels designated General Commercial on the Land Use Plan map in the vicinity of U.S. Highway 395, Washoe City, in the South Valleys planning area, Sections 23 and 24, T17N, R19E:

(a) Requiring a Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:

(1) Civic Use Types:

- (i) Hospital services; and
- (ii) Public parking services.

(2) Commercial Use Types:

- (i) Automotive and equipment - automotive sales and rentals;
- (ii) Automotive and equipment - cleaning;
- (iii) Automotive and equipment - commercial parking;
- (iv) Commercial recreation - indoor entertainment;
- (v) Secondhand sales; and
- (vi) Transportation services.

(3) Industrial Use Types:

- (i) Laundry services.

~~(b) Requiring a Planning Commission Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits:~~

~~(1) Civic Use Types:~~

- ~~(i) Hospital services; and~~
- ~~(ii) Public parking services.~~

~~(2) Commercial Use Types:~~

- ~~(i) Automotive and equipment - automotive sales and rentals;~~
- ~~(ii) Automotive and equipment - cleaning;~~
- ~~(iii) Automotive and equipment - commercial parking;~~
- ~~(iv) Commercial recreation - indoor entertainment; and~~
- ~~(v) Transportation services.~~

(3) ~~Industrial Use Types:~~

(i) ~~Laundry services.~~

*[Added by Ord. 923, provisions eff. 2/6/95.]*

# Article 216

## SPANISH SPRINGS AREA

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### Sections:

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

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

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

- (a) **Access.** Direct egress or ingress onto new individual parcels in addition to that existing on the May 26, 1993 is prohibited, unless no other alternative egress or ingress can be shown.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 949, provisions eff. 5/1/96.]*

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

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

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

- (a) **Allowed Uses.** Most uses allowed in Table 110.302.05.3, Table of Uses, in the General Commercial Regulatory Zone are allowed as a principal use in a commercial center. In addition, a restrictive covenant in favor of the County will be required to prohibit billboards, dwellings or dwelling units, bars, used car lots, cocktail lounges, taverns and other uses which are, in the opinion of the ~~Planning Commission~~ Director of Community Development, similar or accessory to the

specified uses. A neighborhood commercial center in the Spanish Springs planning area requires a ~~Planning Commission~~Board of Adjustment approved special use permit as set forth in Article 810, Special Use Permits.

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

# Article 222

## TRUCKEE CANYON AREA

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### Sections:

110.222.00	<b>Purpose</b>
110.222.05	<b>Buffers</b>
110.222.10	<b>Truckee River Corridor Standards</b>

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

**Section 110.222.05 Buffers.** A minimum twenty-five (25) foot open space/scenic buffer shall be provided on parcels along all arterial rights-of-way, and the I-80 right-of-way, measured in from the street edge property line. No fences, walls or structures shall be permitted in the buffer areas. Such buffer areas shall be included in the calculation of allowable density.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1005, provisions eff. 2/1/98]*

**Section 110.222.10 Truckee River Corridor Standards.** The purpose of this section, Truckee River Corridor Standards, is to establish regulations to develop, preserve, protect and improve the inherent water quality of the river.

- (a) **Applicability.** The Truckee River corridor extends from the U.S. Geological Survey - Vista gauge to the jurisdictional line of the Pyramid Lake Paiute Reservation.
- (1) All new residential developments which result in over eighty (80) peak hour trips on the local and regional streets and highways system; new civic, commercial and industrial use types; and agricultural processing and commercial animal slaughtering uses established within one (1) mile of the center of the Truckee River shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
- (2) The following use types are exempt from the provisions of this section:
- (i) All new residential developments which create less than eighty (80) peak hour trips on the local and regional streets and highways system, and construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one (1) dwelling unit created prior to January 1, 1998.
- (ii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently

active (not expired) and having obtained approval prior to January 1, 1998.

- (iii) Agricultural use types, excluding agricultural processing and commercial animal slaughtering uses are exempt from the provisions of this section.
  - (iv) Any expansion of an existing use or structure that will not increase the gross floor area of the building structure by twenty-five (25) percent, or expand the use of the parcel by twenty-five (25) percent.
- (b) Grading. A special use permit, as enumerated in Article 810, Special Use Permits, approved by the Washoe County ~~Planning Commission~~Board of Adjustment, shall be required for all grading and earthmoving activities within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.
- (c) Structural Setback. No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.
- (d) Water Quality Report. All projects subject to the applicability of this section shall provide a water quality report describing the mitigation measures that will be constructed or provided to produce no measurable increase over the river's reach of regulated water quality parameters (total dissolved solids, nitrogen, phosphorous, ambient temperature, etc.) as established by the Nevada Division of Environmental Protection. This report shall be submitted with any application for approval by the County, including new business license applications and new construction building permits.
- (e) Development Agreement. A development agreement, as enumerated in Article 814, Development Agreements, shall be required for all of the following circumstances:
- (1) Developments which are projects of regional significance, as enumerated in Article 812, Projects of Regional Significance.
  - (2) Projects which result in over eighty (80) peak hour trips on the local and regional streets and highways system.
  - (3) Developments which require connection to either a community water system or a community wastewater treatment plant.

*[Added by Ord. 1005. provisions eff. 2/1/98.]*

*[Previous Section 110.222.10 entitled "Interstate 80" renamed to "Interstate 80 Corridor"; amended by Ord. 875, provisions eff. 8/3/93; and repealed by Ord. 949, provisions eff. 5/1/96.]*



# Article 302

## ALLOWED USES

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### Sections:

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

**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. Any variance to the Table of Uses (Table 110.302.05.1 through Table 110.302.05.5) would constitute an action that would allow a land use in contravention to the applicable regulatory zone. Such actions are prohibited by Article 804, Variances, and a variance application cannot be accepted.

*[Amended by Ord. 1040, provisions eff. 11/1/98.]*

**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 through Table 110.302.05.5. The regulatory zones are indicated in Table 110.302.05.1 through Table 110.302.05.5 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 Commercial/Office 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 (Residential Use Types)**  
 (See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Family Residential																		
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> S <sub>2</sub>	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S <sub>1</sub> S <sub>2</sub>	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S <sub>1</sub> S <sub>2</sub>	--	--	--	P	--	--	--
Single Family, Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>1</sub> S <sub>2</sub>	--	--	--	P	--	A	A
Manufactured Home Parks	*	*	*	*	*	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	*	*	--	--	--	--	--	--	--	--	*
Non-municipal Air Strips and Glider Ports (Accessory Use)	S <sub>2</sub>	=	=	=	=	=	=	=	=	=	=	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	=	=	S <sub>2</sub>	=
Personal Landing Field (Accessory Use)	S <sub>2</sub>	=	=	=	=	=	=	=	=	=	=	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	=	=	S <sub>2</sub>	=
Residential Group Home	A	A	A	A	A	A	A	A	A	--	S <sub>1</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 with a Planning Commission Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

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

Table 110.302.05.2

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

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	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> S <sub>2</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>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	--	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	--	S <sub>1</sub> S <sub>2</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> S <sub>2</sub>	--	--	A	--	--	--	--
Major Services and Utilities																		
Utility Services	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>
Major Public Facilities	--	--	--	--	--	--	--	--	--	S <sub>1</sub> S <sub>2</sub>	--	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	--	S <sub>1</sub> S <sub>2</sub>
Nature Center	--	--	--	--	--	--	--	--	--	S <sub>1</sub> S <sub>2</sub>	--	S <sub>1</sub> S <sub>2</sub>	--	--	S <sub>1</sub> S <sub>2</sub>	--	S <sub>1</sub> S <sub>2</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>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	P	P	P	P	P	P	--	S <sub>1</sub> S <sub>2</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.

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

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Table 110.302.05.3

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

Commercial Use Types (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 Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
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>
Dog Training Services (see Article 330)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
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>4</sub> S <sub>2</sub>	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--	--	S <sub>2</sub>	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>4</sub> S <sub>2</sub>	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S <sub>4</sub> S <sub>2</sub>	--	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S <sub>4</sub> S <sub>2</sub>	--	S <sub>4</sub> S <sub>2</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>4</sub> S <sub>2</sub>	--	--	S <sub>4</sub> S <sub>2</sub>	--	S <sub>4</sub> S <sub>2</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>	--	--	--	--	--
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	--
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	--	S <sub>4</sub> S <sub>2</sub>	--	--	--
Outdoor Sports and Recreation	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	S <sub>4</sub> S <sub>2</sub>	P	P	P	P	S <sub>4</sub> S <sub>2</sub>	P	--	P	--
Outdoor Sports Club	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>4</sub> S <sub>2</sub>	--	S <sub>2</sub>	P	--	S <sub>2</sub>	S <sub>2</sub>
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S <sub>4</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.

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Table 110.302.05.3 (continued)

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

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**	
Communication Facilities																			
Commercial Antennas	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	--	--	--	--	--	--	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	--	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	--	--	S <sub>1</sub> S <sub>2</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>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	A	A	A	P	--	--	--	--	--	
Full Service	--	--	--	--	--	--	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	A	A	A	P	--	--	--	--	--	
Financial Services	--	--	--	--	--	--	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	A	A	A	P	--	--	--	--	--	
Funeral and Internment Services																			
Cemeteries	P	P	P	--	--	--	--	--	--	S <sub>1</sub> S <sub>2</sub>	--	--	--	A	--	--	P	--	
Undertaking	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--	
Gasoline Sales and Service Stations	--	--	--	--	--	--	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	S <sub>1</sub> S <sub>2</sub>	A	A	A	A	--	--	--	S <sub>1</sub> S <sub>2</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>	
Condominium Hotel	--	--	--	--	--	--	--	--	--	A	S <sub>1</sub> S <sub>2</sub>	A	--	--	--	--	--	--	
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--	
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	S <sub>1</sub> S <sub>2</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	--	--	--	--	--	
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>	--	--	--	--	--	

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.

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Table 110.302.05.3 (continued)

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

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S <sub>4</sub> S <sub>2</sub>	S <sub>21</sub>	S <sub>21</sub>	S <sub>21</sub>	S <sub>21</sub>	S <sub>21</sub>	A	A	A	A	--	--	--	--	--
Specialty Stores	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

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

Table 110.302.05.4

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

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Aggregate Facilities																		
Permanent	S <sub>21</sub>	--	--	--	--	--	--	--	--	--	--	--	S <sub>21</sub>	--	--	--	S <sub>21</sub>	--
Temporary	See Article 332																	
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>21</sub>	S <sub>21</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>21</sub>	S <sub>21</sub>	--	S <sub>21</sub>	S <sub>21</sub>	--
General Industrial																		
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>21</sub>	--	--	--	--	--
High Technology Industry	--	--	--	--	--	--	--	--	--	S <sub>21</sub>	S <sub>21</sub>	--	A	--	--	--	S <sub>21</sub>	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Mining Operations	S <sub>21</sub>	--	--	--	--	--	--	--	--	--	--	--	S <sub>21</sub>	--	--	--	S <sub>21</sub>	--
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>21</sub>	--	--	S <sub>21</sub>	S <sub>21</sub>	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--
Wholesaling, Storage and Distribution																		
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.

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

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Table 110.302.05.5

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

<b>Agricultural Use Types (Section 110.304.15)</b>	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

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.

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

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 890, provisions eff. 11/29/93; Ord. 895, provisions eff. 1/24/94; Ord. 899, provisions eff. 5/31/94; Ord. 906, provisions eff. 7/27/94; Ord. 959, provisions eff. 7/26/96; Ord. 1004, provisions eff. 1/30/98; Ord. 1023, provisions eff. 7/1/98; Ord. 1039, provisions eff. 11/1/98; Ord. 1097, provisions eff. 7/28/00; Ord. 1179, provisions eff. 12/6/02; Ord. 1238, provisions eff. 6/4/04; Ord. 1347, provisions eff. 11/2/07.]

**Section 110.302.10 Use Classification System.** The land use categories that are listed in Table 110.302.05.1 through Table 110.302.05.5 are described in Article 304, Use Classification System.

[Amended by Ord. 875, provisions eff. 8/3/93.]

**Section 110.302.15 Types of Review.** Table 110.302.05.1 through Table 110.302.05.5 indicate the types 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.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**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 110.302.25 renamed from "Accessory Uses" and amended by Ord. 875, provisions eff. 8/3/93.]*

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

*[Section 110.302.30 renamed from "Temporary Uses" and amended by Ord. 875, provisions eff. 8/3/93.]*

**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.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**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.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

*[Section 110.302.45 entitled "Excavation and Grading" added by Ord. 875, provisions eff. 8/3/93 and repealed by Ord. 1236, provisions eff. 5/21/04.]*

- (iv) Their enclosure locations shall be accessible to refuse-collecting vehicles.
- (c) Electrical Cage Enclosures and Storage Tanks. All exterior electrical cage enclosures and storage tanks are to be screened from view from access ways, adjacent streets and residential neighborhoods by a solid fence, wall or mature landscape materials. Any solid fence or wall shall be screened by landscaping.
- (d) Inoperable Vehicle Defined. An inoperable vehicle is defined as a vehicle that cannot be licensed by the State of Nevada Department of Motor Vehicles, or a vehicle that is not registered by the State of Nevada Department of Motor Vehicles, or a vehicle that is in a state of being dismantled, or a vehicle that is missing one or more parts that permit it to be operable or safely operated.
- (e) General Requirements, Outdoor Display. A use in a Commercial or Industrial Regulatory Zone may display products sold or manufactured on-site in the area between the property line and the face of the main building, except that the display shall not be closer than fifteen (15) feet to the front property line.
- (f) Outdoor Display for Merchandise. Except for the uses enumerated in (g) of this section, the outdoor display of merchandise in the area between the front and side property lines and the front and side faces of the main building shall not cover more than fifty (50) percent of this area.
- (g) Outdoor Display for Automobiles, Boats, Recreational Vehicles and Heavy Equipment. The outdoor display of automobiles, boats, recreational vehicles and heavy equipment shall not cover more than eighty-five (85) percent of the area between the front and side property lines and the front and side faces of the main building.

*[Section 110.306.35 retained from "Outdoor Storage" and amended by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 889, provisions eff. 11/29/93; Ord. 899, provisions eff. 5/31/94; Ord. 926, provisions eff. retro to 5/31/94.]*

**Section 110.306.45 Personal Landing Fields.** Personal landing fields are permitted as an accessory use in the General Rural, Low Density Rural, Tourist Commercial, Industrial, and the Public/Semi-Public Facilities Regulatory Zones, subject to a special use permit reviewed by the ~~Washoe County Planning Commission~~ (see Table 110.302.05.1). Personal landing fields established prior to July 1, 2000 as documented with either the Federal Aviation Administration and/or the Nevada Department of Transportation are exempt from the special use permit and minimum development standard requirements. Aircraft hired on a temporary basis for agricultural spraying operations, and not owned by or based on the property owner's parcel, are exempt from the special use permit and minimum development standard requirements. The following minimum development standards are necessary to establish a new personal landing field:

- (a) The edge of the runway/helicopter pad landing surface shall be located to maintain a minimum separation of three hundred (300) feet from any exterior property line to maintain a noise standard of sixty-five (65) decibels Ldn as measured at the property line. Additional landing surface/property line separation may be required as a special use permit condition of approval based on the operational and noise characteristics of the aircraft utilizing the facility.
- (b) The property owner shall submit a report by a Nevada registered engineer or erosion control specialist documenting the type of landing surface treatment and

maintenance necessary for dust control and erosion control purposes for the weight of aircraft and frequency of landings, and shall provide for adequate drainage consistent with Article 420, Storm Drainage Standards.

- (c) A maximum of two (2) aircraft may be stored at a personal landing field.
- (d) The personal landing field shall operate as a private facility, for the exclusive use of the landowner, and shall not be operated for commercial purposes. Leasing or rental of airplane hangers or tie-down spaces to any third-party user will not be allowed.
- (e) The owner of the personal landing field shall submit documentation to the Federal Aviation Administration so the location of the facility can be published on the FAA Sectional Aeronautical Chart.
- (f) The owner of the personal landing field shall maintain a commercially issued general liability insurance policy with a minimum coverage of \$1,000,000 combined single limit. The owner shall maintain on file with Washoe County a certificate of insurance and an original endorsement adding Washoe County as an additional insured. Increased amounts of coverage may be based upon usage and level of activity. Washoe County shall determine when increased amounts of liability insurance coverage are required.

*[Added by Ord. 1102, provisions eff. 8/11/00.]*

**Section 110.306.50 Non-municipal Air Strips and Glider Ports.** Non-municipal air strips and glider ports are permitted as an accessory use in the General Rural, Low Density Rural, Tourist Commercial, Industrial, and the Public/Semi-Public Facilities Regulatory Zones, subject to a special use permit ~~(see Table 110.302.05.1) reviewed by the Washoe County Planning Commission.~~ Non-municipal air strips and glider ports established prior to July 1, 2000 as documented with either the Federal Aviation Administration and/or the Nevada Department of Transportation are exempt from the special use permit and minimum development standard requirements. The following minimum development standards are necessary to establish a new non-municipal air strip or glider port:

- (a) The edge of the runway/helicopter pad landing surface shall be located to maintain a minimum separation of three hundred (300) feet from any exterior property line to maintain a noise standard of sixty-five (65) decibels Ldn as measured at the property line. Additional landing surface/property line separation may be required as a special use permit condition of approval based on the operational and noise characteristics of the aircraft utilizing the facility.
- (b) The property owner shall submit a report by a Nevada registered engineer or erosion control specialist documenting the type of landing surface treatment and maintenance necessary for dust control and erosion control purposes for the weight of aircraft and frequency of landings, and shall provide for adequate drainage consistent with Article 420, Storm Drainage Standards.
- (c) In addition to the vehicle parking requirements for any other uses on the property, one (1) vehicle parking space will be provided for every aircraft which is stored, or for which tie-down space is provided, at the non-municipal air strip and/or glider port.

# Article 314

## MANUFACTURED HOME PARKS

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### Sections:

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

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

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

**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 Commercial/Office, 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.

*[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1023, provisions eff. 7/1/98.]*

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

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

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

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

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

- (a) **Residency Limit.** Rental and occupancy space shall be limited to sixty (60) consecutive days except for a caretaker or manager.
- (b) **Site-built Buildings.** A recreational vehicle park shall have no site-built buildings, other than the following:
  - (1) Recreational buildings;
  - (2) Accessory commercial buildings, as specified in Section 110.316.45; and
  - (3) One (1) dwelling unit for the use of a caretaker or manager.
- (c) **Mobile Homes.** A recreational vehicle park shall have no mobile homes other than one (1) for the use of a caretaker or manager.
  - (1) The site for the mobile home shall comply with the provisions of Article 314, Manufactured Home Parks.
  - (2) If a mobile home is used to provide housing for a caretaker or manager, a conventional single family dwelling for the use of a caretaker or manager shall not be permitted.
- (d) **Use of Facilities.** Facilities within the park shall be used only by the occupants of the park and their guests.
- (e) **Commercial Uses.** There shall be no commercial uses or activities within a park except for those authorized by Section 110.316.45.
- (f) **Accessory Structures.** Accessory structures shall not be permitted within a recreational vehicle park, except for the following:
  - (1) One cabana, ramada, patio or similar structure, and one detached storage building per recreational vehicle space; and
  - (2) Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill up, and boat or storage facilities serving the recreational vehicle park only.

*[Amended by Ord. 875, provisions eff. 8/3/93.]*

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

- (a) **General Responsibilities.** The holder of a valid Washoe County business license for the operation of the recreational vehicle park shall be responsible for the

compliance with this article, and any other applicable ordinances or statutes. He or she shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.

(b) Tax. The holder of the license shall be responsible for the collection and payment of the Washoe County r

- (a) Application. In addition to the submittal requirements in Article 808, Administrative Permits, the application shall state the reason why the additional height of the private communication antenna support structure is necessary.
- (b) Administrative Permit Findings. In addition to those findings required in Article 808, Administrative Permits, the following findings must be made:
  - (1) The height of the private communication antenna support structure is necessary to receive or transmit a signal that meets the applicant's needs; and
  - (2) The height of the private communication antenna support structure shall be in compliance with all Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) regulations.

*[Amended by Ord. 875, provisions eff. 8/3/93. Renumbered and renamed from 110.324.30 "Private Antennas: Height" and amended by Ord. 890, provisions eff. 11/29/93. Amended by Ord. 1234, provisions eff. 5/21/04. Renumbered and renamed from 110.324.35 "Private Communication Antennas: Height" and amended by Ord. 1242, provisions eff. 7/23/04.]*

**Section 110.324.35 Commercial Antennas.** Commercial antennas, excluding wireless communication facilities, but including satellite dishes, used for commercial broadcasting/receiving purposes are a principal use subject to the issuance of a special use permit and are classified under the commercial antennas use type in Article 304, Use Classification System. Where a commercial antenna is collocated with a wireless communication facility, the permitting process of the commercial antenna will take precedence. These antennas shall comply with the provisions of this section.

- (a) General. Commercial antennas are subject to the following provisions:
  - (1) A commercial antenna shall be located a minimum distance from all property lines equal to forty (40) percent of the height of the antenna support structure [i.e. a one-hundred (100)-foot-tall commercial antenna shall be a minimum of (0.40 x 100 = ) 40 feet from any property line];
  - (2) All commercial antennas require a building permit in compliance with the requirements of Chapter 100, Buildings and Construction, of the Washoe County Code; and
  - (3) Fencing shall be erected either around the entire side and rear of the property or around the commercial communication antenna. In lieu of fencing, the antenna shall be secured with a commercial anti-climb device. The installation of the anti-climb device or security fencing shall assure the facility is protected from climbing by unauthorized persons.
- (b) Application. In addition to the submittal requirements in Article 810, Special Use Permits, the applicant shall submit a statement explaining the purpose of the commercial antenna, including if the antenna is to be used for new or existing service and the proposed access route for the antenna site.
- (c) Findings. In addition to the finding required for approval in Article 810, Special Use Permits, the ~~Planning Commission~~ following findings shall be made ~~the~~ following findings:



- (2) A notice setting forth the date, time and place shall be sent either by mail or, if requested, by electronic means, if receipt of such an electronic notice can be verified, to each member of the affected Citizen Advisory Board not less than ten (10) days prior to the hearing date. The notice shall describe the appeal and other pertinent information in such a manner that the appeal can be clearly identified.
- (f) Action by the Board of County Commissioners. The Board of County Commissioners shall consider only those items cited in the appeal. In its deliberation, it may use the appeal and any additional evidence relative to the application and may confirm, reverse or modify the appealed actions based upon its interpretation of the standards pursuant to this article and the evidence submitted. The action of the Board of County Commissioners shall be by an affirmative vote of a majority of the entire membership of the Board. A final decision by the Board of County Commissioners shall be rendered within sixty (60) days of the appeal hearing. In the case of a tie vote due to the absence of a member, the appeal shall be continued to a future meeting unless requested otherwise by the appellant. Said future meeting may be beyond the sixty (60) days required for a final decision. The final decision of the Board of County Commissioners shall be final for purposes of judicial review.
- (g) Effective Date. The decision of the Board of County Commissioners on an appeal of the administrative staff decision shall be effective immediately.

*[Added by Ord. 1242, provisions eff. 7/23/04.]*

**Section 110.324.75 Special Use Permit Required: Findings.** Subsequent to review under Sections 110.324.40 through 110.324.70, monopole antennas and lattice towers shall require the issuance of a special use permit under the process enumerated in Article 810, Special Use Permits, ~~by the Washoe County Planning Commission,~~ subject to the findings enumerated below.

- (a) That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;
- (b) That public input was considered during the public hearing review process; and
- (c) That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

*[Added by Ord. 1242, provisions eff. 7/23/04.]*

**Section 110.324.80 Assessment for Actual Costs Incurred.** If the Director of Community Development, his/her authorized representative, or the Board of County Commissioners must retain a technical expert to evaluate justifications or technical information submitted by an applicant under this article, the Director of Community Development shall be authorized to assess the applicant for the actual costs incurred in retaining such expert. The costs shall be reimbursed to the County prior to issuance of the decision of the Director of Community Development or his/her authorized representative, or in the case of the applicant's appeal to the Board of County Commissioners, prior to the issuance of a building permit.

*[Added by Ord. 1242, provisions eff. 7/23/04.]*

~~Section 110.324.85 Variances.~~ Any variance requested to the standards enumerated in this article shall be reviewed and approved by the Washoe County Planning Commission.

*[Added by Ord. 1242, provisions eff. 7/23/04.]*

*[Article 324 entitled "Antennas" renamed to "Communication Facilities" by Ord. 1004, provisions eff. 1/30/98.]*

*[Section 110.324.10 entitled "Satellite Dish Antennas: General" amended by Ord. 875, provisions eff. 8/3/93; renumbered from 110.324.05 and amended by Ord. 890, provisions eff. 11/29/93; and repealed by Ord. 1242, provisions eff. 7/23/04.]*

*[Section 110.324.55 entitled "Wireless Communication Facilities: Setbacks" added by Ord. 1004, provisions eff. 1/30/98, and repealed by Ord. 1242, provisions eff. 7/23/04.]*

# Article 332

## AGGREGATE FACILITIES

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### Sections:

110.332.00	Purpose
110.332.05	Applicability
110.332.10	Aggregate Facility Types
110.332.15	Operation Requirements
110.332.20	Special Review Considerations
110.332.25	Responsibilities of Owner and/or Operator
110.332.30	Noncompliance with Conditions
110.332.35	Compliance with Article
110.332.40	Periodic Review of Conditions

**Section 110.332.00 Purpose.** The purpose of this article, Article 332, Aggregate Facilities, is to ensure compatibility between aggregate facilities and surrounding land uses, to promote the continued access to aggregate resources, and to minimize adverse impacts on the environment and surrounding areas.

*[Added by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.332.05 Applicability.** Aggregate and borrow facilities are classified under the aggregate facilities use type in Section 110.304.30, Industrial Use Types, and as such may be permitted in those regulatory zones set forth in Table 110.302.05.4, Table of Uses. Restricted market temporary aggregate facilities are allowed in any regulatory zone. Uses ancillary to aggregate facilities include concrete and asphalt batch plants, crushers, and other uses deemed appropriate by the ~~Planning Commission~~ Director of Community Development.

*[Added by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.332.10 Aggregate Facility Types.** Aggregate facilities shall require the granting of a special use permit. The special use permit application shall include a detailed mining plan in accordance with the provisions of this section.

- (a) **Open Market Aggregate Facilities.** An applicant for open market aggregate facilities on private or public lands shall be subject to the provisions of this subsection.
  - (1) The owner and/or operator shall submit a detailed mining plan, to include adequate measures addressing safety and environmental concerns, including but not limited to hours of operation and maintenance, fencing and signage, storm drainage, stockpiling of topsoil, and erosion control, both during the operation and for the phased reclamation of the site upon completion of mining for each phase of the operation. This plan shall be submitted to the Washoe County Engineering Division and the District Health Department for approval.

- (2) Once the plan is approved, the owner and/or operator shall post adequate financial assurance to the satisfaction of the County Engineer.
  - (3) The Washoe County Engineer shall review the financial assurance as necessary, or at least every three (3) years, and adjust its amount as deemed appropriate by the Washoe County Engineering Division.
  - (4) On public lands, the application shall include confirmation that the public land manager has approved submittal of the application.
  - (5) On public lands, should a federal agency not require an adequate bond for complete restoration of the site, the owner and/or operator shall submit a detailed mining plan to include complete restoration of the site and provide adequate bonding to the satisfaction of the County Engineer.
- (b) Restricted Market Temporary Aggregate Facilities. Aggregate facilities subject to this subsection are allowed in any regulatory zone. Both private projects and public works construction projects are included in this type. An applicant for restricted market temporary aggregate facilities on public or private lands shall be subject to the provisions of subsection (a) and this subsection.
- (1) The temporary aggregate site shall identify the project that it is to serve and the project must be within a five (5) mile radius.
  - (2) No use permit for a temporary facility shall be effective until the project which it is to serve has received all necessary approvals. Concurrent processing of applications will be allowed.
  - (3) No outside sales of the materials will be allowed.
  - (4) The project size must indicate that a minimum of one hundred thousand (100,000) gross cubic yards and a maximum of ten million (10,000,000) gross cubic yards will be required.
  - (5) The temporary pit will remain open as long as the project is active and using aggregate from the pit.

*[Added by Ord. 1039. provisions eff. 11/1/98.]*

**Section 110.332.15 Operation Requirements.** The operation of aggregate facilities shall conform to the provisions of this section.

- (a) Notice of Shutdown. During the period of operation, the owner and/or operator shall notify the Department of Community Development of seasonal or permanent shutdown occurrences.
- (b) Drainage Preservation. During the period of operation, the mining plan shall allow for and conserve the historic topographical drainage. In so complying, the applicant shall in no way increase drainage and/or runoff water to or from any adjacent property.
- (c) Dust Control. During the period of operation, the owner and/or operator shall provide adequate on-site dust control in the pit area, on haul roads and for any material processing to the satisfaction of the District Health Department.

- (d) Hauling Requirements. During the period of operation, all loads of material exiting the site shall be tarped or treated for dust or loose material, to the satisfaction of the District Health Department and Nevada Department of Transportation. Haul routes for all vehicles and equipment, to and from the site, shall be subject to approval by the Washoe County Engineering Division.

*[Added by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.332.20 Special Review Considerations.** In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for aggregate operations, ~~the record at the Planning Commission shall demonstrate that~~ the following special review considerations are addressed in the record:

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

*[Added by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.332.25 Responsibilities of Owner and/or Operator.** The owner and/or operator are responsible for compliance with the provisions of this section.

- (a) Compliance with Applicable Laws. All plans shall be in compliance with all applicable local, state and federal statutes, ordinances, rules, regulations and policies in effect at the time of submittal for any required permit.
- (b) Compliance with Special Use Permit Conditions. All plans submitted for any required permit shall be in substantial compliance with the plans and documents approved and made part of the special use permit to the satisfaction of the Department of Community Development. A copy of the approved special use permit shall be attached to any application for a required permit.
- (c) Sale of Site. The owner and any successors shall direct any potential purchaser of the site or aggregate facility to meet with Department of Community Development staff to review the conditions of approval prior to final sale. Any

subsequent purchaser or operator shall notify Community Development staff of the name, address and contact person of the new purchaser.

- (d) Cancellation of Special Use Permit. If the operation should cease for a period of twelve (12) months, the special use permit shall become null and void. The applicant will be required to file a new application with the Department of Community Development for appropriate review and approval.
- (e) Financial Assurances. The applicant shall ensure that any financial assurances required by the provisions of the special use permit are maintained for the life of the project to the satisfaction of the Engineering Division. Should transfer of the site or the special use permit occur without the continuation of the financial assurances, the special use permit shall become null and void.

*[Added by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.332.30 Noncompliance with Conditions.** Compliance with the conditions of the special use permit is the responsibility of the operator, its successors in interest, and all owners and occupants and their successors in interest. Compliance with conditions shall be reviewed on an annual basis. This review shall be based upon submittal of a report by the applicant detailing compliance with conditions of the special use permit. Failure to comply with any of the conditions of approval shall be considered a violation of the Development Code and subject to the provisions of Article 910, Enforcement, of the Development Code and may result in the institution of revocation procedures by the Board of County Commissioners.

*[Added by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.332.35 Compliance with Article.** All active aggregate facilities shall comply with the provisions of Article 332, Aggregate Facilities, by December 31, 2001. Enforcement of this provision shall be accomplished as follows:

- (a) The Director of Community Development shall give written notice by certified mail to the owner and/or operator of all active aggregate facilities of the adoption of Article 332 within one hundred twenty (120) days from the effective date of this article (November 1, 1998).
- (b) Any aggregate facility not securing a new or renewed special use permit consistent with Article 332 by December 31, 2001 shall be scheduled for a revocation hearing before the Board of County Commissioners, or, if no special use permit has been issued therefor, to cease operation.

*[Added by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.332.40 Periodic Review of Conditions.** For aggregate facilities approved for a period of more than five (5) years, ~~the Planning Commission shall~~ review of the conditions of approval shall occur at least every five (5) years from the initial special use permit approval date to ensure that the conditions of approval adequately provide for compatibility between aggregate operations and surrounding land uses. Enforcement of this provision shall be accomplished as follows:

- (a) The owner and/or operator of any aggregate facility approved without a review date shall submit a request to the Community Development Department for a review of conditions ~~by the Planning Commission~~ within one hundred eighty (180) days of the effective date of this article (November 1, 1998). At this review

hearing and at each hearing thereafter, ~~the Planning Commission~~ a date shall be established ~~a date~~ for the next scheduled review of conditions. In no case shall the time between reviews be more than five (5) years. The owner and/or operator shall request ~~this~~ these reviews prior to one hundred eighty (180) days of the date set ~~by the Planning Commission~~ at the previous review.

- (b) The owner and/or operator of any aggregate facility seeking an extension of an approved special use permit shall request an extension and review of conditions no less than one hundred eighty (180) days prior to the expiration of the special use permit. The extension shall consider the required findings and special considerations for aggregate operations to ensure that the conditions of approval adequately provide for compatibility between aggregate operations and surrounding land uses.

*[Added by Ord. 1039, provisions eff. 11/1/98.]*

# Article 334

## MINING

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### Sections:

110.334.00	Purpose
110.334.05	Applicability
110.334.10	Requirements for Application
110.334.15	Operation Requirements
110.334.20	Special Review Considerations
110.334.25	Responsibilities of Owner and/or Operator
110.334.30	Noncompliance with Conditions

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

**Section 110.334.05 Applicability.** Mining is classified under the mining operations use type in Article 304, Use Classification System. Applications for mining operations may be accepted in those regulatory zones as set forth in Article 302, Allowed Uses.

**Section 110.334.10 Requirements for Application.** Application for mining operations shall require a special use permit and shall include a detailed mining plan in accordance with the provisions of this section, where applicable.

- (a) **Private Land.** An applicant for mining on private land shall be subject to the provisions of this subsection.
- (1) The owner and/or operator of a mining operation on private land shall submit a detailed mining plan, to include adequate measures addressing safety and environmental concerns including, but not limited to, hours of operation and maintenance, fencing and signage, storm drainage, stockpiling of topsoil and erosion control, both during the operation and for the phased restoration of the site upon completion of mining for each phase of the operation. This plan shall be submitted to the Washoe County Engineering Division and the District Health Department for approval.
  - (2) Once the plan is approved, the applicant shall post an adequate financial assurance to the satisfaction of the County Engineer.
  - (3) The Washoe County Engineer shall review the financial assurance as necessary, or at least every three (3) years, and adjust its amount as deemed appropriate by the Engineering Division.
- (b) **Public Land.** On public land, should a federal agency not require an adequate bond for complete restoration of the site, the applicant shall submit a detailed mining plan to include complete restoration of the site and provide adequate bonding to the satisfaction of the County Engineering Division.



[Amended by Ord. 1039, provisions eff. 11/1/98.]

**Section 110.334.15 Operation Requirements.** The operation of the mine shall conform to the provisions of this section.

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

[Renumbered from Section 110.334.20 by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 1039, provisions eff. 11/1/98.]

**Section 110.334.20 Special Review Considerations.** In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for mining operations, the record at the ~~Planning Commission~~ shall demonstrate that the following special review considerations are addressed:

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

*[Section 110.334.25 entitled "Findings" renumbered to Section 110.334.20 by Ord. 875, provisions eff. 8/3/93. Renamed from "Findings" and amended by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.334.25 Responsibilities of Owner and/or Operator.** The owner and/or operator are responsible for compliance with the provision of this section.

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

*[Renumbered from Section 110.334.30 by Ord. 875, provisions eff. 8/3/93. Renamed from "Responsibilities of Applicant and Operator" and amended by Ord. 1039, provisions eff. 11/1/98.]*

**Section 110.334.30 Noncompliance with Conditions.** Compliance with the conditions of the special use permit is the responsibility of the operator, its successors in interest, and all owners and occupants and their successors in interest. The special use permit shall be reviewed on an annual basis by the Department of Community Development during the period of operation. This review shall be based upon submittal of a report by the applicant detailing compliance with conditions of the special use permit. Failure to comply with any of the conditions of approval shall be considered a violation of the Development Code and may result in the institution of revocation procedures by the Board of County Commissioners.

*[Renumbered from Section 110.334.35 by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 1039, provisions eff. 11/1/98.]*

*[Section 110.334.15 entitled "Conditions of Approval" repealed by Ord. 875, provisions eff. 8/3/93.]*

- (4) Outdoor recreation activities such as fishing, bird watching, hiking and swimming.
  - (5) Education and scientific research including, but not limited to, water quality monitoring and stream flow gauging.
  - (6) Maintenance of an existing public or private road, driveway, structure or facility, including drainage facilities, water conveyance structures, dams, fences, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication, or other including individual service connections. Written notice shall be provided to the Department of Community Development at least fifteen (15) days prior to the commencement of work, and all impacts to the critical stream zone buffer area are minimized and disturbed areas are immediately restored to their natural state.
  - (7) Landscape improvements and maintenance of native vegetation is allowed within an established critical stream zone buffer area including the pruning of trees and the removal of dead vegetation and debris. Ornamental landscaping that would require fertilizer or pesticide applications for growth and maintenance is not permitted within the critical stream buffer zone area.
  - (8) Landscaping area requirements in accordance with Article 412, Landscaping, may be satisfied by using the natural, undisturbed or restored critical stream zone buffer area to count towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping. Open space requirements in accordance with Article 432, Open Space Standards, may be satisfied by using the natural, undisturbed or restored critical stream zone buffer area.
  - (9) Continuation of existing agricultural operations such as the cultivation and harvesting of hay or pasturing of livestock, or change of agricultural practices such as the relocation of an existing pasture fence, which has no greater impact on perennial stream water quality.
  - (10) Perimeter fencing on a property boundary with a valid building permit pursuant to approval by the County Engineer to ensure that obstruction to stream flows has been avoided.
- (b) Permitted Uses Requiring a ~~Planning Commission~~ Board of Adjustment Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits. Subject to the regulatory zone in effect for the property establishing the uses as specified in Article 302, Allowed Uses, the following use types may be permitted in the critical stream zone buffer area pursuant to a special use permit being issued by the Washoe County ~~Board of Adjustment~~ Board of Adjustment according to the provisions of Article 810, Special Use Permits, and this article. Any construction in the critical stream zone buffer area will require submission of a grading plan showing compliance with applicable best management practices as defined by the Washoe County Department of Public Works to minimize stream bank and stream bed erosion. The grading plan shall also be designed to

prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.

- (1) Construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services.
  - (2) Civic Use Types. Civic uses classified under the utility services, nature center, active recreation, passive recreation and safety services use types may be permitted in the critical stream zone buffer area.
- (c) Prohibited Uses. Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials, chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining critical stream zone buffer area, all new construction and development uses not listed in either the allowed or permitted section of this article shall not be established in the critical stream zone buffer area.
- (1) Residential, Civic, Commercial, Industrial and Agricultural Use Types. All new residential, civic, commercial, industrial and agricultural use types not listed as allowed or permitted uses are prohibited in the critical stream zone buffer area. Specifically prohibited industrial uses include:
    - (i) Aggregate facilities - permanent.
    - (ii) Aggregate facilities - temporary.
    - (iii) Energy production.
    - (iv) General industrial - heavy.
    - (v) Inoperable vehicle storage.
    - (vi) Mining operations.
    - (vii) Salvage yards.
    - (viii) Wholesaling, storage and distribution - heavy.
  - (2) Parking and Ornamental Landscaping. All new parking and ornamental landscaping areas to fulfill the minimum requirements for new residential, civic, commercial, industrial or agricultural use types shall be prohibited in the critical stream zone buffer area.
  - (3) Fences. In order to prevent livestock from destroying the stream bank slope, all new perpendicular-oriented fences except as provided in Section 110.418.20(a)(10) shall be prohibited in the critical stream zone buffer area. Fencing that is parallel to the stream and is designed to keep livestock from access to the water and stream bank may be permitted after review and approval by the Department of Community Development.

[Added by Ord. 1112, provisions eff. 2/15/01.]

**Section 110.418.25 Sensitive Stream Zone Buffer Area Development Standards.** All development in the sensitive stream zone area shall be subject to the following standards:

- (a) Allowed Uses. All allowed uses within the critical stream zone buffer area are also allowed in the sensitive stream zone buffer area. Additional allowed uses in the sensitive stream zone buffer area include:
- (1) Single family, detached residential uses and all related accessory uses associated with the single family residence requiring a building permit issued by the Washoe County Building and Safety Department. Attached or detached accessory dwellings in conformance with Article 306, Accessory Uses and Structures, may also be erected within the sensitive stream zone buffer area. New building structures such as storage sheds and gazebos that, due to their minimum floor area, do not require a building permit issued by the Washoe County Building and Safety Department may also be erected within the sensitive stream zone buffer area.
  - (2) Landscaping area requirements in accordance with Article 412, Landscaping, including ornamental landscape planting, may be satisfied by using the sensitive stream zone buffer area to count towards the required area to be landscaped for new residential, civic, commercial, industrial or agricultural use types. Parking and loading areas on the developed portion of the site shall continue to require landscaping. Open space requirements in accordance with Article 432, Open Space Standards, may be satisfied by using the natural, undisturbed or restored sensitive stream zone buffer area.
  - (3) New fencing, constructed in accordance with Washoe County Code.
- (b) Permitted Uses Requiring a Board of Adjustment ~~Planning Commission~~ Approved Special Use Permit Subject to the Provisions of Article 810, Special Use Permits. Subject to the regulatory zone in effect for the property establishing the uses as specified in Article 302, Allowed Uses, all new use types may be permitted in the sensitive stream zone buffer area pursuant to a special use permit being issued by the Washoe County Board of Adjustment ~~Planning Commission~~ according to the provisions of Article 810, Special Use Permits, and this article. The special use permit requirement is also applicable to construction or enlargement of any public or private roads, driveway, structure or facility including drainage facilities, water conveyance structures, dams, trails, and any public or private utility facility used to provide transportation, electric, gas, water, telephone, telecommunication or other services. New residential, commercial and industrial subdivisions processed in accordance with Article 608, Tentative Subdivision Maps, shall not require the concurrent processing of a special use permit, as long as the "Special Review Considerations" of this article are addressed in the tentative subdivision map review. Any construction in the sensitive stream zone buffer area will require submission of a grading plan showing compliance with applicable best management practices as defined by the Washoe County Department of Public Works to minimize stream bank and stream bed erosion. The grading plan shall also be designed to prevent construction drainage and materials from increasing sedimentation impacts to the stream environment and to minimize impervious surfaces.

- (c) **Prohibited Uses.** Due to the incompatible nature of certain uses (i.e. ground disturbance, untreated water discharge, hazardous materials, chemical contamination, scale of use, traffic, etc.) and the potential negative impacts on the perennial stream and adjoining sensitive stream zone buffer area, the following uses shall not be established in the sensitive stream zone buffer area:
- (1) Aggregate facilities - permanent.
  - (2) Aggregate facilities - temporary.
  - (3) Energy production.
  - (4) General industrial - heavy.
  - (5) Inoperable vehicle storage.
  - (6) Mining operations.
  - (7) Salvage yards.
  - (8) Wholesaling, storage and distribution - heavy.

*[Added by Ord. 1112, provisions eff. 2/15/01.]*

**Section 110.418.30 Special Review Considerations.** In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for development in the critical stream zone buffer area or the sensitive stream zone buffer area, the record at the Board of Adjustment ~~Planning Commission~~ shall demonstrate that the following special review considerations are addressed:

- (a) Conservation of topsoil;
- (b) Protection of surface water quality;
- (c) Conservation of natural vegetation, wildlife habitats and fisheries;
- (d) Control of erosion;
- (e) Control of drainage and sedimentation;
- (f) Provision for restoration of the project site to predevelopment conditions;
- (g) Provision of a bonding program to secure performance of requirements imposed; and
- (h) Preservation of the hydrologic resources, character of the area and other conditions as necessary.

*[Added by Ord. 1112, provisions eff. 2/15/01.]*

**Section 110.418.35 Common Open Space Development.** New residential subdivision requests with a protected perennial stream on the property are encouraged to submit in accordance with the provisions of Article 408, Common Open Space Development. A

tentative subdivision map that protects the critical stream and the sensitive stream zone buffer areas in a natural,

- (2) Boring logs shall be shown on street improvement plans.
- (j) Traffic Studies. All traffic studies and reports shall be prepared in accordance with current ITE and AASHTO guidelines. Said studies and reports shall be prepared and stamped by a Nevada Registered Civil Engineer experienced in traffic engineering.
- (k) Utilities. All new utilities shall be placed underground consistent with the street specifications provided in this article.
- (l) Construction Traffic. Prior to final map approval, a proposed construction traffic haul route plan shall be submitted to the County Engineer for review and approval. Construction traffic includes all vehicles weighing in excess of 8,000 pounds unladen weight that are used to construct both off-site and on-site improvements.
- (1) Existing residential streets that will be used as construction haul routes shall be evaluated by a geotechnical study to determine the existing pavement structural section and its load supporting capability; and
- (2) If the pavement section is inadequate to support the proposed construction loadings but would be adequate in the absence of this construction traffic, the roadway shall be rehabilitated to support the anticipated additional loadings or reconstructed after construction use as needed to restore the existing design life, as approved by the County Engineer.
- (m) Occupancy Permits. A Permit of Occupancy shall be obtained from the Nevada Department of Transportation (NDOT) for access to, from or under roads and highways maintained by the NDOT. Applicant shall submit approved Permits of Occupancy to the County Engineer.
- (n) Signs. Signs and permanent markings shall be in accordance with the requirements of Section 110.436.75, Street Signs.

*[Added by Ord. 908, provisions eff. 10/15/94. Amended by Ord. 1064, provisions eff. 5/28/99.]*

**Section 110.436.25 Street Sections.** All roadways dedicated and improved in Washoe County shall be constructed in accordance with the street sections for urban, suburban and rural areas illustrated in Tables 110.436.25.1 to 110.436.25.4. These standards are to be used in conjunction with the Land Use and Transportation Element of the Comprehensive Plan and the standards set forth in this article.

- (a) Exception. Any roadway that will be in the Regional Roadway Impact Fee Network must be designed in accordance with Regional Transportation Commission standards and conditions as directed under Section 110.436.15(b).
- (b) Variance from Street Sections. The Planning Commission, or hearing examiner may consider variations to the Street Section requirements under the provisions of Article 804, Variances, if appropriate considerations warrant different cross-section improvements.



**Section 110.504.40 Signs Requiring a Special Use Permit.** The following types of signs are allowed only when approved by special use permit reviewed by the ~~Planning Commission~~ Board of Adjustment:

- (a) Freestanding signs as provided in Section 110.504.15, General Standards.
- (b) Signs which are integrated into the architectural design of a building and which would be prohibited by a strict application of this article.
- (c) Kiosks or neighborhood bulletin boards.
- (d) Electrically animated and flashing signs and electronic variable message signs.

*[Added by Ord. 1035, provisions eff. 8/28/98.]*

**Section 110.504.45 Special Standards by Type of Sign.**

- (a) Mobile and portable signs are permitted under the following conditions:
  - (1) The sign must be painted or otherwise directly attached flat against the exterior surface of the body of the vehicle or trailer or, if on a cargo-type body, the sign must be attached flat against the stake racks or other standard vehicle accessories used to confine cargo loads on the bed of the vehicle or trailer.
  - (2) The vehicle or trailer must be currently licensed and registered by the Nevada Department of Motor Vehicles and Public Safety and must be legally operable and capable of being operated on the public roads.
  - (3) The vehicle or trailer is required for and is used to transport people or goods in connection with the business or other activity or interest being advertised.
  - (4) The sign may not be illuminated and may not contain letters or symbols which are manually replaceable in order that the copy can be easily changed from time to time.
- (b) Directory signs shall be permitted at major entrances to residential, commercial, industrial or office complexes to identify occupants, addresses or building numbers for the convenience of visitors and to facilitate emergency services. Directory signs shall not exceed six (6) feet in height. No more than three (3) square feet shall be devoted to any single occupant. Directory signs shall not be included in allowable sign-area limit computations or when calculating the number of signs on a site. A permit is required.
- (c) Community directory signs shall be permitted at major entrances to an identifiable community in the County.
- (d) Directional signs not exceeding twelve (12) square feet in area shall not be included in allowable sign area computations or when calculating the number of signs on a site. A permit is required.

**Section 110.810.15 Supplemental Guidelines, Standards and Criteria.** In addition to the standards and findings set forth in the Development Code, the Department of Community Development may prepare supplemental guidelines for the submission of applications and minimum standards and criteria for approval of applications.

**Section 110.810.20 Review Procedures.** The Planning Commission, Board of Adjustment or a hearing examiner shall review special use permits in accordance with the provisions of this section.

- (a) **General Provisions.** The Planning Commission, Board of Adjustment or a hearing examiner shall conduct a public hearing with notification for the purpose of receiving oral and written evidence relative to the application. The evidence shall be reviewed to determine if the application is consistent with existing policies, standards and required findings.
- (b) **Concurrent Processing of Applications.** A special use permit request related to additional Development Code action(s) which requires Board of Adjustment, Planning Commission or hearing examiner review shall be consolidated into one hearing before the appropriate approval authority for the major request being considered.
- (c) **Time Period for Hearing.** Public hearings conducted by the Planning Commission, Board of Adjustment or a hearing examiner shall be held within sixty-five (65) days from the date of acceptance of the complete application.
- (d) **Time Period for Action.** The Planning Commission, Board of Adjustment or a hearing examiner may take action on the proposed special use permit at the conclusion of the public hearing, but shall take action no later than ~~sixty~~<sup>ninety</sup>-five (65) days after the complete application was accepted. An extension of time for Planning Commission, Board of Adjustment or hearing examiner action may be granted if mutually agreed upon between the applicant and the Director of Community Development.
- (e) **Action.** The Planning Commission, Board of Adjustment or a hearing examiner may take action to approve, approve with conditions, modify, modify with conditions, or deny the special use permit request. The Planning Commission, Board of Adjustment or a hearing examiner may also vary standards of the Development Code as part of the approval of a special use permit application. Failure of the Planning Commission, Board of Adjustment or a hearing examiner to hold a public hearing or take action within the time frames provided in this article shall constitute approval of the application.
- (f) **Effective Date of Action.** Action on the special use permit application, unless otherwise specified, shall be effective upon expiration of the appeal period.

*[Amended by Ord. 873, provisions eff. 6/7/93; Ord. 1156, provisions eff. 3/22/02; Ord. 1234, provisions eff. 5/21/04.]*

**Section 110.810.25 Notice.** Notice shall be given in accordance with the provisions of this section.

- (a) **Notice of Property Owners by Mail.** A notice setting forth the time, place, purpose of hearing, and map or physical description of the land involved shall be sent by mail at least ten (10) days before the meeting to the following persons:

*[Amended by Ord. 873, provisions eff. 6/7/93; Ord. 924, provisions eff. 2/6/95; Ord. 951, provisions eff. 6/7/96; Ord. 1088, provisions eff. 1/28/00; Ord. 1156, provisions eff. 3/22/02; Ord. 1347, provisions eff. 11/2/07.]*

**Section 110.810.30 Findings.** Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Comprehensive Plan and the applicable area plan;
- (b) Improvements. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;
- (d) Issuance Not Detrimental. Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

*[Amended by Ord. 873, provisions eff. 6/7/93; Ord. 1234, provisions eff. 5/21/04; Ord. 1347, provisions eff. 11/2/07.]*

**Section 110.810.35 Development of Natural Resources.** All natural resources development shall require a special use permit reviewed by the Board of Adjustment~~Planning Commission~~. Natural resources development includes energy production, mining operations, petroleum gas extraction, and forest products production. In addition to the findings required in other sections of this article, issuance of a special use permit for development of natural resources shall be contingent on the Board of Adjustment~~Planning Commission~~ making the following findings:

- (a) That the proposed development is not unduly detrimental to surrounding properties, land uses and the environment in general;
- (b) That the proposed development will not unduly block scenic views or degrade any surrounding scenic resources; and
- (c) That the proposed development will reclaim the site and all affected areas at the conclusion of the operation.

*[Amended by Ord. 873, provisions eff. 6/7/93.]*

**Section 110.810.40 Projects of Regional Significance.** If a special use permit approval is for a project of regional significance or if the approval would cause the project to become a project of regional significance, no permit for development or use of the property pursuant to the special use permit shall be issued until the Regional Planning Commission and/or the Regional Planning Governing Board has taken final action on the project of regional significance.

**Section 110.810.50 Appeals.** An action of the Planning Commission, Board of Adjustment or a hearing examiner made pursuant to this article may be appealed in accordance with the provisions of this section.

- (3) A person who may be adversely affected by the decision; and
  - (i) Has participated in the review process by submitting written testimony on the application prior to the public hearing before the Board of Adjustment ~~or~~, Planning Commission, or hearing examiner;
  - (ii) Has participated in the review process by providing oral testimony on the application at the public hearing before the Board of Adjustment ~~or~~, Planning Commission, or hearing examiner; or
  - (iii) Was prevented from participating in the review by circumstances beyond his/her control.
  
- (c) Denial of Appeal Application. A decision by County staff that a potential appellant does not meet the criteria in subsection (b)(3) of this section may be appealed to the Board of County Commissioners.
  
- (d) Contents of Appeal. An appeal shall be filed with the Director of Community Development, accompanied by a filing fee. The appeal shall be in writing and state the basis of the appeal by citing the inadequacy of the findings made by the Planning Commission, Board of Adjustment or a hearing examiner. Such reasons shall be based upon the evidence presented to the Planning Commission, Board of Adjustment or a hearing examiner at the original hearing. Failure of the appellant to present such reasons shall be deemed cause for denial of the appeal.
  
- (e) Time Period for Hearing. The Clerk of the Board of County Commissioners shall schedule a public hearing on the appeal of the Planning Commission's, Board of Adjustment's or hearing examiner's final decision before the Board of County Commissioners within sixty (60) days of the date of the filing of the appeal with the Director of Community Development.
  
- (f) Notice of Hearing. The public hearing on the appeal shall be noticed as required by Section 110.810.25. The notice shall state that an appeal of the Planning Commission's, Board of Adjustment's or a hearing examiner's final decision has been filed; describe the final decision; describe the lot, parcel, property or areas that are the subject of the special use permit and the final decision on the request; and other pertinent information.
  
- (g) Action by the Board of County Commissioners. The Board of County Commissioners shall consider only those items cited in the appeal. In its deliberation, it may use the record and any additional evidence relative to the application and may confirm, reverse or modify the appealed actions based upon its interpretation of the findings required and the evidence submitted. The action of the Board of County Commissioners shall be by an affirmative vote of a majority of the entire membership of the Board. A final decision by the Board of County Commissioners shall be rendered within sixty (60) days of the appeal hearing. In the case of a tie vote due to the absence of a member, the appeal

shall be continued to a future meeting unless requested otherwise by the appellant. Said future meeting may be beyond the sixty (60) days required for a final decision. The final decision of the Board of County Commissioners shall be final for purposes of judicial review.