

**PROPOSED AMENDMENTS**

**Table 110.302.05.1 Residential Use Types**

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	A	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>2</sub>	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S <sub>2</sub>	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S <sub>2</sub>	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	--	--	--	P	--	A	A
Single Family, Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Single Family, Detached Accessory Dwelling	AR	AR	AR	AR	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	A	A
Single Family, Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A

**Table 110.302.05.2 Civic Use Types**

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
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	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	S <sub>2</sub>
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>	

**Table 110.302.05.3 Commercial Use Types**

Table 110.302.05.3 (continued)

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

<b>Commercial Use Types (Section 110.304.25)</b>	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Marijuana Establishments																		
Marijuana Cultivation Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Product Manufacturing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Testing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Retail Marijuana Store/ Medical Dispensary	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Marijuana Distributor	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
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>	A
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--

**Section 110.304.25 Commercial Use Types**

(a) Administrative Offices. Administrative offices use type refers to offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices and services including travel, secretarial services, telephone answering, photocopying and reproduction, **information technology services**, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

(j) Construction Sales and Services. Construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures and hardware, or those uses classified as one of the automotive and equipment use types. This use type does not refer to actual construction sites. Typical uses include **contractor office with or without a yard**, tool and equipment rental, or sales and building material stores.

**Section 110.406.50 Fences, Walls or Perimeter Planting.**

(c) Specialty Fences. Specialty fences are permitted in all regulatory zones with the following provisions:

- (1) A specialty fence shall only be for the purposes of enclosing a tennis court, racquetball court, basketball court or other court-type recreational activity, and for exotic animals when a fence is pursuant to the issuance of a permit from the Washoe County Exotic Animal Board.
- (2) A specialty fence shall comply with the following provisions:
  - (i) The court or enclosure for which the fence is erected shall be located entirely to the side or rear of the main structure permitted on the property.
  - (ii) The fence may not be greater than ten (10) feet in height.
  - (iii) The fence may not prevent viewing through the fence. It may not be solid.
  - (iv) The fence must be of a color that blends with the background and in no instance may it be of a reflective material.
  - (v) The fence shall not be located closer than five (5) feet to the side or rear property lines.

(3) A specialty fence may be up to 30 feet in height for a baseball or softball backstop. A specialty fence may be any height, subject to approval of a Directors Modification of Standards, only when the fence is constructed for a civic use, such as a sports field.

(e) Security Fences. Security Fences are permitted in all regulatory zones on parcels of land that do not have a main use established, subject to compliance with all of the following standards:

(1) A security fence shall only be for the purpose of enclosing a vacant parcel of land to control access to that parcel of land.

(2) The allowable height of a security fence is defined at WCC 110.460.50.

(3) A building permit is required for construction of a security fence.

(2) A security fence shall comply with the following provisions:

(i) The security fence shall only be located on the perimeter of the subject site, or adjacent to a public access easement.

(ii) The security fence shall be constructed only of chain link and shall not prevent viewing through it. No slats are allowed. It shall not be solid.

(iii) Construction of a security fence using any material other than chain link may be permitted, subject to approval of a Directors Modification of

Standards, when the alternative material provides an equivalent level of security and does not inhibit view of the parcel of land. It shall not be solid.

(iii) The security fence must be supported by steel pipes, and those supports must be set securely in the ground and stabilized with concrete.

### **Section 110.902.15**

Fence, Security. "Security Fence" means a fence that is located on the property lines of a parcel of land that does not have a main use established and complies with WCC 110.406.50 (e).

Kitchen. "Kitchen" means a room or space within a room for the preparation of food within any building equipped with such electrical or gas hook up that would enable the installation of a range, oven, or like appliance using 220/40 volts or natural gas (or similar fuels, such as propane) for the preparation of food, and also containing either or both a refrigerator and sink for the washing and/or disposal of food. "Kitchen" also means any room or space within a room that includes any device for cooking food (including but not limited to items such as a hot plate, microwave oven, cooktop, or griddle) along with either or both a refrigerator and sink.