

ZONING REGULATIONS

Chapter 20.600- Article 3 **General Provisions Zoning Districts, Uses, and Lot and Building Standards**

Sections:

~~20.600.100~~ 3.01 Purpose and Master Plan Consistency

~~20.600.020 Master plan consistency.~~

~~20.600.030 Golf courses and related facilities.~~

~~20.600.010~~ 3.01 Purpose and Master Plan Consistency.

A. Purpose: The purpose of the zoning regulations is to promote the public health, safety, general welfare and preserve and enhance the aesthetic quality of the county by providing regulations to ensure an appropriate mix of land uses in an orderly manner. In furtherance of this purpose the county desires to achieve a pattern and distribution of land uses which generally achieve the following:

- A. **1.** Implement the goals and policies of the master plan;
- B. **2.** Retain and enhance established residential neighborhoods, commercial and industrial districts, regional-serving uses, recreation and amenities;
- C. **3.** Allow for the infill and restoration of areas at their prevailing scale and character;
- D. **4.** Accommodate expansion of development into vacant lands within environmental and infrastructure constraints;
- E. **5.** Maintain and enhance significant environmental resources;
- F. **6.** Provide a diversity of areas characterized by differing land use activity, scale and intensity;
- G. **7.** Establish Douglas County as a unique and distinctive place with a high quality of life and aesthetic resources, as well as a secure environment for the county's residents and businesses. (~~Ord. 763, 1996; Ord. 641, 1994; Ord. 353, 1980; Ord. 167, 1968~~)

~~20.600.020 Master plan consistency.~~

1. Master Plan Consistency: The zoning regulations contained in this title have been found consistent with the goals and policies of the Douglas County master plan, pursuant to the provisions of Chapter 278 of NRS. All development within the boundaries of the county, except as otherwise provided, must be consistent with these regulations. (~~Ord. 763, 1996~~)

~~20.600.030 Article 7 – Land Use Regulations and Design Standards~~ **Golf Courses and related facilities.**

7.02 (F) Golf Courses and related facilities

A. 1. General Standards (Applicable to All Zoning Districts)

B. Golf course developments shall be constructed in the following manner:

- 1. **a.** State-of-the-art water conservation techniques must be incorporated into

the design and irrigation of the golf course.

~~2-~~ **b.** Treated effluent may be used for irrigation where available.

~~3-~~ **c.** All accessory facilities, including but not limited to, club houses, maintenance buildings, and half-way club houses shall be designed and located to ensure compatibility with the golf course setting.

~~E-~~ **d.** Golf courses are expressly subject to the public nuisance and attractive nuisance provisions of **Article 8.02 (*Property Maintenance*)** ~~DCC 20.691~~.

~~1-~~ **1.** Golf course structures and buildings, parking areas, fairways, driving ranges, landscaping and plant material, security lighting, and other features must be properly maintained and secured.

~~2-~~ **2.** Water features must be kept clean and free of debris and stagnant water in which mosquitoes may breed.

~~3-~~ **3.** Irrigation systems must be operational and must be promptly repaired when necessary.

~~4-~~ **4.** Every golf course operator must keep the property free of noxious vegetation to protect the health and safety of the public as found in **Article 8.02 (*Property Maintenance*)**. ~~DCC 20.691~~.

~~D-~~ **e.** Any golf course, which ceases all commercial operations for a period of 30 days or longer, shall be required to submit a maintenance plan to the Director to ensure the golf course is properly maintained and does not become a fire hazard and public nuisance.

~~1-~~ **1.** For the purpose of this section, the term "commercial operations" means any economic activity. Ceasing all commercial operations does not include regularly scheduled or planned reductions in days or hours of operation due to business needs such as the temporary suspension of operations during the winter due to seasonal demand.

~~2-~~ **2.** The maintenance plan must contain, at a minimum, a weekly watering schedule and a plan to ensure any grass or other vegetation does not become overgrown, dead or a fire hazard.

~~3-~~ **3.** The maintenance plan must ensure that there is no accumulation of stagnant water in which mosquitos may breed.

~~E-~~ **f.** The failure to submit and comply with the required maintenance plan or to ensure that maintenance services are adequately provided in compliance with ~~DCC~~ **Article 8.06 (*Landscaping Standards*)** ~~20.694.050~~ shall be deemed an attractive nuisance and a threat to the public's health, safety and welfare. (~~Ord. 1587, 2021~~)

ZONING DISTRICT AND STANDARDS

Chapter 20-650

Zoning Districts and Standards

Sections:

~~20-650-010~~ Applicability and Purpose.

~~20-650-020~~ Adoption of Districts.

~~20-650-030~~ Determination of Districts.

~~20-650-010~~ 3.02 General Provisions Applicability and Purpose.

A. Applicability: The provisions of this chapter are applicable to all lands within Douglas County, Nevada. In order to classify, regulate and restrict the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this title, land use districts are established as follows:

A. ~~"Agriculture, Forest and Range".~~

1. **3.03** "A-19" (Agriculture - 19 acre minimum parcel size). The purpose of the A-19 district is to implement the Douglas County master plan, to conserve agricultural resources, preserve open spaces and the rural character of the county, and to direct urbanization into manageable and identified development areas. This is a low density land use district with a maximum permitted density of one home per 19 gross acres. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

2. **3.04** "FR-19" (Forest and range - 19 acre minimum parcel size). The purpose of the FR-19 district is to implement the Douglas County master plan, preserve rural areas for the purpose of efficiently using land to conserve forest and range resources, protect the natural environment, preserve open spaces, and preserve open areas for grazing and other agricultural uses for land under private ownership. This is a low density land use district with a maximum permitted density of one home per 19 net acres. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district. This district also provides land use regulation, to the extent of the jurisdiction of the county and the State of Nevada, over lands held by the Bureau of Indian Affairs in trust for individuals (allotments). If such property is transferred to persons in fee simple, then it shall be governed by the regulations for this district.

3. **3.04** "FR-40" (Forest and range - 40 acre minimum parcel size). The purpose of the FR-40 district is to implement the Douglas County master plan, establish rural areas for the purpose of efficiently using land to conserve forest and range resources, protect the natural environment, preserve open spaces, and preserve open areas for grazing and other agricultural uses for land under public ownership. This is a low density land

use district with a maximum permitted density of one home per 40 gross acres. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

~~B. "Residential". The primary uses in these zoning districts are the permitted residential uses contained in 20.660.100.~~

~~1. "SFR-T 3,000" (Single-family residential—traditional 3,000 square foot minimum net parcel size). This district is intended for the development of single-family attached and detached units in a traditional town setting with a minimum lot size of 3,000 square feet and a maximum density of 14.52 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.~~

~~2. "SFR-T 4,000" (Single-family residential—traditional 4,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a traditional town setting with a minimum lot size of 4,000 square feet and a maximum density of 10.89 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.~~

~~3. "SFR-T 6,000" (Single-family residential—traditional 6,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a traditional town setting with a minimum lot size of 6,000 square feet and a maximum density of 7.26 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.~~

~~4. "SFR-T 8,000" (Single-family residential—traditional 8,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a traditional town setting with a minimum lot size of 8,000 square feet and a maximum density of 5.45 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this zoning district.~~

5. **3.11** "SFR-8,000" (Single-family residential - 8,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of 8,000 square feet, and a maximum density of 5.45 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

6. **3.10** "SFR-12,000" (Single-family residential - 12,000 square foot minimum net parcel size). This district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of 12,000 square feet, and a maximum density of 3.63 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

7. **3.09** "SFR-1/2" (Single-family residential - one-half acre minimum net parcel size). This district is intended for the development of single-family detached units in a suburban setting with a minimum lot size of one-half (1/2) net acre, and a maximum

density of 2 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

8- **3.08** "SFR-1" (Single-family residential - one acre minimum net parcel size). This district is intended for the development of single-family detached units in suburban and rural settings with a minimum lot size of one net acre, and a maximum density of one unit per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

9- **3.07** "SFR-2" (Single-family residential - two acre minimum net parcel size). This district is intended for the development of single-family detached units in suburban and rural settings with a minimum lot size of two net acres, and a maximum density of 0.50 units per gross acre. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

10- **3.12** "MFR" (Multi-family residential). This district is intended for the development of higher-density residential areas with a variety of housing options, including small lot subdivisions when part of a planned development or attached or detached multi-family units, condominiums, townhouses or apartments. This district has a minimum net parcel size of 9,000 square feet, and a maximum density of 16 units per acre.

11- **3.06** "RA-5" (Rural agriculture - five acre minimum net parcel size). This district is intended to promote the development of single-family detached units at a density and character compatible with agricultural uses with a minimum lot size of five net acres, and a maximum density of 0.20 units per gross acre. The director may approve a minimum parcel size of 1% less than five net acres in connection with a land division of not more than four parcels contiguous with existing, similarly sized parcels. Unless otherwise specified in this development code, no more than one home per parcel is permitted in this land use district.

12- **3.05** "RA-10" (Rural agriculture - ten acre minimum parcel size). This district is intended to promote the development of single-family detached units at a density and character compatible with agricultural uses with a minimum lot size of ten net acres, and a maximum density of 0.10 units per gross acre. Unless otherwise specified in this code, no more than one home per parcel is permitted in this land use district.

C. ~~"Non-residential" (commercial and industrial).~~

1- **3.13** "PR" (Private recreation). The purpose of this district is to provide for commercially oriented recreational uses on land under private ownership.

2- **3.14** "NC" (Neighborhood commercial). The purpose of this district is to provide areas for the development of restricted retail and business uses which have minimal impact on surrounding properties. The uses are oriented to provide services to the immediate neighborhood and in doing so reduce the amount of vehicle trips by providing local retail services.

3- **3.15** "OC" (Office commercial). The purpose of this district is to provide areas limited to professional office uses which have a minimal exterior impact on surrounding properties. The district may also serve as a transition or buffer area between medium density residential and more intense commercial zoning districts.

4. **3.16** "GC" (General commercial). The purpose of this district is to provide areas of development for a broad range of commercial, business, wholesale, retail and service uses of a local and regional nature.

5. **3.17** "MUC" (Mixed-use commercial). The purpose of this district is to provide areas which integrate compatible commercial uses with medium density multi-family residential uses through proper design. Situated within a commercial land use designation in the master plan, the goal of the district is to provide for a better jobs-housing balance, conserve land resources, reduce commuter trips, and provide opportunities for more affordable housing. The MUC district can be used for in-fill projects and as a rehabilitation tool for selective properties in distressed areas. The MUC district can also be located as a transition zone between multi-family development and other commercial districts. The residential density must not exceed 16 units per gross acre.

6. **3.18** "TC" (Tourist commercial). The purpose of this district is to provide suitable areas for tourist related commercial and retail services, including hotels and casinos.

7. **3.19** "LI" (Light industrial). The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers.

8. **3.20** "GI" (General industrial). The purpose of this district is to provide suitable areas for the development of general manufacturing and heavy industrial uses.

9. **3.21** "SI" (Service industrial). The purpose of this district is to provide areas for light industrial uses with a mix of supporting commercial and retail uses.

10. **3.22** "PF" (Public facilities). The purpose of this district is to provide areas for needed present and future public facilities. The public facilities zoning district is consistent with all master plan land use designations.

11. **3.23** "AP" (Airport). The purpose of this district is to maintain, preserve and enhance the viability of the county's airport operations while being responsibly sensitive to surrounding land uses.

D. Article 4 - "Overlay districts".

A. Purpose: The purpose of the overlay district is to superimpose special standards over the base zoning district, which serve to complement and enhance the character of the community and to provide compatibility with surrounding uses consistent with the master plan. The individual purpose statement for each overlay district is found within the respective district chapter of this development code. (~~Ord. 1490, 2017; Ord. 1308, 2010; Ord. 1293, 2009; Ord. 1253, 2008; Ord. 1173, 2006; Ord. 1004, 2002; Ord. 801, 1998; Ord. 767, 1997; Ord. 763, 1996; Ord. 674, 1994; Ord. 662, 1994; Ord. 654, 1994; Ord. 622, 1994; Ord. 621, 1994; Ord. 529, 1991; Ord. 519, 1990; Ord. 493, 1989; Ord. 435, 1985; Ord. 414, 1983; Ord. 349, 1980; Ord. 347, 1980; Ord. 346, 1980; Ord. 344, 1980; Ord. 284, 1978; Ord. 253, 1976; Ord. 203, 1973; Ord. 167, 1968~~)

~~20-650.020-3.02 General Provisions Adoption of Districts.~~

B. Adoption of Districts: The use of districts and their boundaries are established by this title and are illustrated on the official map entitled "zoning map of Douglas

County” on file in the community development department. This map is incorporated in this title by reference. The “zoning map of Douglas County” shall be stored, maintained and kept current by the director. (~~Ord. 1490, 2017~~)

~~20-650-030 Determination of Districts.~~

C. When uncertainty exists as to the boundaries of any use districts shown on the official map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the centerline of streets, alleys, or highways, the actual centerline shall be construed to be the boundary.

2. Where district boundaries are indicated to run approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.

3. Where district boundaries are indicated on such maps as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such districts.

4. In a case of uncertainty which cannot be determined by application of the foregoing rules, the director shall determine the location of such use district boundaries. The director’s determination may be appealed to the planning commission for recommendation or conclusion before going to the board.

5. Where a public street, alley or parcel of land is officially vacated or abandoned, the regulations applicable to the abutting property shall apply to such vacated or abandoned street or alley.

6. Where a parcel of land is divided by a zoning boundary, the following shall apply.

a. The permitted uses for the property shall be determined by the zoning district of the portion of the property on which the use is to be developed or conducted;

b. Building setbacks shall be determined by the zoning district of the portion of the property on which the building, or any portion thereof, is located;

c. Where additional building setbacks are required by this title between the adjacent zoning districts, the setback shall be measured from the zoning district boundary on the parcel;

d. To utilize the entire parcel with a use that is only allowed in 1 of 2 zoning districts, a zoning map amendment or special use permit is required for that portion of the property not zoned for the use. (~~Ord. 1490, 2017~~)

Chapter ~~20.654~~

Agriculture and Forestry and Range Districts

~~20.654.010~~ **3.03 A-19 (Agriculture), 3.04 FR-19/FR-40 (Forest and Range)** ~~Agriculture and forest and range minimum development standards (Table).~~

MINIMUM DEVELOPMENT STANDARDS	A-19	FR19/40 ³
Maximum Density	1DU/19 gross ac ⁴	1DU/19 gross ac ⁴ 1DU/40 gross ac
Minimum Lot Area (net acre)	19 ⁴	19 ⁴ (private) 40 (public)
Average Lot Width (feet) Average Corner Lot Width (feet)	500 500	500 500
Front Yard Setback (feet)	30	30
Rear Yard Setback ¹ (feet)	30	30
Side Yard Setback Minimum (feet) ¹ Dwelling Unit Separation ² (feet)	20 20	20 20
Side Yard Setback, Street Side (feet) ¹	30	30
Distance Between Buildings (feet)	10	10
Maximum Structure Height (feet)	35	35

DU = Dwelling Unit

ac = Acre

¹ See chapter ~~20.664~~ **Article 7.01 (Land Use Regulations and Design Standards)** for accessory dwelling and accessory structure requirements.

² Accessory Dwellings may be attached. See Accessory dwellings.

³ The distinguishing feature between the 19 acre and 40 acre minimum parcel sizes in the Forest and Range district is public or private ownership.

⁴ Parcels created pursuant to chapter ~~20.714~~ **Article 9.31 (Division of Land for Agricultural Purposes)** may be less than 19 acres in size, and may be of greater density than IDU/19 gross acres.

~~(Ord. 1482, 2017; Ord. 1224, 2008; Ord. 1167, 2006; Ord. 763, 1996; Ord. 641, 1994;~~

Ord. 568, 1992; Ord. 535, 1991; Ord. 497, 1989; Ord. 377, 1981; Ord. 167, 1968)

~~20.654.020~~ 3.24 Consolidated Land Use Table. Permitted, development-permitted, and special use permit uses (Table).

The following list represents those uses (subject to the provisions of this title) in the agricultural and forestry and range 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 20.664~~).

20.654.020 Uses (See section in chapter 20.660 for use description)	A-19	FR19/40
010 Agricultural and related limited commercial uses		
(A) Agricultural products processing and storage	P	P
(B) Agricultural products retail outlet	S	X
(C) Aquaculture	S	S
(D) Animal keeping	P	P
(E) Commercial stock yard	S	S
(F) Commercial meat and poultry processing facility	S	S
(G) Commercial nursery	D	D
(H) Keeping of non-domestic animals	S	S
(I) Limited agricultural uses	P	P
(J) Limited commercial uses	P	P
(K) Open agricultural uses	P	P
020 Commercial and business service uses		
(G) Kennel	D	D
(H) Dog fancier or breeder kennel	P	P
(I) Dog rescue kennel	P	P
(J) Pet service	P	P

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Note: *Italics* denote that Specific Standards apply (see chapter 20.664).

20.654.020 Uses (See section in chapter 20.660 for use descriptions)	A-19	FR 19/40
030 Forestry uses		
(A) Forestry	P	P
040 Industrial uses		
(F) Saw mill	X	S
050 Institutional and uses of community significance		
(A) Cemetery	S	S
(B) Church	D	D
(C) Community center and related facilities	S	S
<i>(D) Day care center (large)</i>	S	S
(E) Day care center (small)	P	P
(F) Emergency care facility	X	X
(G) Educational facility	S	S
(H) Small group care or group home	D	D
<i>(I) Large group care or group home</i>	X	X
(J) Hospital	X	X
(K) Judicial center	X	X
(L) Nursing, convalescent and residential care facility	X	X
(M) Post office	X	X
(N) Uses of community significance	S	S

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Note: *Italics* denote that Specific Standards apply (see chapter 20.664).

20.654-.020 Uses (See section in chapter 20.660 for use descriptions)	A-19	FR 19/40
.060 Lodging uses		
(A) <i>Bed and breakfast</i>	S	S
(B) Campground	X	X
(C) Overnight lodging	X	X
(D) Resort lodge, conference center, or guest ranch	S	S
.070 Mining uses		
(None permitted)	X	X
.080 Office uses		
(None permitted)	X	X
.090 Recreational uses		
(A) Equestrian facility ¹	D/S	D/S
(B) <i>Golf course</i>	S	S
(C) Health clubs	X	X
(D) Indoor recreation	X	X
(E) Membership club	X	X
(F) Motorized racing	X	X
(G) Non-motorized racing	S	S
(H) Outdoor recreation, day use	S	S

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Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20.654.020 Uses (See section in chapter 20.660 for use descriptions)	A-19	FR 19/40
.090 Recreational uses (cont.)		
(I) Outdoor recreation, night use	S	S
(J) Park or playfield, day use	D	D
(K) Park or playfield, night use	S	S
(L) Public recreation center	X	X
(M) Ski area	X	S
.100 Residential uses		
(A) Boarding house	P	P
<i>(B) Clustered development</i>	P	P
<i>(C) Manufactured home park</i>	X	X
<i>(D) Multi-family dwelling</i>	X	X
(E) Single family dwelling	P	P
.110 Retail and personal services		
(C) Building material store	X	X
(N) Veterinary clinic, with outdoor holding facilities	D	S
(O) Veterinary clinic, without outdoor holding facilities	D	S
.120 Transportation uses		
(A) Private airports	S	S
(B) Public airports	X	X

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Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20.654-020 Uses (See section in chapter 20.660 for use descriptions)	A-19	FR 19/40
.120 Transportation uses (cont.)		
(D) Heliport	S	S
(E) Helistop	S	S
(F) Park and ride facility	S	S
.130 Utility and public service uses		
(A) Central office of telecommunication company	X	X
(B) Fire station	S	S
(C) Major facility of a public or private utility	X	X
(D) Public or quasi-public facility other than listed	X	X
(E) Public safety telecommunications site	D	D
(F) Sewer or water transmission lines	P	P
(G) Sewage treatment facility	X	X
<i>(H) Telecommunications site</i>	D	D
<i>(I) Telecommunication facility²</i>	D/S	D/S
(J) Utility service facility	P	P
(K) Water reservoir	S	S
(L) Water tank, water treatment facility or sewer lift station	D	D
(M) Wind energy conversion system, commercial	X	S
(N) Treated effluent irrigation	D	D
<i>(O) Solar Photovoltaic Facility⁶</i>	X	X

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Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20.654.020 Uses (See section in chapter 20.660 for use description)	A-19	FR19/40
.140 Warehouse uses		
(None permitted)	X	X
.150 Accessory uses		
(A) Accessory agriculture retail sales	P	P
(B) <i>Accessory dwelling</i>	P/D ³	P/D ³
(C) <i>Accessory outside storage</i>	P	P
(D) <i>Accessory structure</i>	P	P
(E) Grading for more than 500 cubic yards	S	S
(F) <i>Home occupation</i>	<i>P</i>	<i>P</i>
(G) Household pets	P	P
(H) Non-commercial telecommunications site, one structure meeting district regulations	P	P
(I) Non-commercial telecommunication site, all others	D	D
(J) Solar energy systems	P	p
(K) <i>Stationary tank storage (above ground)</i>	P	P
(L) Wind energy conversion system, micro other	P	P
(M) <i>Wind energy conversion system, micro</i>	D ⁵	D ⁵

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Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20.654.020 Uses (See section in chapter 20.660 for use description)	A-19	FR19/40
.150 Accessory uses (cont.)		
(N) Wind energy conversion system, small	S ⁵	S ⁵
(O) Metal Storage containers, sea cargo, cargo, or similar containers	P/D ⁴	P/D ⁴
(P) Special Occasion Home	S	S
.160 Temporary uses		
(A) Emergency non-commercial telecommunication facility	T	T
(B) Temporary batch plant	T	T
(C) Temporary construction or sales office	T	T
(D) Temporary dwelling unit	T	T
(E) Seasonal sales lots	T	T
(F) Wind energy conversion system, commercial use test site	X	T

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

¹ See Use regulations of *Article 7 (Land Use Regulations and Design Standards)* chapter 20.660.

² Special use permit required for facilities that exceed the maximum height of the applicable zoning district.

³ Permitted by right for agricultural purposes; design review for non-agricultural purposes. See section 20.664.010 for specific standards.

⁴ Parcels less than 19 acres require a design review.

⁵ See Chapter 20.664 for specific standards and required zoning permits as dictated by height of structure.

⁶ Solar Photovoltaic Facility is not allowed in FR-19, and is allowed in the FR-40 subject to supplemental standards and a Special Use Permit. The FR-40 zoning must have a minimum of 40 acres in area.

(Ord. 1492, 2017; Ord. 1457, 2016; Ord. 1436, 2015; Ord. 1416, 2014; Ord. 1381, 2013; Ord. 1374, 2012; Ord. 1318, 2010; Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1215, 2007; Ord. 1170, 2006; Ord. 1007, 2002; Ord. 908, 2000; Ord. 871, 1999; Ord. 801, 1998; Ord. 763, 1996; Ord. 641, 1994; Ord. 619, 1993; Ord. 612, 1993; Ord. 569, 1992; Ord. 529, 1991; Ord. 167, 1968)

Chapter 20.656

Article 3

**~~Residential~~
Districts**

~~20.656.010 Residential district development standards (Table).~~

Minimum Development Standards	SFR-T 3,000^{6,7}	SFR-T 4,000^{6,7}	SFR-T 6,000⁷	SFR-T 8,000⁷	SFR- 8,000	SFR- 12,000	SFR- 1/2	SFR- 1	SFR- 2	MFR	RA- 5	RA- 10
Lot Area Maximum Density/Gross Acre	14.52	10.89	7.26	5.51	5.51	3.61	2	1	0.5	16 ¹	0.2	0.1
Minimum Net Lot Acre (square feet)	3000	4000	6000	8000	8000	12000	21780	1 ac	2 ac	9000 ⁴	5 ac	10 ac
Average Lot Width (feet) Average Corner Lot Width (feet)	30	40	60	70	70 77	100 100	100 120	120 120	150 150	60 66	200 200	300 300
Minimum Lot Depth (feet)	30	40	60	70	100	100	100	100	150	100	250	300
Front Yard Setback (feet)	8	10	10	12	20	20	30	30	30	10	30	30
Rear Yard Setback (feet) ^{2, 3, 5}	10	10	10	10	15	20	30	30	30	10	30	30
Side Yard Setback (feet) ^{3, 4}	0	5	5	5	5	10	10	20	20	10	20	20
Side Yard Setback, Street Side (feet)	5	5	10	10	15	15	20	30	30	10	30	30
Distance Between Buildings (feet) ^{3, 4}	10	10	10	10	10	10	10	10	10	10	10	10
Maximum Structure Height (Feet)	35	35	35	35	35	35	35	35	35	35	35	35

¹ Projects that are ten units or greater in size in this zoning district are subject to the affordable housing provisions of this code. Density bonus units may be available (~~See chapter 20.440~~). *See Article 8.11 (Density Bonus and Affordable Housing Agreements)*

² For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.

³ *See Article 7 (Land Use Regulations and Design Standards)* for accessory dwelling and accessory structure requirements.

⁴ For multi-family residential projects, the minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purpose of creating building envelopes or condominium units.

⁵ For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district

⁶ ~~No project proposing attached housing or establishment of single family residential—traditional 3,000 or 4,000 zoning districts is allowed in the Towns of Minden and Gardnerville unless the project is a planned development.~~

⁷ ~~See chapter 20.664 for single family residential—traditional requirements.~~

~~(Ord. 1308, 2010; Ord. 1293, 2009; Ord. 1253, 2008; Ord. 1167, 2006; Ord. 1053, 2003; Ord. 862, 1998; Ord. 801, 1997; Ord. 763, 1996; Ord. 641, 1994; Ord. 524, 1990; Ord. 203, 1973; Ord. 167, 1968)~~

~~20.656.020~~ 3.24 Consolidated Land Use Table Permitted, development permitted, and special use permit uses (Table).

The following list represents those uses (subject to the provisions of this title) in the 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 20.664)

20.656.020 Uses (See section in chapter 20.660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - 1/2	SFR - 1	SFR - 2	MFR	R A - 5	RA- 10
.010 Agricultural and related limited commercial												
(A) Agricultural products processing and storage	X	X	X	X	X	X	X	X	X	X	X	P
(D) Animal keeping	X	X	X	X	X	X	X	P	P	X	P	P
(I) Limited agricultural uses	X	X	X	X	P	P	P	P	P	P	P	P
(K) Open agricultural uses	X	X	X	X	X	X	X	X	X	X	X	P
.020 Commercial and business service uses												
(G) Kennel	X	X	X	X	X	X	X	X	X	X	S	S
(H) Dog fancier or breeder kennel	X	X	X	X	X	X	X	P	P	X	P	P
(I) Dog rescue kennel	X	X	X	X	X	X	X	P	P	X	P	P
(J) Pet service	X	X	X	X	X	X	X	P	P	X	P	P
.030 Forestry uses												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20.656-020 Uses (See section in chapter 20.660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - ½	SFR - 1	SFR - 2	MFR	RA - 5	RA - 10
.040 Industrial uses												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X
.050 Institutional and uses of community significance												
(A) Cemetery	X	X	S	S	S	S	S	S	S	S	S	S
(B) Church	X	X	S	S	S	S	S	S	S	S	S	S
<i>(D) Day care center (large)</i>	X	X	X	X	X	S	S	S	S	S	S	S
(E) Day care center (small)	X	P	P	P	P	P	P	P	P	P	P	P
(F) Emergency care facility	X	X	X	X	X	X	X	X	X	X	X	X
(H) Small group care or group home	X	D	D	D	D	D	D	D	D	D	D	D
<i>(I) Large group care or group home</i>	X	X	X	X	X	X	X	X	X	S	X	X
(L) Nursing, convalescent and residential care facility	X	X	X	X	X	X	X	X	X	S	X	X
(N) Uses of community significance	S	S	S	S	S	S	S	S	S	S	S	S
<i>(O) Independent congregate senior living community</i>	X	X	X	X	X	X	X	X	X	S	X	X
.060 Lodging uses												
<i>(A) Bed and breakfast</i>	X	X	X	X	X	X	S	S	S	S	S	S

(continued on next page)

Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20.656-020 Uses (See section in chapter 20.660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - 1/2	SFR - 1	SFR - 2	MFR	RA - 5	RA - 10
.070 Mining uses												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X
.080 Office uses												
(Permitted in Residential Office district only)	X	X	X	X	X	X	X	X	X	X	X	X
.090 Recreational uses												
(A) Equestrian facility	X	X	X	X	X	X	X	X	S	X	S	S
(B) <i>Golf course</i>	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹
(C) Health club	X	X	X	X	X	X	X	X	X	X	X	X
(D) Indoor recreation	X	X	X	X	X	X	X	X	X	X	X	X
(E) Membership club	X	X	X	X	X	X	X	S	S	X	S	S
(F) Motorized racing	X	X	X	X	X	X	X	X	X	X	X	X
(G) Non-motorized racing	X	X	X	X	X	X	X	D	D	X	D	D
(H) Outdoor recreation, day use	X	X	X	X	X	X	X	X	X	X	X	X
(I) Outdoor recreation, right use	X	X	X	X	X	X	X	X	X	X	X	X
(J) Park or play field, day use	X	X	S	S	S	S	S	S	S	S	S	S

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20.664)

20.656-020 Uses (<i>See</i> section in chapter 20.660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - 1/2	SFR - 1	SFR - 2	MFR	RA - 5	RA - 10
.090 Recreational uses (cont.)												
(K) Park or play field, night use	X	X	S	S	S	S	S	S	S	S	S	S
(L) Public recreation center	X	X	S	S	S	S	S	S	S	S	S	S
(M) Ski area	X	X	X	X	X	X	X	X	X	X	X	X
.100 Residential uses												
(A) Boarding house	X	X	X	X	X	X	X	X	X	D	X	X
<i>(C) Manufactured home park</i>	X	X	X	X	X	X	X	X	X	S ²	X	X
<i>(D) Multi-family dwelling</i>	X	X	X	X	X	X	X	X	X	D	X	X
(E) Single-family dwelling	D	D	D	D	P	P	P	P	P	P	P	P
.110 Retail and personal services												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X
.120 Transportation uses												
(A) Private airports	X	X	X	X	X	X	X	X	S	X	S	S
(B) Public airports	X	X	X	X	X	X	X	X	X	X	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20-656-020 Uses (See section in chapter 20-660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - 1/2	SFR - 1	SFR - 2	MFR	RA - 5	RA - 10
.120 Transportation uses (cont.)												
(C) Airport related uses	X	X	X	X	X	X	X	X	X	X	X	X
(D) Heliport	X	X	X	X	X	X	X	X	X	X	X	S
(E) Helistop	X	X	X	X	X	X	X	X	X	X	X	S
(F) Park and ride facility	X	X	S	S	S	S	S	S	S	S	S	S
.130 Utility and public service												
(A) Central office of telecommunication company	X	X	X	X	X	X	X	X	X	X	X	X
(B) Fire station	X	X	S	S	S	S	S	S	S	S	S	S
(C) Major facility of a public or private utility	X	X	X	X	X	X	X	X	X	X	X	X
(D) Public or quasi- public facility other than listed	X	X	S	S	S	S	S	S	S	S	S	S
(E) Public safety telecommunications site	X	X	S	D	S	S	S	D	D	X	D	D
(F) Sewer or water transmission lines	P	P	P	P	P	P	P	P	P	P	P	P
(G) Sewage treatment facility	X	X	X	X	X	X	X	X	X	X	X	X

(continued on next page)

Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20-656-020 Uses (See section in chapter 20-660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - 1/2	SFR - 1	SFR - 2	MFR	RA - 5	RA - 10
.130 Utility and public service (cont.)												
<i>(H)</i> <i>Telecommunications site</i>	D	D	D	D	D	D	D	D	D	D	D	D
<i>(I)</i> <i>Telecommunications facility</i>	X	X	X	X	X	X	X	X	X	X	S	S
(J) Utility service facility	P	P	P	P	P	P	P	P	P	P	P	P
(K) Water reservoir	X	X	S	S	S	S	S	S	S	S	S	S
(L) Water tank, water treatment facility or sewer lift station	X	X	D	D	D	D	D	D	D	D	D	D
(M) Wind energy conversion systems, commercial	X	X	X	X	X	X	X	X	X	X	X	X
(N) Treated effluent irrigation	X	X	S	S	S	S	S	S	S	S	S	S
<i>(O) Solar Photovoltaic Facility</i>	X	X	X	X	X	X	X	X	X	X	X	X
.140 Warehouse uses												
(None permitted)	X	X	X	X	X	X	X	X	X	X	X	X
.150 Accessory uses												
(A) Accessory agriculture retail sales	X	X	X	X	X	X	X	P	P	X	P	P
<i>(B) Accessory dwelling</i>	X	X	X	X	X	X	D	D	D	X	D	D

(continued on next page)

Note: *Italics* denote that Specific Standards apply (see chapter 20.664)

20.656-020 Uses (See section in chapter 20.660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - ½	SFR - 1	SFR - 2	MFR	RA - 5	RA - 10
.150 Accessory uses (cont.)												
(C) Accessory outside storage	P	P	P	P	P	P	P	P	P	P	P	P
(D) <i>Accessory structure</i>	P	P	P	P	P	P	P	P	P	P	P	P
(E) Grading of more than 500 cubic yards	S	S	S	S	S	S	S	S	S	S	S	S
(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>P</i>	<i>P</i>	<i>P</i>
(G) Household pets	P	P	P	P	P	P	P	P	P	P	P	P
(H) Non-commercial telecommunication site, one structure meeting district regulations	P	P	P	P	P	P	P	P	P	P	P	P
(I) Non-commercial telecommunications site, all others	D	D	D	D	D	D	D	D	D	D	D	D
(J) Solar energy systems	P	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	P
(L) Wind energy conversion system, micro other	X	X	X	X	X	X	X	P	P	P	P	P

(continued on next page)

Note: *Italics* denote that Specific Standards apply (*see* chapter 20-664)

20-656-020 Uses (<i>See</i> section in chapter 20-660 for use descriptions)	SFR-T 3,000	SFR-T 4,000	SFR-T 6,000	SFR-T 8,000	SFR- 8,000	SFR- 12,000	SFR - 1/2	SFR - 1	SFR - 2	MFR	RA - 5	RA - 10
.150 Accessory uses cont.												
(M) <i>Wind energy conversion system, micro</i>	X	X	X	X	X	X	X	X	D ³	X	D ³	D ³
(N) <i>Wind energy conversion system, small</i>	X	X	X	X	X	X	X	X	X	X	S ³	S ³
(O) Metal Storage containers, sea cargo, cargo or similar containers.	X	X	X	X	X	X	X	D	D	X	D	D
(P) Special Occasion Home	X	X	X	X	S	S	S	S	S	X	S	S
.160 Temporary uses												
(A) Emergency non-commercial telecommunication facility	T	T	T	T	T	T	T	T	T	T	T	T
(B) Temporary batch plant	X	X	X	X	X	X	X	X	X	X	X	X
(C) Temporary construction or sales office	T	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	T	T
(E) Seasonal sales lot	T	T	T	T	T	T	T	T	T	T	T	T

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

¹ Permitted only as part of a planned development.

²Permitted only if located within an MH overlay zoning district. *See Article 4.03 (Manufactured Housing Overlay)* chapter 20.674 and 20.664.100.

³ See Chapter 20.664 *Article 7 (Land Use Regulations and Design Standards)* for specific standards and required zoning permits as dictated by height of structure.

(Ord. 1457, 2016; Ord. 1436, 2015; Ord. 1416, 2014; Ord. 1381, 2013; Ord. 1374, 2012; Ord. 1315, 2010; Ord. 1313, 2010; Ord. 1279, 2009; Ord. 1253, 2008; Ord. 1215, 2007; Ord. 1007, 2002; Ord. 908, 2000; Ord. 871, 1999; Ord. 801, 1997; Ord. 763, 1996; Ord. 623, 1994; Ord. 622, 1994; Ord. 621, 1994; Ord. 519, 1990; Ord. 414, 1983; Ord. 347, 1980; Ord. 346, 1980; Ord. 344, 1980; Ord. 253, 1976; Ord. 203, 1973; Ord. 167, 1968)

Chapter 20.658

Article 3

Non-Residential Districts

~~20.658.010 Non-residential district development standards (Table).~~

Minimum Development Standards	PR	NC	OC	GC	MU C	TC	LI	GI	SI	PF	AP
Minimum Net Lot Area (Square feet except as noted) ^{6,8}	20000	10000	7500	10000	0	1 ac	1 ac	1 ac	10000	0	0
Average Lot Width (feet)	90	80	80	N/A	N/A	100	100	100	80	0	0
Average Corner Lot Width (feet)	100	88	88	N/A	N/A	110	110	110	88	0	0
Front Setback (feet) ^{1, 1a}	20	20	10	20	15	10	20	20	20	0	0 ²
Rear Setback (feet) ^{1a,2, 3, 5}	20	10	5	0 ²	10	0 ²	10	10	0 ²	10	0 ²
Side Setback Minimum (feet) ^{1a,3}	20	0 ²	0 ²	0 ²	0 ²	0 ²	10	10	0 ²	10	0 ²
Side Setback, Street Side (feet) ^{1a, 3}	15	15	10	15	15	10	20	15	15	15	0 ²
Floor Area Ratio (Maximum Percentage)	35/ 50 ⁴	35/ 50 ⁴	35/ 50 ⁴	35/ 50 ⁴	35/ 50 ⁴	35/ 50 ⁴	35/ 50 ⁴	35/ 50 ⁴	35/ 50 ⁴	N/A	N/A
Maximum Structure Height (feet)	35	35	35	45	35 ⁷	45	45	45	45	N/A	45

DU = Dwelling Unit

ac. = Acre

N/A = Not Applicable

¹ The required front setback may be reduced down to zero (0) feet for projects fronting on U.S. Highway 395 between the intersections of State Route 88 to the north and the Elges-Waterloo extension to the south, or as otherwise adopted for projects located in a specific plan.

^{1a} The required front setback may be reduced down to zero(0) feet within non-residential zoning districts within the Town of Genoa, with the exception of properties fronting on the east and west sides of Main Street, south of Nixon Street/Genoa, and north of Carson Street. A minimum 40-foot front yard setback is required for properties located on the west side of Main Street, or a setback consistent with the adjacent or existing structures. A minimum 20-foot setback is required for properties located on the east side of Main Street, or a setback consistent with adjacent or existing structures. The required side, street side, and rear setback within non-residential zoning districts within the Town of Genoa may be reduced as required by the Uniform Building Code.

² Except as required by the Uniform Building Code.

³ Side and rear yard setbacks shall be a minimum of 15 feet adjacent to a single-family residential district.

⁴ The maximum Floor Area Ratio shall be 35% for one story buildings and 50% for multi-story buildings. In the MUC zoning district, the maximum Floor Area Ratio may be increased to 75 percent when all other provisions of this title have been met.

⁵ For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of five feet.

⁶ Minimum net lot area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or non-residential condominium units.

⁷ The height of structures within the MUC zoning district may be increased as provided in *Article 7 (Land Use Regulations and Design Standards)* chapter 20.664.

⁸ Existing commercially zoned lots within the Towns of Gardnerville and Minden are exempt, if all other requirements of this title have been met.

~~(Ord. 1228, 2008; Ord. 1173, 2006; Ord. 922, 2000; Ord. 863, 1998; Ord. 839, 1993; Ord. 801, 1997; Ord. 763, 1996; Ord. 713, 1995; Ord. 691, 1995; Ord. 668, 1994; Ord. 641, 1994; Ord. 525, 1990; Ord. 488, 1989; Ord. 487, 1988; Ord. 424, 1984; Ord. 409, 1983; Ord. 407, 1982; Ord. 315, 1979; Ord. 167, 1968)~~

~~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
20-658-020 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

(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
.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
(O) <i>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

(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
.070 Mining uses											
(A) <i>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

(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
.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>	D ⁷	D ⁷	D ⁷	D ⁷	D ⁷	D ⁷	D ⁷	D ⁷	D ⁷	D ⁷	D ⁷

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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.)											
(N) Wind energy conversion system, small	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 *Article 4.09 (Gaming District Overlay) Chapter 20.685*.

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

³ See ~~section 20.664.090~~ *Article 4.09 (Gaming District Overlay)* for specific standards.

⁴ Subject to the provisions of section 20.650.010.C.

⁵ See ~~chapter 20.668~~ *Article 7 (Land Use Regulations and Design Standards)* 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~~ *Article 7 (Land Use Regulations and Design Standards)* 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)~~

