

$$\frac{\text{Ranch Course} = \frac{PR}{TC}}{\text{Lakes Course} = PR}$$

20.658.020 Permitted, development permitted, and special use permit uses (Table).

The following list represents those uses, subject to the provisions of this title, in the non-residential districts which are permitted by right (P), subject to design review (D), requires special use permit and design review approval (S), requires approval of a temporary use permit (T), or are prohibited (X). Uses not listed in this table are prohibited.

Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see sections in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.010 Agricultural and related limited commercial uses											
(A) Agricultural products processing and storage	X	X	X	X	X	X	D	D	D	X	X
(B) Agricultural products retail outlet	X	D	X	D	D	X	X	D	D	X	X
(D) Animal keeping	P	P	P	P	P	P	P	P	P	P	P
(E) Commercial stock yard	X	X	X	X	X	X	X	X	X	X	X
(F) Commercial meat and poultry processing facility	X	X	X	X	X	X	X	S	X	X	X
(G) Commercial nursery	X	S	X	D	X	X	D	D	D	X	X
(H) Keeping of non-domestic animals	X	X	X	X	X	X	X	X	X	X	X
(I) Limited agricultural uses	P	P	P	P	P	P	P	P	P	P	P
(J) Limited commercial uses	X	X	X	X	X	X	X	X	X	X	X
(K) Open agricultural uses	P	P	P	P	P	P	P	P	P	P	P

(continued on next page)

Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.020 Commercial and business uses											
(A) Building contracting shop	X	X	X	D	X	X	D	D	D	X	X
(B) Carpentry, woodworking, or furniture making facility	X	X	X	X	X	X	D	D	D	X	X
(C) Car wash	X	S	X	D	X	X	D	X	D	X	X
(D) Commercial bakery	X	X	X	X	X	X	D	D	D	X	X
(E) Commercial laundry and dry cleaning	X	X	X	X	X	X	D	D	D	X	X
(F) Gaming	X	X	X	X	X	S ¹	X	X	X	X	X
(G) Kennel	X	X	X	X	X	X	X	X	X	X	X
(H) Dog fancier or breeder kennel	X	X	X	X	X	X	X	X	X	X	X
(I) Dog rescue kennel	X	X	X	X	X	X	X	X	X	X	X
(J) Pet service	X	D	X	D	D	D	D	X	D	X	X
(K) Pawn shop	X	X	X	D	X	X	X	X	X	X	X
(L) Printing and publishing establishments	X	D	D	D	D	X	D	D	D	X	X
(M) Thrift or secondhand stores, used appliance shops	X	X	X	D	X	X	X	X	D	X	X
<i>(N) Adult characterized businesses</i>	X	X	X	X	X	X	X	X	D	X	X
<i>(O) Craft foods or alcoholic beverages (large & small)</i>	X	X/S ⁸	X	D	X/S ⁸	D	D	X	D	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.030 Forestry uses											
(None permitted)	X	X	X	X	X	X	X	X	X	X	X
.040 Industrial uses											
(A) Equipment rental	X	X	X	X	X	X	D	X	D	X	X
(B) General industrial	X	X	X	X	X	X	X	S	X	X	X
(C) Light industrial	X	X	X	X	X	X	D	D	D	X	X
(D) Machine shop	X	X	X	X	X	X	D	D	D	X	X
(E) Outside storage	X	X	X	X	X	X	D	D	D	X	X
(F) Saw mill	X	X	X	X	X	X	S	S	X	X	X
(G) Solid waste disposal site and facility	X	X	X	X	X	X	X	S	X	S	X
(H) Solid waste transfer facility	X	X	X	X	X	X	S	S	S	S	X
.050 Institutional and uses of community significance											
(A) Cemetery	S	S	S	S	S	X	S	S	S	S	X
(B) Church	S	D	D	D	D	D	X	X	S	D	X
(C) Community center and related facilities	S	D	D	D	D	D	X	X	X	D	X ²
(D) <i>Day care center (Large)</i>	D	D	D	D	D	D	S	S	S	D	X
(E) Day care center (Small)	D	D	D	D	D	D	D	X	D	P	X

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Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.050 Institutional and uses of community significance (cont.)											
(F) Emergency care facility	X	D	D	D	D	D	D	D	D	D	X
(G) Educational facility	D	D	D	D	D	X	D	S	D	D	X
(H) Small group care or group home	X	X	D	X	D	X	X	X	X	D	X
<i>(I) Large group care or group home</i>	X	X	S ³	X	S ³	X	X	X	X	S ³	X
(J) Hospital	X	X	X	D	X	X	X	X	X	S	X
(K) Judicial center	X	X	X	X	X	X	X	X	X	S	X
(L) Nursing, convalescent and residential care facility	X	S	S	X	S	X	X	X	X	S	X
(M) Post office	X	D	D	D	D	D	X	X	X	D	X
(N) Uses of community significance	S	S	S	S	S	S	S	S	S	S	X
<i>(O) Independent congregate senior living community</i>	X	S	S	S	X	X	X	X	X	X	X
.060 Lodging uses											
(A) <i>Bed and breakfast</i>	S	S	S	D	D	D	X	X	X	X	X
(B) <i>Campground</i>	S	X	X	X	X	S	X	X	X	S	X
(C) Overnight lodging	D	D	X	D	D	D	X	X	X	X	X
(D) Resort lodge, conference center or guest ranch	D	X	X	D	D	D	X	X	X	D	X

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Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.070 Mining uses											
<i>(A) Open and subsurface mining</i>	X	X	X	X	X	X	X	S	X	X	X
.080 Office uses											
(A) Professional office	X	D	D	D	D	D	D	X	D	D	X
<i>* See Residential Office purpose section of this code.</i>											
.090 Recreational uses											
(A) Equestrian facility	D	X	X	X	X	S	X	X	X	S	X
(B) Golf course	S	S	S	S	S	S	S	S	S	S	S
(C) Health clubs	D	D	D	D	D	D	D	X	D	D	X
(D) Indoor recreation	D	D	X	D	D	D	D	X	D	D	X
(E) Membership club	D	D	D	D	D	D	D	X	D	D	X
(F) Motorized racing	S	X	X	X	X	D	X	X	X	D	X
(G) Non-motorized racing	D	X	X	X	X	D	D	X	X	D	X
(H) Outdoor recreation, day use	S	S	X	S	S	S	D	X	D	S	S
(I) Outdoor recreation, night use	S	S	X	S	X	S	D	X	D	S	S
(J) Park or play field, day use	D	D	D	D	D	D	D	D	D	D	X
(K) Park or play field, night use	S	S	S	S	S	S	S	S	S	S	X

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Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.090 Recreational uses (cont.)											
(L) Public recreation center	D	D	D	D	D	D	D	X	D	D	X
(M) Ski area	S	S	X	X	S	S	X	X	X	S	X
<i>(N) Indoor Gun Range</i>	<i>S</i>	<i>S</i>	<i>X</i>	<i>S</i>	<i>X</i>	<i>S</i>	<i>S</i>	<i>X</i>	<i>S</i>	<i>S</i>	<i>X</i>
.100 Residential uses											
(A) Boarding house	D	D	D	D	D	D	X	X	X	X	X
<i>(C) Manufactured home park</i>	X	X	X	X	X	X	X	X	X	X	X
<i>(D) Multi-family dwelling</i>	X	X	X	X	D ⁴	X	X	X	X	X	X
(E) Single-family dwelling	X	X	X	X	X	X	X	X	X	X	X
.110 Retail and personal services											
(A) Bank	X	D	D	D	D	D	X	X	X	X	X
(B) Bar	X	X	X	D	S	S	D	X	D	X	X
(C) Building material or garden store	X	X	X	D	X	X	D	D	D	X	X
<i>(D) convenience store (with gasoline sales)</i>	X	D	X	D	D	D	X	X	X	X	X
(E) Indoor theater	D	D	X	D	D	D	X	X	X	S	X
(F) Mortuary	X	D	D	D	D	X	X	X	X	X	X
(G) Outdoor theater	X	X	X	S	X	X	X	X	X	S	X
(H) Restaurant	X	D	X	D	D	D	D	D	D	X	X

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Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.110 Retail and personal services (cont.)											
(I) Retail or personal service facility	X	D	X	D	D	D	X	X	X	X	X
(J) Vehicle rental	X	X	X	D	X	X	D	X	D	X	X
(K) Vehicle sales	X	D	X	D	D	D	D	X	D	X	X
(L) <i>Vehicle service center, minor</i>	X	S	X	D	S	X	D	D	D	D	X
(M) Vehicle service center, major	X	X	X	D	X	X	D	D	D	D	X
(N) Veterinary clinic with outdoor holding facilities	X	X	X	X	X	X	X	X	X	X	X
(O) Veterinary clinic without holding facilities	X	D	D	D	X	X	D	X	D	X	X
.120 Transportation uses											
(A) Private airports	S	X	X	X	X	X	X	X	X	X	X
(B) Public airports	X	X	X	X	X	X	X	X	X	X	S
(C) <i>Airport related uses</i>	X	X	X	X	X	X	X	X	X	X	S ⁵
(D) <i>Heliport</i>	S	X	X	X	X	X	S	X	X	X	S
(E) Helistop	X	X	X	X	X	X	X	X	X	X	X
(F) Park and ride facility	S	S	S	S	S	S	S	S	S	S	S
(G) Parking structure or parking lot (primary use)	S	S	S	S	S	S	S	S	S	S	S
(H) Terminal and passenger service facility	X	X	X	D	X	X	D	X	D	D	X

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Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.130 Utility and public service											
(A) Central office of telecommunication company	X	D	D	D	D	X	D	D	D	D	X
(B) Fire station	X	X	X	X	X	X	X	X	X	D	X
(C) Major facility of a public or private utility ⁹	X	X	X	X	X	X	X	X	X	S	X
(D) Public or quasi-public facility other than listed	X	X	X	X	X	X	X	X	X	S	X
(E) Public safety telecommunications site	D	D	D	D	D	D	D	D	D	D	D
(F) Sewer or water transmission lines	P	P	P	P	P	P	P	P	P	P	P
(G) Sewage treatment facility	X	X	X	X	X	X	X	X	X	S	X
(H) <i>Telecommunications site</i>	D	D	D	D	D	D	D	D	D	D	D
(I) <i>Telecommunication facility</i> ⁶	S	S	S	S	S	S	S	S	S	S	S
(J) Utility service facility	P	P	P	P	P	P	P	P	P	P	P
(K) Water reservoir	D	X	X	X	X	X	X	X	X	D	X
(L) Water tank, water treatment facility or sewer lift station	D	D	D	D	D	D	D	D	D	D	D
(M) Wind energy conversion system, commercial	X	X	X	X	X	X	X	X	X	S	X
(N) Treated effluent irrigation	S	S	S	S	S	S	S	S	S	S	S
(O) <i>Solar Photovoltaic Facility</i>	X	X	X	X	X	X	X	X	X	X	X
(P) <i>Renewable Energy Generation</i>	X	X	X	X	X	X	X	X	X	S	X

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Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.140 Warehouse uses											
(A) <i>Personal storage facility</i>	X	X	X	X	X	X	D	D	D	X	X
(B) Warehouse and distribution center	X	X	X	X	X	X	D	D	X	D	X
.150 Accessory uses											
(A) Accessory agriculture retail sales	D	D	D	D	D	D	D	D	D	X	X
(B) Accessory dwelling	D	D	D	D	D	D	D	D	D	D	D
(C) Accessory outside storage	X	X	X	D	D	D	D	D	D	D	D
(D) Accessory structure	D	D	D	D	D	D	D	D	D	D	X
(E) Grading of more than 500 cubic yards	S	S	S	S	S	S	S	S	S	S	X
(F) <i>Home occupation</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>X</i>	<i>X</i>
(G) Household pets	P	P	P	P	P	P	P	P	P	P	X
(H) Non-commercial telecommunication site, one structure meeting district regulations	P	P	P	P	P	P	P	P	P	P	X
(I) Non-commercial telecommunications site, all others	D	D	D	D	D	D	D	D	D	D	X
(J) Solar energy systems	P	P	P	P	P	P	P	P	P	P	P
(K) <i>Stationary tank storage (above ground)</i>	P	P	P	P	P	P	P	P	P	P	P
(M) <i>Wind energy conversion system, micro</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>	<i>D⁷</i>

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Note: *Italics* denote that Specific Standards apply (see chapter 20.668)

20.658.020 Use (see section in chapter 20.660 for use descriptions)	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
.150 Accessory uses (cont.)											
<i>(N) Wind energy conversion system, small</i>	S ⁷	X	X	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷	S ⁷
(O) Metal storage containers, sea cargo, cargo or similar containers	X	X	X	D	D	D	D	D	D	D	D
(P) Special Occasion Home	X	S	S	S	S	S	X	X	X	X	X
.160 Temporary uses											
(A) Emergency non-commercial telecommunication facility	T	T	T	T	T	T	T	T	T	T	T
(B) Temporary batch plant	T	T	T	T	T	T	T	T	T	T	T
(C) Temporary construction or sale office	T	T	T	T	T	T	T	T	T	T	T
(D) Temporary dwelling unit	T	T	T	T	T	T	T	T	T	T	X
(E) Seasonal sales lots	T	T	T	T	T	T	T	T	T	T	X
(F) Wind energy conversion system, commercial use test site	X	X	X	X	X	X	X	X	X	T	X

Key: **D** - Requires design review **S** - Requires special use permit and design review
X - Prohibited **P** - Permitted by right (may require building permit)
T - Request a temporary use permit

¹ Permitted only if located within a GD overlay district. See Chapter 20.685.

² Sheriff's substations are permitted within the AP zoning district by design review (D).

³ See section 20.664.090 for specific standards.

⁴ Subject to the provisions of section 20.650.010.C.

⁵ See chapter 20.668 regarding specific standards for airport uses.

⁶ Special use permit required for facilities that exceed the maximum height requirement of the applicable zoning district.

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⁷ See Chapter 20.664 for specific standards and required zoning permits as dictated by height of structure.

⁸ Craft foods or alcoholic beverages (large) are prohibited in the Neighborhood Commercial and the Mixed-Use Commercial zoning district.

⁹ Only a design review is required for Aboveground Utility Projects located within a County adopted Utility Corridor.

(Ord. 1569, 2020; Ord. 1492, 2017; Ord. 1457, 2016; Ord. 1436, 2015; Ord. 1433, 2015; Ord. 1424, 2014; Ord. 1419, 2014; Ord. 1416, 2014; Ord. 1402, 2014; Ord. 1382, 2013; Ord. 1381, 2013; Ord. 1374, 2012; Ord. 1318, 2010; Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1279, 2009; Ord. 1267, 2008; Ord. 1215, 2007; Ord. 1182, 2006; Ord. 1170, 2006; Ord. 1007, 2002; Ord. 908, 2000; Ord. 871, 1999; Ord. 801, 1997; Ord. 763, 1996; Ord. 691, 1995; Ord. 668, 1994; Ord. 662, 1994; Ord. 658, 1994; Ord. 654, 1994; Ord. 529, 1991; Ord. 487, 1988; Ord. 452, 1986; Ord. 435, 1985; Ord. 424, 1984; Ord. 412, 1983; Ord. 349, 1980; Ord. 315, 1979; Ord. 284, 1978; Ord. 167, 1968)

Chapter 20.660

Use Regulations

Sections:

20.660.010 Agricultural and related limited commercial uses.

20.660.020 Commercial and business service uses.

20.660.030 Forestry uses.

20.660.040 Industrial uses.

20.660.050 Institutional and uses of community significance.

20.660.060 Lodging uses.

20.660.070 Mining uses.

20.660.080 Office uses.

20.660.090 Recreation uses.

20.660.100 Residential uses.

20.660.110 Retail and personal service uses.

20.660.120 Transportation uses.

20.660.130 Utility and public service uses.

20.660.140 Warehouse uses.

20.660.150 Accessory uses.

20.660.160 Temporary uses.

20.660.170 Marijuana establishment uses.

20.660.010 Agricultural and related limited commercial uses.

A. "Agricultural products processing and storage" means the processing and storage of agricultural products brought to the site including but not limited to cleaning, sorting, grading, packaging, milling, or storing of products which are intended for direct human or animal consumption or use. This includes small lumber milling operations utilizing portable equipment and occupying less than one acre. Small lumber operations must be located no closer than 600 feet from any adjacent residence located on the same parcel.

B. "Agricultural products retail outlet" means a location for the retail sale of agricultural equipment or products, a majority of which are not grown on site and are intended for direct human or animal consumption or use. One single-family dwelling, occupied by the owner, operator, or manager of the business will be considered customary and incidental as a part of this use.

C. "Aquaculture" means the cultivation of the natural produce of water (as fish or shellfish). This use is only permitted in the A-19 and FR zoning districts with the issuance of a special use permit.

D. "Animal keeping" means the grazing, keeping, limited boarding of horses, use and sale of domestic animals including but not limited to poultry, rabbits, livestock, llamas, ostriches, and horses, and including coops, stables and other accessory

structures used for keeping such animals. This definition does not include equestrian facilities.

1. This use is permitted only on parcels that are a minimum of one gross acre in size and designated as such by the land use district.

2. Outside of the A-19, FR and RA-10 districts, no accessory structures greater than 200 square feet will be permitted without a principal dwelling unit. Accessory stables, barns and other related structures in excess of 200 square feet may be permitted in the RA-5 zoning district without a principal dwelling unit subject to the following:

a. The parcel upon which the structure is to be located contains a minimum of five net acres.

b. The structure must be for animal-keeping purposes.

3. Boarding of horses not exceeding one horse per acre, based on the parcel on which the stables or corral is located, is permitted.

4. Lessons may be provided on-site, by appointment only, subject to the issuance of a home-occupation permit.

E. "Commercial stock yard" means place of confinement, whether by structures, fences, pens, corrals, or other enclosures, where transient cattle, swine, sheep, poultry, fur bearing animals, or other livestock are kept temporarily for slaughter, marketing or shipping. Educational agricultural projects are excepted from this use. One single-family dwelling, occupied by the owner, operator, or manager of the feed yard will be considered customary and incidental as a part of this use.

F. "Commercial meat or poultry processing facility" means a facility for the processing of meat and poultry, not intended for resale on the premises, including but not limited to the butchering, cutting, dressing, and packaging of meat and poultry products.

1. This use is allowed by special use permit in A-19 and FR districts if the facility:

a. Has five or fewer employees on site at one time;

b. Processes no more than 200 poultry or rabbits per day or 60 larger meat animals per week; and

c. Does not include retail sales.

G. "Commercial nursery" means a use which can include one or more greenhouses, where trees, shrubs, flowers, or vegetable plants are grown and sold either wholesale or retail. This may also include landscape materials and lawn and garden supplies. One single-family dwelling, occupied by the owner, operator, or manager of the nursery will be considered customary and incidental as a part of this use.

H. "Keeping of non-domestic (wildlife) animals" means the location for commercial dealers, breeders, exhibitors, transporters, or researchers of any and all wildlife listed by the Nevada Division of Wildlife.

1. This use shall also be granted and maintain all applicable local, state and federal permits;

2. One single-family dwelling occupied by the owner operator, or manager of the business considered customary and incidental as a part of this use.

I. "Limited agricultural uses" mean the growing of fields, trees, bushes, berries, and row crops, including nursery stock. This use does not allow the grazing, keeping and use of livestock or other animals as referenced under subsection C, animal keeping.

1. Except as provide in paragraph 3, below, no accessory structures greater than 200 square feet will be permitted without a principle dwelling unit;

2. Sales of agricultural and horticultural products grown on parcels under the same ownership or lease are permitted in all districts.

3. Accessory agricultural structures in excess of 200 square feet may be permitted in the RA-5 zoning district without a principal dwelling unit subject to the following:

a. The parcel upon which the structure is to be located contains a minimum of five net acres.

b .The structure must be for agriculture-related purposes and evidence must be provided that limited agricultural uses are being conducted on the parcel.

J. "Limited commercial use" means a use that is accessory to an open agricultural use consisting of a vocational activity principally conducted inside a dwelling unit or accessory structures, including outdoor recreational vehicle and equipment storage, and which can employ up to five additional employees.

1. The use shall not result in noise or vibration, light, odor, dust, smoke, or other air pollution noticeable at or beyond the property line;

2. The use shall not change the character of the lot or the surrounding neighborhood or conflict with the purpose of the zoning district;

3. The outside storage of goods, materials, or equipment related to the limited commercial use must be screened from view;

4. Signs shall be limited to one non-illuminated identification sign six square feet or less in size;

5. The parcel must have a principle dwelling unit and the use must be located on the same parcel as the principle dwelling unit;

6. The use may not generate chemical waste, heavy metals, or other potential surface or ground water contamination;

7. The use shall not include restaurants or retail uses with the exception of antique shops;

8. A preliminary inspection will be required for uses proposed within existing buildings to establish appropriate occupancy type and uniform code requirements.

K. "Open agricultural uses" means an agricultural use which may or may not have structures, other than accessory structures, associated with their operation, including but not limited to the grazing, keeping and use of livestock, the production of agricultural or horticultural products, and accessory storage such as corrals, coops, pens, stables or other buildings used in conjunction with farming or ranching operations.

1. Sales of agricultural and horticultural products grown on parcels under the same ownership or lease is permitted in all districts;

2. One single-family dwelling, occupied by the owner of the farm or ranch, is considered customary and incidental as a part of the use in the commercial and

industrial zoning districts;

3. Outside of the A-19, FR, RA-10 and RA-5 districts, no accessory structures greater than 200 square feet will be permitted without a principal dwelling unit. (Ord. 1563, 2020; Ord. 1238, 2008; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 619, 1993; Ord. 618, 1993; Ord. 408, 1982; Ord. 167, 1968)

20.660.020 Commercial and business service uses.

A. "Building contracting shop" means a facility providing for general building construction, repair, service, and maintenance including installation of plumbing, roofing, signs, electrical, air conditioning, and heating, and including related equipment and materials storage. Any equipment or materials being stored must be screened from the view of adjacent roadways and properties.

B. "Carpentry, woodworking, or furniture making facility" means a facility for the making, repairing, or refinishing of furniture or wood products for direct retail sale.

C. "Car wash" means a parcel or a structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of one or more motor vehicles.

D. "Commercial bakery" means a commercial establishment for the production of baked goods, primarily for sale to other commercial establishments.

E. "Commercial laundry" and "dry cleaning" means a facility for the cleaning or laundering of garments, fabrics, rugs, draperies, or other similar items on a commercial or bulk basis.

F. "Gaming" means any legally constituted gambling enterprise authorized under state law, other than slot machines when the machines are operated under a restricted license and incidental to the conduct of the licensed retail business.

G. "Kennel" means any place of business where dogs, cats and other domestic (non-farm) animals for boarding, breeding, training, grooming, treating, sale or other commercial purpose with the exception of veterinary clinics or pet shops.

1. Setback requirements for kennels with outdoor holding facilities is a minimum of 100 feet from adjacent lot lines not under the same ownership;

2. Minimum parcel size is ten net acres.

3. A kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

H. "Dog fancier or breeder kennel": Any owner or person keeping purebred dogs of a specific breed or pedigree for breeding, sale, or other dog fancier or commercial purpose at any residence or other location in Douglas County. A veterinary clinic or hospital is excluded from this provision.

1. Setback requirements for kennels with outdoor holding facilities on lots of one to five net acres is a minimum of 50 feet from adjacent lot lines not under the same ownership. The setback on lots of more than five net acres is a minimum of 100 feet from adjacent lot lines not under the same ownership.

2. Minimum parcel size is one net acre.

3. A dog fancier or breeder kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

I. "Dog rescue kennel": Any nonprofit single person, entity or group engaged in providing temporary shelter, care or placement of dogs for up to six months, or as approved by animal control, for the purpose of placing them with new owners. A veterinary clinic or hospital is excluded for this provision.

1. Setback requirements for kennels with outdoor holding facilities on lots of one to five net acres in a minimum of 50 feet from adjacent lot lines not under the same ownership. The setback on lots of more than five net acres is a minimum of 100 feet from adjacent lot lines not under the same ownership.

2. Minimum parcel size is one net acre.

3. A rescue kennel is subject to compliance with the provisions of title 6 of the Douglas County Code.

J. "Pet service": Any single person, entity or group engaged in grooming or training pets, primarily dogs and cats, for commercial purpose at any residence or other location in Douglas County. A veterinary clinic or hospital is excluded from this provision.

1. Setback requirements for pet shop kennels with outdoor holding facilities are a minimum of 50 feet from adjacent lot lines not under the same ownership.

2. Pet services in commercial and industrial zoning districts may include indoor overnight boarding.

3. A pet service is subject to compliance with the provisions of title 6 of the Douglas County Code.

K. "Pawn shop" means a place of business where personal property is pledged as collateral for loans and the personal property is kept at the place of business until the loan is redeemed or the pledged collateral sold.

L. "Printing or publishing establishments" means a facility for the reproduction, cutting, printing, or binding of materials on a bulk basis using lithography, offset printing, blueprinting, silk screening, or similar methods.

M. "Thrift or second hand stores, used appliance stores" means a business which sells used or recycled merchandise, or accepts donations of used or recycled goods for later retail sales.

N. "Adult characterized businesses" see section 5.36.010 for a complete description of adult characterized businesses.

1. See section 20.668.140 for specific standards regarding this use.

O. "Craft foods or alcoholic beverages (large & small)": A commercial establishment for the production of craft foods or alcoholic beverages, including a facility in which foods or alcoholic beverages for human consumption are processed to a final form, and is distributed to customers on-site or to retailers and wholesalers. Examples include bakeries, brew pubs, creameries, or craft distilleries.

1. See section 20.668.250 for specific standards regarding craft foods or alcoholic beverages, which distinguishes between large and small facilities.

(Ord. 1571, 2020; Ord. 1402, 2014; Ord. 1238, 2008; Ord. 1170, 2006; Ord. 990, 2001; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 662, 1994; Ord. 378, 1981; Ord. 167, 1968)

20.660.030 Forestry uses.

A. "Forestry" means cultivating and maintaining forests and managing forest land, including the selling of firewood produced on the parcel. (Ord. 984. 2001; Ord.763, 1996; Ord. 167, 1968)

20.660.040 Industrial uses.

A. "Equipment rental" means a place of business established for the rental and leasing of equipment such as construction machinery and landscape and farm implements. Rental equipment must be architecturally screened from public view.

B. "General industrial" means any intense manufacturing operation or industrial use, including but not limited to batch plants, foundries, tank farms, refineries, junk yards or auto dismantling, which is not specifically listed elsewhere in this code. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

C. "Light industrial" means any light industrial activity, including but not limited to assembling, compounding, food or beverage processing, inside storage, processing or treatment of products, construction equipment repair and sale, scientific research, manufacturing, wholesale trade, warehousing, and corporate offices, which is not specifically listed elsewhere in this code. Furthermore, uses which can demonstrate compatibility with and an accessory or support relationship to the previously mentioned primary uses are permitted. These uses may include but are not limited to financial institutions, accounting offices, child care facilities, service stations, copy centers, showrooms, product testing areas, and product sampling areas.

1 This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

2 Accessory sales of products or material produced, stored, or modified on site, may occupy a maximum of 25% of the area designated for the main use.

i. Outside sales must be located in the rear or side of the building and be screened.

ii. Accessory sales may include the consumption of products.

D. "Machine shop" means a facility where material is processed or treated by machining, cutting, grinding, welding, or similar processes.

E. "Outside storage" means the outside placement of items for a period of more than 48 hours.

The items being stored must be screened from the view of adjacent roadways and properties.

F. "Saw mill" means a facility for the storage, sales, and milling of forest products, not including the cutting of firewood. This use is allowed in the FR district through a temporary use permit during forest harvesting operations.

G. Solid waste disposal site and facility means the location and facility at which the collection, storage, treatment, utilization, processing, or final disposal of wastes occur.

This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

H. Solid waste transfer facility means a facility at which wastes, awaiting transportation to a disposal site and facility, are transferred from one collection vehicle to another. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits. (Ord. 1382, 2013; Ord. 1238, 2008; Ord. 984, 2001; Ord. 763, 1996; Ord. 671, 1994; Ord. 641, 1994; Ord. 497, 1989; Ord. 487, 1988; Ord. 452, 1986; Ord. 167, 1968)

20.660.050 Institutional and uses of community significance.

A. "Cemetery" means a place designated for the burial or keeping of the remains of the dead whether human or animals, including crematories, mausoleums, and columbiums operated within the boundaries of the cemetery. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

B. "Church" means a facility principally used for people to gather together for public worship, religious training, or other religious activities. This includes wedding chapels.

1. The structure height limitations of this code shall not apply to church spires, belfries, or cupolas;

2. One single-family dwelling for the housing of a church official and family is considered customary and incidental as a part of this use.

C. "Community center and related facilities" means a facility for a use of community significance, public or quasi-public, where public services or information are provided on a non-profit basis, including but not limited to government offices, senior centers, public libraries, family council or family help centers, and sheriff sub-stations.

D. "Day care center (large)" means a facility which provides less than 24-hour care or supervision for seven or more persons who are not related by blood, marriage, or adoption to the owner, operator, or manager, whether such facility operates at day or night, with or without compensation for such care, and with or without stated educational purpose.

1. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

2. See section 20.664.050 for specific standards.

E. "Day care center (small)" means a facility which provides less than 24-hour care or supervision for six or less persons who are not related by blood, marriage, or adoption to the owner, operator, or manager, whether such facility operates at day or night, with or without compensation for such care, and with or without stated educational purpose. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

F. "Emergency care facility" means a health care facility, providing primarily outpatient emergency care for the diagnosis and treatment of individuals. This use

shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable state and federal permits regarding medical waste disposal.

G. "Educational facility" means buildings and uses for public or private educational or research activities associated with an academic institution which has curriculum for technical or vocational training, kindergarten, elementary, secondary, or higher education, including residential facilities for faculty, staff, and students. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

H. "Small group care or group home" means a facility which provides 24-hour care or supervision of up to 10 persons who are not related by blood, marriage, or adoption, to the owner, operator, or manager, and who do not meet the definition of a family. A group care or foster home may be operated by a public, nonprofit, or private agency. This definition does not include halfway houses or drug or alcohol rehabilitation facilities.

1. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

2. No individual cooking facilities are permitted within individual units. Central cooking facilities must be provided.

3. The main pedestrian entrance to the development, common areas, and the parking facility shall be handicap accessible.

I. "Large group care or group home" means a facility which provides 24-hour care or supervision of more than 10 persons who are not related by blood, marriage, or adoption, to the owner, operator, or manager, and who do not meet the definition of a family. A group care or foster home may be operated by a public, nonprofit, or private agency. This definition includes halfway houses and drug or alcohol rehabilitation facilities for any number of persons, with or without 24-hour care or supervision, excluding those that fall under the definition of "family" in Appendix A of Title 20.

1. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits;

2. See section 20.664.090 for specific standards.

J. "Hospital" means an institution where people are given medical attention and treatment, including but not limited to related facilities such as laboratories, outpatient clinics, staff offices, and on an in-patient basis. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

K. "Judicial center" means buildings used for courtrooms, police station, jails, and accessory offices.

L. "Nursing, convalescent, or residential care facility" means a facility which provides 24-hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility, and who do not meet the definition of family under Appendix A of this title. A nursing, convalescent, or residential

care facility provides some level of skilled nursing or medical service to the residents. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

M. "Post office" means a facility operated by the United States Postal Service where public mailing services, including distribution and delivery of mail, are provided.

N. "Use of community significance" means a use which the commission determines to have significant historic cultural, economic, social, or environmental value to the county, which does not conform to the use regulations of the district in which the use is located as a result of either the adoption or amendment of this code, and which cannot be made conforming through any other discretionary review process under this code.

1. The use of murals falls within this definition.

O. "Independent congregate senior living community" means an independent living community that entails private dwelling units/apartments designed for an adult population aged 55 years and older that may include some supportive services including, but not limited to, meals, housekeeping, home health, and other supportive services. A number of common facilities, including kitchen facilities, club houses, pools, health facilities, and other personal services, may be provided on the site.

1. See section 20.664.157 for specific standards.

(Ord. 1279, 2009; Ord. 1238, 2008; Ord. 984, 2001; Ord. 843, 1998; Ord. 801, 1997; Ord. 763, 1996; Ord. 689, 1995; Ord. 688, 1995; Ord. 614, 1993; Ord. 519, 1990; Ord. 347, 1980; Ord. 253, 1976; Ord. 167, 1968)

20.660.060 Lodging uses.

A. "Bed and breakfast" means an owner-occupied dwelling unit offering transient lodging accommodations where meals may be provided.

1. A bed and breakfast may have no more than six guest rooms;

2. This use may be subject to the operational requirements found in section 20.664.030.

B. "Campground" means an area of land on which accommodations for occupation on a transient basis are located or may be placed. This includes, but is not limited to, tents and recreational vehicles.

1. Actual density will be established in the special use permit; in no case shall a campground contain more than eight camp sites per acre;

2. A minimum 50 foot landscaped buffer is required adjacent to private lands;

3. This use is subject to the special standards found in section 20.668.030.

C. "Overnight lodging" means a facility offering transient lodging accommodations on a daily basis to the general public, and in which no provision is made for cooking in any individual room or suite. The overnight lodging facility may also include incidental business uses commonly associated with the main lodging use.

D. "Resort lodge, conference center, or guest ranch" means a facility, including either a single building or resort with or without individual kitchens, which serves as a destination point for visitors, and generally has accessory recreational facilities for the use of guests. This includes hunting, fishing and skiing lodges.

1. All buildings must be connected to a public water and sewer system. This

provision excludes guest ranches with six or fewer guest rooms, which may be on well and individual sewage disposal systems if proof is provided of having obtained state approvals;

2. Guest residency is limited to a transient basis;
3. This use does not include gaming uses;
4. Facilities with individual kitchens must provide development rights for those units, unless located in an existing commercial district outside of a receiving area where no development rights are required. (Ord. 1238, 2008; Ord. 1008, 2002; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 618, 1994; Ord. 414, 1983; Ord. 378, 1981; Ord. 167, 1968)

20.660.070 Mining uses.

A. "Open or subsurface mining" means the extraction of earth materials by mining directly from the exposed deposits or other materials or by underground methods (including, but not limited to, in situ recovery), and including the milling and processing of the ore produced and the reprocessing of tailings. Exceptions to this use include excavations below finished grade for basements and footings of a building, retaining wall or other structures authorized by a valid building permit, and extraction of a maximum of 1,000 cubic yards per parcel per year within agricultural or forest and range zoned districts. The term open mining includes but is not limited to such processes as open cut mining, open pit mining, strip mining, borrow pits, quarrying and dredging. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

1. Accessory uses include processing plants or batch plants that mill, process or reprocess minerals, ore, tailings or deposits extracted solely from the subject property. (Ord. 1492, 2017; Ord. 1238, 2008; Ord. 984, 2001; Ord. 763, 1996; Ord. 641, 1994; Ord. 167, 1968)

20.660.080 Office uses.

A. "Professional office" means an office for professions including but not limited to government, physicians, dentists, lawyers, real estate sales, architects, engineers, artists, musicians, designers, teachers, accountants, and others, who, through training are qualified to perform services of a professional nature, and where no storage or sale of merchandise exists. This use includes medical and dental clinics. (Ord. 1238, 2008; Ord. 984, 2001; Ord. 763, 1996; Ord. 479, 1988; Ord. 452, 1986; Ord. 349, 1980; Ord. 167, 1968)

20.660.090 Recreation uses.

A. "Equestrian facilities" means a commercial facility for horse training, boarding in excess of that permitted under section 20.660.010.D, competitive equestrian events, rentals, sales and lessons.

1. In an SFR-2, RA-5, forest and range, or agricultural zoning district, structures must be located a minimum of 100 feet from all lot lines;

2. Outdoor lighting of facility requires special use permit approval.

B. "Golf course" means recreational facility primarily used for the purpose of playing golf, but which may include accessory eating and drinking areas, retail sales areas, locker rooms and staff offices.

C. "Health club" means a facility containing space and equipment for indoor sports activities, including but not limited to spectator seating, locker and shower rooms, classrooms, swimming pool, weight training and aerobic exercise.

D. "Indoor recreation" means an entirely enclosed facility which offers entertainment or games of skill for a fee, including but not limited to a bowling alley, billiard parlor, or a video game arcade. This use may include accessory eating and drinking areas, retail sales areas, and staff offices.

E. "Membership club" means a facility, including associated eating, drinking, and recreational facilities, owned or operated by a group of people organized for a common social, educational, service, or recreational purpose. These clubs are usually characterized by certain membership qualifications, payment of fees or dues, regular meetings, a constitution, and by-laws.

F. "Motorized racing facility" means a facility where racing events are held in which the sport uses vehicles propelled by a mechanical engine. Agricultural related events including but not limited to steam engine events and antique tractor races are not included within this definition. Setback requirements: In an agricultural or forest and range zoning district, no portion of the facility, with the exception of the gate house, may be located within 600 feet of any lot line.

G. "Non-motorized racing facility" means a facility where racing events are held in which the sport does not involve the use of mechanical engines for propulsion. Outdoor lighting of facility requires specified approval in the special use permit.

H. "Outdoor recreation, for day use" means an area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside only during daylight hours. This includes but is not limited to a golf driving range, rifle range, boating facility, tennis facility, or a miniature golf course.

I. "Outdoor recreation, for night use" means an area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside and includes lighted areas for use after dusk. This includes but is not limited to a golf driving range, rifle range, boating facility, tennis facility, or a miniature golf course.

J. "Park or play field, for day use" means a recreational area providing parks and playfields for use during daylight hours. This includes publicly owned and commonly owned recreational facilities.

K. "Park or play field, for night use" means a recreational area providing parks and playfields which may include lighted areas for use after dusk. This includes publicly owned and commonly owned recreational facilities. Lighting must comply with standards set forth in the design criteria and improvement standards manual.

L. "Public recreation center" means a publicly owned area providing recreational facilities such as playgrounds, parks, game courts, swimming pools, and playing fields.

M. "Ski area" means a recreational facility for Alpine and Nordic skiing, including

associated lodge buildings, ski school, eating and drinking areas, and retail sales.

N. "Indoor Gun Range" means an enclosed facility or area used for archery or the shooting of firearms, whether for practice or sport. (Ord. 1419, 2014; Ord. 1238, 2008; Ord. 984, 2001; Ord.801, 1997; Ord. 763, 1996; Ord. 479, 1988; Ord. 412, 1983; Ord. 167, 1968)

20.660.100 Residential uses.

A. "Boarding house" means a building or portion of a building which is used to accommodate for compensation no more than six boarders or roomers, not including members of the occupant's immediate family who might be occupying such a building.

B. "Clustered development" means a development in which parcels are created pursuant to section 20.714.020.

C. "Manufactured home park" means a parcel of land upon which two or more mobile or manufactured homes, occupied or intended to be occupied for dwelling purposes, are located.

1. This section does not apply to employee housing in the agricultural zoning district;

2. See section 20.664.110 for specific standards;

3. Manufactured home parks are permitted only if located within an MH overlay zoning district.

D. "Multi-family dwelling" means a building or buildings on a single parcel which are occupied or which are arranged, designed, and intended to contain more than one dwelling unit, but not including hotels, motels, and boarding houses or as otherwise provided in section 20.660.150.B, accessory dwellings. See section 20.664.120 for specific standards.

E. "Single-family dwelling" means a single detached building which is occupied or which is arranged, designed, and intended to be occupied by not more than one family, and which contains not more than one dwelling unit. See section 20.714.020 for specific standards regarding cluster development. (Ord. 1238, 2008; Ord. 984, 2001; Ord. 902, 1999; Ord. 801, 1997; Ord.763, 1996; Ord. 633, 1994; Ord. 621, 1994; Ord. 620, 1994; Ord. 619, 1994; Ord. D618, 1994: Ord. 569, 1992; Ord. 472, 1987; Ord. 347, 1980; Ord. 302, 1973; Ord. 167, 1968)

20.660.110 Retail and personal service uses.

A. "Bank" means a financial institution for the extension of credit, and the custody, loan, or exchange of money which may have drive-through service.

B. "Bar" means an establishment where the primary use is the sale and consumption of alcoholic beverages on the premises. The bar may include a counter and associated service and preparation areas upon and over which alcoholic liquor is the principle commodity served for consumption by persons at such counter.

1. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

2. No new bar shall be permitted within 500 feet of the following uses: public

or private schools, public places of worship, child care centers, parks and libraries. For purposes of this chapter, measurement shall be made in a straight line, without regard to intervening objects or structures, from the nearest portion of the building or suite wall where the accessory use is proposed, to the nearest building or suite wall of the sensitive use or nearest property line if there is no structure. For school uses, the distance shall be measured from the nearest portion of the building or suite wall where the bar accessory use is proposed to the nearest property line of an existing or future school site.

3. Outside Live Entertainment will not be permitted as part of the business except where a Special Event Entertainment Endorsement has been obtained from the Douglas County Sheriff. Outside Live Entertainment may not continue past 6:00 p.m. in a Neighborhood Commercial or Mixed Use Commercial Zoning District. Outside Live Entertainment may not continue past 10:00 p.m. in all other non-residential zoning districts.

C. "Building material or garden store" means a facility for the sale of home, lawn, and garden supplies, landscaping materials, brick, lumber; and other similar materials. This use may include the outside storage of materials. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

D. "Convenience store" means any retail establishment selling consumer products including primarily pre-packaged food and household items, having a gross floor area of less than 5,000 square feet. A convenience store may also have associated retail sale of gasoline and other petroleum products. Where gas sales are an accessory use, the use must also comply with section 20.668.130.

E. "Indoor theater" means a facility for showing motion pictures, videos, or for staging theatrical performances to an audience, inside an enclosed structure.

F. "Mortuary" means a facility where bodies are prepared for burial or cremation, which may include areas for embalming, performing of autopsies, and the storage of funeral supplies and vehicles.

G. "Outdoor theater" means a facility for outdoor performances where the audience views the production from automobiles or while seated outside.

H. "Restaurant" means an establishment for the sale and consumption of food and beverages on the premises, which may include drive-through service.

1. Bars are allowed as an accessory use to a restaurant if the bar and associated service and preparation area does not exceed 30 percent of the gross floor area of the entire unit of operation (unit of operation defined as the bar and restaurant combined), and subject to the following:

a. There must be no separate outside entrance for the bar, except for any required emergency exit which shall be alarmed;

b. The bar shall be separated from the dining area by a wall or other permanently affixed partition. Floor area within this partitioned area shall be considered part of the accessory bar use for the purpose of calculating gross floor area limitations;

c. The business premises may include restricted gaming devices;

d. The hours of operation of the bar shall coincide with the hours of operation for the restaurant;

e. The bar and restaurant shall be operated as a single business unit. No separate exterior signs for the accessory bar use are permitted;

f. Prior to design review approval, the applicant shall apply for and receive a liquor license;

2. The business premises may contain pool tables (two pool tables maximum), video games, or other fee or non-fee amusement devices (gaming devices as defined in NRS 463.0155, are not included as part of this provision). The hours of operation of the amusement devices shall coincide with the hours of operation for the restaurant. The area designated for these uses and their participants shall not exceed 5 percent of the gross floor area of the entire unit of operation (unit of operation defined as the bar and restaurant). The provided for use by minors, the following special conditions apply:

a. Amusement devices shall be separated from the designated dining or bar areas by a wall or permanently affixed partition;

b. Access to these uses shall not be through a bar area.

3. Outside Live Entertainment will not be permitted as part of the business except where a Special Event Entertainment Endorsement has been obtained from the Douglas County Sheriff. Outside Live Entertainment may not continue past 6:00 p.m. in a Neighborhood Commercial or Mixed Use Commercial Zoning District. Outside Live Entertainment may not continue past 10:00 p.m. in all other non-residential zoning districts.

I. "Retail or personal service facility" means an establishment for the retail sale of merchandise or the provision of personal services, including drive through service. A retail facility includes but is not limited to antique or art shops, clothing, copy services, department, drug, dry good, florist, furniture, gift, grocery, hobby, mailing services, office supply, package liquor, paint, pet, shoe, sporting, or toy stores. A personal service facility includes but is not limited to barber or beauty shop, dry cleaners, optometrist shop, photographic studio, travel bureau, or vehicle sales. See section 20.668.060 regarding specific standards for drive-through uses.

J. "Vehicle rental" means establishments primarily engaged in daily or extended term rental of trucks, vans, passenger vehicles, utility trailers and recreational vehicles.

K. "Vehicle sales" means establishment primarily engaged in the sale of new or used trucks, vans, passenger vehicles, utility trailers and recreational vehicles.

L. "Vehicle service center, minor" means a facility for the retail sale of gasoline and other petroleum products or where light maintenance activities such as engine tune-ups, tires, brakes, mufflers, lubrication, minor repairs, and carburetor cleaning are conducted. A one-bay car wash may be accessory to the vehicle service center.

M. "Vehicle service center, major" means a facility for the purpose of conducting major vehicle repairs including but not limited to transmission, radiator, auto body repair or painting, and other major engine repair. Vehicle towing and storage is permitted as an accessory use.

N. "Veterinary clinic, with outdoor holding facilities" means a facility for the diagnosis, treatment, hospitalization, and harboring of animals which includes outdoor

holding facilities.

1. This use must have a minimum parcel size of ten acres.
2. Outdoor holding facilities must be a minimum of 100 feet from adjacent parcels not under the same ownership.

O. "Veterinary clinic, without outdoor holding facilities" means a facility for the diagnosis, treatment, hospitalizations and harboring of animals which does not include outdoor holding facilities. (Ord. 1397, 2013; Ord. 1318, 2010; Ord. 1238, 2008; Ord. 1059, 2004; Ord. 984, 2001; Ord. 952, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 659, 1994; Ord. 658, 1994; Ord. 654, 1994; Ord. 412, 1983; Ord. 378, 1981; Ord. 349, 1980; Ord. 333, 1980; Ord. 167, 1968)

20.660.120 Transportation uses.

A. "Private airport" means areas for the private use of aircraft, including the landing and taking off of aircraft, and any appurtenant areas which are intended for use such as terminal, tie down and hanger areas.

B. "Public airport" means public areas used for the landing and taking off of aircraft, and any appurtenant areas which are intended for use such as terminal, tie down and hanger areas.

C. "Airport related uses" means an accessory facility for airport operations. See section 20.668.010 for a complete detail of uses along with specific standards and type of permits required.

D. "Heliport" means any designated area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

E. "Helistop" means any designated area used for the landing and taking off of helicopters for the purpose of picking up or discharging passengers or cargo. This use does not include fueling, refueling, or service facilities. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

F. "Park and ride facility" means a parking area and transit facility the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.

G. "Parking structure and parking lot (primary use)" means a structure or area the purpose of which is to allow the parking of motor vehicles, for a fee or not, as the primary use on a parcel. Additional provisions will be determined through special use permit.

H. "Terminal and passenger service facility" means an establishment engaged in the operation of motor vehicle passenger service terminals including maintenance and service facilities, including bus and taxicab fleet operations. (Ord. 1238, 2008; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 167, 1968)

20.660.130 Utility and public service uses.

A. "Central office building of a telecommunication company" means an above ground structure which is in excess of eight feet in height which shelters telecommunications facilities required as an operating unit, including but not limited to the switch or other facilities used to establish connections between customer lines or between lines and trunk or toll lines to other central offices.

B. "Fire station" means a facility operated by a municipality, fire district, or department which houses fire and paramedic equipment and may be used for the housing of personnel and for associated meetings.

C. "Major facility of a public or private utility" means any electric transmission lines, power plants, or substations of electric utilities, major gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas, propane or petroleum derivatives, and their appurtenant facilities.

D. "Public or quasi-public facility other than listed" means a public or quasi-public facility other than those specified in this chapter. Electric transmission lines are not required to comply with the height requirement for the district in which they are located.

E. "Public safety telecommunication facility" means a facility owned or operated by a governmental agency or a volunteer public safety agency officially sanctioned by a government agency for that purpose, utilized for the transmission and reception of electromagnetic or electro-optic information for public safety communication uses.

F. "Sewage or water transmission lines" means pipelines used for the transport of water or sewage.

G. "Sewage treatment facility" means a facility for the collection, treatment, and disposal of sewage, which has a designed capacity to receive more than 2000 gallons of sewage per day.

1. This use is not required to be located on a building lot, or comply with the minimum lot size requirement for the district in which it is located.

2. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

H. "Telecommunications site" means a wireless communications facility used for the transmission or reception of electromagnetic or electro-optic information, which is placed on an existing structure and does not exceed the existing roof height by more than 15 feet, is co-located on an existing telecommunications facility or is placed on an alternative tower structure as defined in Appendix A of this title. This use may also include accessory equipment and equipment shelters. This use does not include any other use listed in this code, devices not used for communication, or radio frequency machines which have an effective radiated power of 100 watts or less.

1. Telecommunications sites, as defined above, are subject to minor design review.

2. See section 20.664.170 for specific standards.

I. "Telecommunications facility" means a wireless communications facility used for the transmission or reception of electromagnetic or electro-optic information that does not meet the definition of a telecommunications site and which may include accessory

equipment and equipment shelters. This use does not include any other use listed in this code, devices not used for communication, or radio frequency machines which have an effective radiated power of 100 watts or less.

1. Design review is required for facilities that do not exceed the height requirement of the zoning district in which it is located; a special use permit is required for facilities exceeding the height requirement of the zoning district in which it is located.

2. See section 20.664.180 for specific standards

J. "Utility service facility" means any electrical distribution lines, natural gas distribution lines, minor gas regulator stations, cable television lines, telegraph and telephone lines, and gathering lines, or other minor service facilities.

1. There may be no buildings associated with this use.

2. This use is limited to the following sizes:

a. Gas lines less than 12 inches; and

b. Electric lines of less than 65.00 Kv.

K. "Water reservoir" means an area of land where water is retained or an area intended for water retention. This use does not include stock watering ponds which are allowed as a use by right in the A and FR districts or agricultural water storage approved by the state engineer. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

L. "Water tank, water treatment facility or sewer lift station" means a water facility with a capacity of 5,000 gallons or more for purifying, supplying, and holding water, or a sewer lift station facility, each including appurtenant wells, pumps, and control buildings. This use shall provide proof of having obtained and of having maintained, as may be periodically requested by the county, all applicable local, state, and federal permits.

M. "Wind energy conversion system, commercial" means one or more machines by which mechanical energy supplied by the wind is changed to electric energy for the purpose of consumer sales.

1. Permitted in the Pinenut Planning Area within the PF, FR-19 and FR-40 zoning districts.

2. Commercial (WECS) must be connected to the grid.

N. "Treated effluent irrigation" means the use of treated wastewater effluent for irrigation purposes.

1. This use shall provide proof of having obtained and of having maintained, as may be requested by the county, all applicable local, state and federal permits.

2. This use shall comply with the required effluent management plan as approved by the Nevada Division of Environmental Protection or other applicable agency. A copy of the proposed effluent management plan shall be provided to the county with the submittal of an application, and a copy of the approved effluent management plan shall be provided to the county prior to commencement of treated effluent irrigation operations.

O. "Solar Photovoltaic Facility" means a system or systems composed of solar

energy collectors, an energy storage facility, and components for the distribution of transformed energy. This use is subject to specific standards contained within Sections 20.664.260.

P. "Renewable Energy Generation" means a source of energy that occurs naturally or is regenerated natural with a nameplate capacity of 10 megawatts or more, including without limitation: biomass, fuel cells, geothermal energy, or water power facilities. Specifically excluded from this definition is wind and solar energy as those terms are separately defined in Chapter 20.660. The term does not include coal, natural gas, oil, propane or any other fossil fuel or nuclear energy facilities. The term does not include a project involving an electric generating facility or system that uses nuclear energy, in whole or in part, to generate electricity. (Ord. 1457, 2016; Ord. 1433, 2015; Ord. 1416, 2014; Ord. 1238, 2008; Ord. 1215, 2007; Ord. 984, 2001; Ord. 908, 2000; Ord. 871, 1997; Ord. 801, 1997; Ord. 763, 1996; Ord. 317, 1979; Ord. 167, 1968)

20.660.140 Warehouse uses.

A. "Personal storage" facility means a facility for storage of personal items in individual units, bins, rooms, or containers.

1. Any unit, bin, room, or container must be a permanent structure.

B. "Warehouse and distribution center" means a building of 100,000 square feet or greater of gross floor area used primarily for the inside storage and distribution of goods and materials, which includes land and buildings used as a relay station for the transfer of goods from one vehicle or party to another, and the parking and storage of tractor or other trailer units (see 20.660.040.C, light industrial, for warehousing centers of less than 100,000 square feet of gross floor area). (Ord. 1238, 2008; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 452, 1986; Ord. 424, 1984)

20.660.150 Accessory uses.

An accessory use must be a use customarily incidental to and on the same parcel as the main use. A use listed in chapter 20.660 may be an accessory use if the planning director determines that the use is customarily incidental to a main use. Except as provided in this section, an accessory use must comply with all regulations applicable to the main use.

A. "Accessory agricultural retail sales" mean a location for the retail sale or wholesale of agricultural or horticultural products which are grown on site. Products must be grown on site, not have been purchased for the purpose of resale, and can only be sold on a seasonal basis with no permanent structure.

B. "Accessory dwelling": An attached or detached dwelling unit determined by minor design review to be accessory to the permitted principal use; which provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; which is intended for occupation by paying or non-paying guests, members of the family, or person employed on the premises; which is located on the same parcel as the permitted principal use. Accessory dwellings do not include dwellings which are designated as part of an allowed principal use and which are allowed by right. The use of trailers and manufactured

homes as accessory dwellings is not allowed, unless located within an A-19, FR-19, or FR-40 zoning district subject to the provisions of subparagraph 1 below.

Accessory dwellings must meet the following standards:

1. The accessory dwelling may be detached from the structure housing the principal use provided it is on the same parcel as the main structure, except in the agricultural zoning district where the accessory dwellings may be located where appropriate for the agricultural operation with which it is associated;

2. Accessory dwellings within the residential or rural agricultural zoning districts are limited to 800 square feet in the SFR 1/2, SFR 1, SFR-2, RA-5 and RA10 zoning districts with a one-half (.50) net acres parcel size; and 1000 square feet for parcels two net acres or greater in size and within the following residential zoning districts: SFR-2, RA-5, and RA-10;

3. Accessory dwellings in the agricultural or forest and range zoning district which are used to house persons, and their families, significantly employed for agricultural work on the property may be up to 2,500 square feet of livable area;

4. Accessory dwellings within non-residential zoning districts are limited to 1,000 square feet in livable area, and must be accessory to a primary permitted use on the same parcel. A person may utilize an existing residential structure, regardless of size, as an accessory dwelling in a non-residential zoning district provided that at least 25 percent of the total floor area is utilized for a permitted use within that zoning district.

5. Where the unit is attached, a separate entrance to the accessory dwelling is allowed, but only one entrance may be visible from the front property line;

6. The property owner must live on the property and maintain one of the units as the primary residence;

7. The accessory dwelling may be used only as approved through design review and any change in how it is used will terminate the use of the accessory dwelling;

8. Only one accessory dwelling per parcel is allowed, unless located within the agricultural or forest and range zoning districts, which has no limitations on the number of accessory dwellings except as provided in subparagraph c above;

9. Existing, previously approved invalid care units which were constructed under the uniform building code may be converted to an accessory dwelling, regardless of size, with a minor design review;

10. See section 20.664.010 for specific standards.

C. "Accessory outside storage" means the outside placement, for a period of more than 48 hours, of items which are customary and incidental to the main use of the property.

1. The area of placement may not exceed five percent of the lot area;

2. Items must be screened from the view of adjacent roadways and properties with a six foot sight obstructing, solid fence or wall;

3. Accessory outdoor storage of agricultural products and operable agricultural equipment is exempt from these additional provisions;

4. For purposes of these regulations, recreational equipment includes motor

homes, boats, and boat trailers, travel trailers, personal watercraft, snowmobiles and their trailers, pick-up campers, tent trailers, utility trailers and similar equipment, and cases or boxes used for transporting recreation equipment, whether occupied by equipment or not. Recreation equipment must be parked or stored in a carport or in an enclosed building, or up to two units may be parked behind the nearest portion of a building to the street, screened by a six-foot solid fence or wall if located on a parcel of less than one-half (0.50) net acre. On parcels zoned SFR ½ with one-half (0.50) net acre or larger parcel size, recreational equipment may be parked on the property. Equipment may be parked anywhere for a time period not to exceed 48 hours during loading or unloading. Recreational equipment must not be used for living, sleeping or housekeeping purposes when parked or stored on any lot or in any location not approved for the use. Parcels located within the SFR-2, RA-5, RA-10, agricultural, and forest and range zoning districts are exempted from this subsection.

D. "Accessory structure" means a detached structure which is not a dwelling unit as defined in this chapter and which is accessory to and located on the same parcel as the permitted principal use.

1. Any accessory structure is subject to the minimum requirements of the zoning district in which it is located; however, accessory structures less than 15 feet in height from adjacent predeveloped grade may be located 5 feet from the side or rear lot lines within the rear yard area;

2. Within the A-19, FR-19/40, RA-10 and RA-5 zoning districts, on parcels containing a minimum of 5 acres, one arch structure at driveway entrances or a maximum of two accessory structures used as gate support columns may be located 5 feet from the front property line provided they are not located within the traffic safety site area.

3. See section 20.664.020 for specific standards.

E. "Grading or stockpiling of more than 500 cubic yards" means movement of more than 500 cubic yards of material, excluding normal grading activity associated with agriculture, allowed mining activity, or foundation construction which is permitted.

F. "Home occupation" means a business conducted as an accessory use to a principal residential dwelling which is occupied by the business owner.

G. "Household pets" mean domestic animals kept for pleasure exclusive of livestock. No more than three dogs are permitted. Small birds, small reptiles, fish and small mammals including gerbils, rabbits, mice and similar small animals are not limited in number provided they are for the personal enjoyment of the residents and not for commercial activities.

1. Household pets shall not include any non-domestic animals (see section 20.660.010, animal keeping).

2. The keeping of four or more weaned dogs requires the approval of a commercial kennel pursuant to section 20.660.020.G.

H. "Non-commercial telecommunications site, one structure which meets setback and height requirements" means a facility used for the transmission or reception of electromagnetic or elector-optic information, which is accessory to a residential use, is not commercial in nature, and meets the setback and height requirements of the district

in which the facility is located.

I. "Non-commercial telecommunications site, multiple structures, or those not meeting setback or height requirements" means any facility or facilities used for the transmission or reception of electro-magnetic or electro-optic information, which is accessory to a residential use, is not commercial in nature, and does not meet either the setback or height requirements of the district in which the facility is located. It includes "station antenna structure" as defined in NRS (2001 Statutes of Nevada, 596, Chapter 103; AB61).

1. A 50 foot setback is required from all lot lines.

2. On parcels of less than one acre, the maximum height of a station antenna structure is 35 feet. On parcels of one acre or larger, a station antenna structure may be permitted up to a maximum of 75 feet in height. Station antenna structures in excess of the maximum height are subject to issuance of a major variance.

3. Development approval is subject to minor design review, with notice of the application to adjoining property owners, pursuant to section 20.20.040. If the director refers the application to the planning commission for public hearing, notice shall be given as provided in section 20.20.030.

J. "Solar energy system" means a system composed of a solar energy collector, an energy storage facility, and components for the distribution of transformed energy, which may be attached to a residence or other structure.

K. "Stationary tank storage (above ground)" means the above ground storage of class I, class II or class III liquids with a maximum of 1,050 gallons individual tank capacity and 3,150 aggregate tank capacity.

1. This accessory use is permitted in all zoning districts subject to the specific standards of section 20.664.160, except as otherwise exempted under the uniform fire code.

2. A building permit and a permit from the local fire department must be obtained prior to tank installation.

L. "Wind energy conversion system, micro other": A wind energy conversion system which rotates around a vertical axis with a rotor blade diameter not exceeding 14 inches and a blade length of 41 inches.

1. A parcel is limited to a maximum of two wind energy conversion systems.

M. "Wind energy conversion system, micro": A wind energy conversion system which rotates around a vertical axis with a rotor blade diameter not exceeding 10 feet.

1. See section 20.664.220 for specific standards.

N. "Wind energy conversion system, small": A wind energy conversion system which rotates around a horizontal or vertical axis with a rotor blade diameter greater than 10 feet, but not exceeding 25 feet.

1. See section 20.664.230 for specific standards.

O. "Metal Storage, Sea Cargo, Cargo or other similar containers": Metal Storage Containers, Sea Cargo, Cargo, or similar containers that house storage items, may be used with the approval through a minor design review pursuant to 20.614.010, subject to the following conditions:

1. One (1) metal storage container per acre, with a maximum of two (2) metal storage containers per parcel, shall be allowed in SFR 1, SFR 2, RA 5 and RA 10 zoning

districts.

2. One (1) metal storage container for every 25,000 square feet of commercial space on a parcel shall be allowed in GC, MUC, TC, LI, GI, Si, PF and AP zoning districts. Metal storage containers shall not be allowed on parcels with commercial space less than 25,000 square feet in GC, MUC, TC, LI, GI, PF and AP zoning districts.

3. Metal storage containers shall be permitted in A-19 and FR-19/40 zoning districts only when the underlying parcel is 19 acres or greater. In parcels less than 19 acres, a minor design review is required pursuant to 20.614.010.

4. A maximum of two (2) metal storage containers per parcel, shall be allowed in A-19 and FR-19 zoning districts where the parcel size is less than 19 acres.

5. Metal storage containers shall be permitted on County, public agency or emergency service sites with a minor design review.

6. Metal storage containers shall be used for storage purposes only and no human or animal occupation shall occur. No alterations shall be made or allowed to the metal storage container including, but not limited to, doors, windows, electrical, plumbing, or connection of multiple containers unless factory built with those improvements. No storage shall be placed upon or above the metal storage container. Storage containers shall not be stacked upon each other.

7. No hazardous materials shall be stored in metal storage containers. Metal storage containers shall not be sited in a manner to be determined to the public's health and safety.

8. Metal storage containers shall be at building grade and located at the side or rear of the primary structure. Metal storage containers shall not occupy any required parking spaces, landscape areas, drive-aisles, fire lanes, drainage courses, drainage easements, detention basin, or vehicular or pedestrian access ways. Metal storage containers shall not be permitted on vacant property.

9. All metal storage containers shall be painted either to blend with the primary or adjacent structures or painted earth-tone colors to minimize visual impacts. Graffiti shall be removed in accordance with the County's graffiti ordinance. All metal storage containers in use shall be in a condition free from rust, peeling paint, or other visible forms of deterioration. Metal storage containers shall be screened with chain link fencing with slats, concrete masonry unit (CMU) block walls and/or landscaping, as approved by community development that has a minimum height of six feet. Metal storage containers and their screening and landscaping shall be maintained in good repair. Any metal storage containers that are not maintained in good repair or that are dilapidated or dangerous, shall be repaired or removed, following an order to comply from the director.

10. Advertising is prohibited on the exterior of all metal storage containers.

11. The use of semi-truck trailers as storage containers is prohibited in all zoning districts.

P. "Special Occasion Home": A single-family dwelling which is owner-occupied and contains historic features and which is made available to the general public on a for-profit basis for special events. (Ord. 1407, 2014; Ord. 1405, 2014; Ord. 1381, 2013;

Ord. 1374, 2012; Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1238, 2008; Ord. 1215, 2007; Ord. 1182, 2006; Ord. 1069, 2004; Ord. 1036, 2003; Ord. 1007, 2002; Ord. 984, 2001; Ord. 974, 2001; Ord. 957, 2001; Ord. 801, 1997; Ord. 763, 1996; Ord. 659, 1994; Ord. 641, 1994; Ord. 529, 1991; Ord. 424, 1984; Ord. 343, 1980; Ord. 167, 1968)

20.660.160 Temporary uses.

A. "Emergency non-commercial telecommunications facility" means a facility owned or operated by a governmental agency or a volunteer public safety agency officially sanctioned by a government agency for that purpose used for the transmission and reception of electromagnetic or electro-optic information for public safety communication uses. This facility may operate for a maximum of six months.

B. "Temporary batch plant" means a temporary facility for mixing concrete, asphalt or similar paving materials. The director may limit the hours of operation where the use is to be located within 600 feet of residentially zoned property.

C. "Temporary construction or sales office" means a facility temporarily used as a construction or sales office.

D. "Temporary dwelling unit" means a dwelling unit temporarily used, by the property owner, during construction or remodeling of the principal dwelling unit. This use may be approved only in conjunction with the issuance of a building permit for a residence.

E. "Seasonal sales lots" means a parcel temporarily used for the sale of seasonal or holiday items, including but not limited to Christmas trees and pumpkins.

1. Seasonal sales shall be limited to a time period not exceed 60 days in a calendar year, per event.

2. This use is subject to the development standards and sign standards contained within this code.

F. "Wind energy conversion system, commercial use test site" means electrical equipment, wind sensors, communication devices, towers, guy wires and anchors, and other associated controls used to measure, monitor and report wind speed, wind direction and other wind related data.

(Ord. 1238, 2008; Ord. 1215, 2007; Ord. 984, 2001; Ord. 801, 1997; Ord. 763, 1996)

20.660.170 Marijuana establishment uses.

A. Medical marijuana establishment, as defined by Nevada Revised Statute (NRS) Chapter 453A Medical Use of Marijuana, is a prohibited use within all zoning districts. Medical marijuana establishment uses are unlawful and are prohibited as a permitted, use, special use, accessory use or temporary use within all zoning districts.

B. Marijuana establishment, as defined by NRS Chapter 453D Regulation and Taxation of Marijuana, including any subsequent amendments or regulations, is a prohibited use within all zoning districts. Marijuana establishment uses are unlawful and are prohibited as a permitted use, special use, accessory use or temporary use within all zoning districts.

C. The prohibition on medical marijuana establishment uses and marijuana establishment uses is not intended to interfere with the individual rights of a person to lawfully use or grow marijuana non-commercially for medicinal use as regulated and permitted by NRS Chapter 453A; or lawfully use or grow marijuana non-commercially for personal use as regulated and permitted by NRS Chapter 453D. (Ord. 1481, 2017; Ord. 1418, 2014)