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General Provisions

Article 1 - General Provisions

1.01 Title, Effective Date, Purpose

- A. This title shall be known and may be cited in all proceedings as the “Douglas County Development Code.”
- B. This title, adopted to implement the Douglas County Master Plan, became effective on December 1st, 2026. (Ordinance XX-XXX).
- C. The Board of County Commissioners declares that this title is adopted to promote public welfare by ensuring health, safety, and convenience; reducing traffic congestion; preserving historic and community character; providing light and air for buildings; protecting property values; preventing overcrowding; and supporting essential infrastructure and services. It aims to achieve economic and social benefits through comprehensive land use planning. This title has been combined into one ordinance for the purpose of maintaining consistency, shortening the overall length of the document, and improving user- friendliness for the end users.

1.02 Conformance with Master Plan

- A. This title and the official zoning map of the county, as adopted, are declared to conform to the master plan of the county pursuant to the provisions of Chapter 278, NRS.

1.03 Interpretation, Conflict, and Severability

- A. In their interpretation and application, the provisions of this title shall be held to be the minimum requirements for the promotion of public health, safety, morals, convenience and general welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.
 - 1. Public provisions. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law except as provided in these regulations. Where any provision of these regulations imposes restrictions different from those imposed by any other ordinance, rule or regulation of the county, or other provision of law, the provision which is more restrictive or imposes higher standards shall control.
 - 2. Private provisions. Private easements, covenants, conditions and restrictions of record are not enforced by the county except as specifically provided by agreement of Douglas County.
- B. If any part or provision of these regulations or the application of these regulations to any person or circumstances is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which the judgment shall be rendered and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances. The board hereby declares that it would have enacted the remainder of these regulations even without any such part, provision, or application which is judged to be invalid.

1.04 Saving Provision

- A. The provisions of this title shall not be construed as abating any action now pending under, or by virtue of, prior existing land development regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the County under any chapter or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any

person, firm, or corporation, by lawful action of the county except as shall be expressly provided for in these regulations.

- B.** The provisions of this title notwithstanding, in the Lake Tahoe Basin every structure housing gaming under a nonrestricted license which existed as a licensed gaming establishment on May 4, 1979, or whose construction was approved by the Tahoe Regional Planning Agency (TRPA) affirmatively or deemed approved before that date is recognized as a permitted and conforming use and as complying with and conforming to all of the regulations prescribed in this title. Any existing or approved structure and associated structures may be repaired, reconstructed, altered and rebuilt or replaced in whole or in part to a size in accordance with the Tahoe Regional Planning Compact. Alteration, rebuilding or replacement shall, if required, comply with the provisions of this title including applicable building, mechanical, plumbing, electrical and fire codes.

1.05 Effect of this Title on Approved Development Permits

A. Approved Development:

- 1.** Development to which an application for design review, special use permit, variance, tentative parcel map, final parcel map, tentative subdivision map, final subdivision map, tentative land division map or final land division map has been finally approved and which approval remains valid on the effective date of this title shall remain valid unless such approval expires by the terms of the approval or in accordance with chapter 20.30. Development which has been granted approval may be built in accordance with the development standards in effect at the time of approval, provided that the approval is valid at the time building permits are issued and that the approval is subject to any time limits imposed pursuant to this title; further provided that any subsequent applications for a development permit required by this title prior to issuance of and including a building permit and certificate of occupancy shall be processed in accordance with the procedures established by this title for the processing of such development permit.
- 2.** No provision of this title shall require any change in the plans, permit expiration, construction or designated use of any structure for which a building permit has been issued prior to the effective date of this title or any subsequent amendment.
- 3.** Any reapplication for an expired development permit must meet the standards in effect at the time of reapplication.

B. Projects in Process:

- 1.** Development for which an application for a development permit has been accepted as complete, but which has not been granted final approval by the appropriate designated official prior to the effective date of this title, shall be subject to the land use regulations, standards for approval, and other requirements in effect at the time the application was deemed complete; provided that any subsequent application for a development permit required by this title prior to issuance of and including a building permit and certificate of occupancy shall be processed in accordance with the procedures established by this title for the processing of such development permit. If approved, the development may be built in accordance with the development standards in effect at the time of application, provided that any design review filed subsequent to the issuance of a special use permit or reapplication for an expired permit must meet the standards for approval in effect at the time of application. This provision shall not apply to any application for a master plan amendment or zoning map amendment.

C. New Applications:

1. If no application for a development permit has been accepted as complete and the development has received no more than approval of a master plan map amendment or a zoning map amendment prior to the effective date of this title, pending and subsequent applications for development approval shall be subject to all requirements, standards and procedures set forth in this title.

1.06 Non-Conforming Uses and Structures

1.07 Interpretation of Language

- A. In the event this title requires interpretation, the director may make the interpretation or refer the matter to the planning commission for action, except as otherwise provided.

1.08 Right to Farm

- A. It is the declared policy of Douglas County to conserve, protect, enhance, and encourage agricultural operations within the county. Further, it is the intent of the county to provide proper notification of the county's recognition of agriculture's right to farm.
- B. Where non-agricultural land uses, and especially residential developments, extend into agricultural areas or exist side-by-side, agricultural operations have often become the subject of nuisance complaints. As a result, agricultural operations are sometimes forced to cease or curtail operations and many others are discouraged from making investments in farm improvements to the detriment of adjacent agricultural uses and economic viability of the county's agricultural industry as a whole. It is the purpose of this chapter to protect agricultural resources and to reduce the loss to the county's agricultural lands by limiting the circumstances under which agricultural operations may be considered a nuisance. This chapter is not to be construed as in any way modifying or abridging any provision of NRS relative to nuisances, but rather is only to be utilized in the interpretation and enforcement of the provisions of this code and county regulations.
- C. The further purpose of this code section is to promote a good neighbor policy between farmers, ranchers and residents by advising purchasers and users of property adjacent to or near agricultural operations of the inherent potential problems associated with proximity to agricultural operations, including but not limited to the sounds, odors, dust and chemicals that may accompany agricultural operations so that these purchasers and users will understand the inconveniences that accompany living side-by-side with agricultural uses and will be prepared to accept the problems as the natural result of living in or near rural areas.
- D. The right to farm purposes shall be furthered through the following;
 1. No existing or future agricultural operation or any of its appurtenances conducted in a manner consistent with proper and accepted standards on agricultural land shall become or be a nuisance, for purposes of all chapters of this code, provided that the agricultural operation complies with all chapters of this code and provided that the provisions of this section shall not apply whenever a nuisance results from the negligent or improper operation of any agricultural operation.
 2. Douglas County shall cause to be mailed to all property owners of real property within the county with the annual tax bill the following notice: "Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code."

3. When giving notice required by NRS, a person who is selling real property which is near an agricultural operation shall disclose in writing to the prospective purchaser the notice contained in paragraph 1.08 *Right to Farm (D)(2)* above.
4. Where a discretionary development permit, including but not limited to subdivision and special use permit, is sought on or adjacent to lands zoned to permit agricultural operations, the discretionary permit shall include a condition requiring the recordation of a deed restriction to notify any present or future owners, users and tenants of the notice contained in paragraph 1.08 *Right to Farm (D)(2)* above.
5. The county may require the developer to install or permit the installation of signs to notify prospective purchasers and users that adjacent or nearby lands are being used for agricultural purposes and that those interests are protected by law.

1.09 Aircraft Operation Rights (*reserved*)

1.10 Enforcement Authority

- A. It is the duty of the director or his authorized representative to enforce all of the provisions of this chapter.
- B. It is unlawful for any person to interfere with the director or his authorized representative in the performance of his duties.

1.11 Appeals (*reserved*)

1.12 Land Use Definitions

Accessory agriculture retail sales - 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.

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.

Accessory outside storage - 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.

Accessory rural event venue - An event facility located on a parcel where the primary land use is a residence or agricultural operation, and where event activities are clearly subordinate and incidental to the principal use of the property. Accessory rural event venues may include the use of existing buildings, barns, agricultural structures, open landscapes, or outdoor gathering areas for private or small-scale commercial events such as weddings, family celebrations, tours, seasonal activities, workshops, and similar special occasions.

Accessory solar energy system: A solar energy system that is designed primarily to serve on-site electrical load, located on the same parcel as the principal use, and accessory and subordinate to that use. The system may be attached to a structure or ground-mounted.

Accessory structure – 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.

Accessory use - A accessory use is a use customarily incidental to and on the same parcel as the main use.

Adult characterized businesses - Means any of the following:

1. Any business wherein the preponderant business is the offering of services, materials, goods or products which are characterized by an emphasis on matter depicting, describing, or relating to nude or semi-nude persons or specified sexual activities between persons for observation by patrons. These businesses shall include, but not be limited to, adult bookstores, adult video stores, picture arcades showing adult entertainment pictures, adult motion picture theaters or other similar businesses;
2. Any business which utilizes or encourages sexual arousal, sexual gratification or sexual stimulation of a customer or prospective customer in connection with the sale or offering for sale of services, goods, or materials. These businesses shall include, but not be limited to, unlicensed massage establishments, Turkish baths, nude or semi-nude modeling studios, businesses using nude or semi-nude models in offering lingerie or intimate apparel for sale, sexual catharsis centers, sexual encounter establishments, bondage or discipline parlors, escort bureaus and introductory services, or other similar businesses; or
3. Any business, having as a portion of its goods for sale, products which replicate or are designed to simulate specified anatomical areas, and which are designed to be placed on specified anatomical areas to cause sexual excitement. These businesses shall include, but not be limited to, sexual novelty stores or other similar businesses.
4. This definition does not apply, nor shall it be interpreted to apply, to any business conducted, operated by or employing licensed chiropractors, licensed physicians, licensed physical therapists, licensed massage therapists, licensed psychologists, licensed social workers or licensed marriage family counselors when performing functions under or pursuant to their respective licenses.

Agricultural products processing and storage - 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.

Agricultural products retail outlet - The use of 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.

Airport related uses - An accessory facility used for airport operations.

1. Private airport - 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.
2. Public airport - 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.
3. Airport related uses - An accessory facility used for airport operations.
4. Heliport - 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.
5. Helistop - 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.
6. Park and ride facility - 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.

7. Parking structure and parking lot (primary use) - 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.
8. Terminal and passenger service facility - An establishment engaged in the operation of motor vehicle passenger service terminals including maintenance and service facilities, including bus and taxicab fleet operations.

Animal keeping - 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.

Aquaculture - The cultivation of aquatic organisms such as fish, shellfish, crustaceans, seaweed, and other marine and freshwater species for food production, habitat restoration, ornamental purposes, or scientific research.

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

Banquet Hall - A commercial indoor facility designed and operated for hosting private events, such as receptions, banquets, fundraisers, corporate gatherings, and similar social or ceremonial functions. A banquet hall may provide on-site catering services and accessory entertainment but does not operate as a restaurant with daily public dining. Individual events may be scheduled only by reservation made through the banquet hall business licensee and may include assembly areas, kitchens, and service spaces.

Bar - 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.

Bed and breakfast - An owner-occupied dwelling unit offering transient lodging accommodations where meals may be provided. A bed and breakfast may have no more than six guest rooms.

Boarding house - A building or portion of a building which is used to accommodate for compensation no more than six boarders or roomers.

Building contracting shop - 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.

Building material or garden store - 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.

Campground - 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.

Cannabis Establishment - A facility engaged in the cultivation, production, testing, distribution, retail sale, or retail consumption of cannabis or cannabis products, whether for medical or adult recreational use. This includes, but is not limited to: cultivation facilities, testing laboratories, production facilities, dispensaries, and distributors, whether for medical or adult recreational use. Cannabis Establishments are defined in and regulated under NRS Chapters 678A through 678D, and such definitions are hereby incorporated by reference.

Cannabis Establishments, as defined above, are prohibited in all zoning districts and shall not be permitted as a primary, accessory, special, or temporary use. This prohibition does not apply to the lawful, non-commercial personal cultivation or use of cannabis as authorized under NRS Chapters 678C or 678D.

Car wash - 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.

Carpentry, woodworking, or furniture making facility - A facility for the making, repairing, or refinishing of furniture or wood products for direct retail sale.

Cemetery - 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.

Central office of telecommunication company - 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.

Church - A facility principally used for people to gather together for public worship, religious training, or other religious activities. This includes wedding chapels.

Clustered Development - A residential development pattern in which lots are concentrated on a portion of a parcel or on multiple contiguous or non-contiguous parcels under common ownership, in order to preserve agricultural land, open space, and natural resources on the remainder of the property through permanent legal protections.

Commercial bakery - A commercial establishment for the production of baked goods, primarily for sale to other commercial establishments

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

Commercial meat and poultry processing facility - 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. This definition does not include retail sales

Commercial nursery - 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.

Commercial stock yard - A 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.

Community center and related facilities - 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.

Convenience store (with gasoline sales) - 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.

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.

Day care center (large) - 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.

Day care center (small) - 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.

Dog fancier or breeder kennel – A dog fancier is any person having custody or possession of more than three dogs, for the purpose of hunting of wild animals or fowl in accordance with NAC 503.147, showing in recognized dog shows, or competing in field obedience trials. A dog breeder is any person having custody or possession of one or more unaltered dog(s) for any consideration of profit, fee, or compensation, for the purpose of breeding.

Dog kennel – Any place where dogs are kept, for the purpose of boarding, breeding, training, grooming, treating, sale or other commercial purpose not covered under the provisions of a dog breeder, fancier, rescue kennel, pet service or pet shop license. A veterinary clinic or hospital is excluded from this definition.

Dog rescue kennel - Any rescue organization engaged in providing temporary shelter and care for dogs and/or puppies for the purpose of finding permanent adoptive homes for such animals. A veterinary clinic or hospital is excluded from this provision.

Educational facility - 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. A school, college or university, supported wholly or in part by public funds or giving general academic instruction equivalent to the standards prescribed by the State Board of Education.

Emergency care facility - A health care facility, providing primarily outpatient emergency care for the diagnosis and treatment of individuals.

Emergency telecom facility - 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.

Equestrian facility - A commercial facility for horse training, boarding in excess of that permitted under section "Animal Keeping", competitive equestrian events, rentals, sales and lessons

Equipment rental - A place of business established for the rental and leasing of equipment such as construction machinery and landscape and farm implements

Fire station - 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.

Forestry - Cultivating and maintaining forests and managing forest land, including the selling of firewood produced on the parcel.

Gaming - 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.

General industrial - 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.

1. **Batch plants** - A facility where raw materials such as aggregate, sand, cement, asphalt, or similar products are stored, processed, and blended to produce concrete, asphaltic concrete, or related

construction materials. Batch plants typically include material stockpiles, conveyors, mixers, silos, and truck loading areas.

2. **Foundries** - An industrial facility where metals are melted, cast into molds, and formed into finished or semi-finished products. Foundries typically include furnaces, molds, casting areas, finishing operations, and material handling and storage areas.
3. **Tank farms** - An industrial facility consisting of one or more large, above- or below-ground storage tanks used for the bulk storage, handling, and distribution of liquids or gases, including but not limited to petroleum products, chemicals, or other hazardous materials.
4. **Refineries** - An industrial facility where raw materials such as crude oil, natural gas, bio-feedstocks, or other complex substances are chemically or mechanically processed, separated, or refined into fuels, petrochemicals, or other commercial products.
5. **Junk yard and salvage facilities** - Primary or accessory use of structures or land for storage, dismantling or selling of cast-off, unused, scrap or salvage material of any sort.
6. **Auto dismantling** - An industrial facility where motor vehicles are dismantled, salvaged, or disassembled to recover parts, scrap metal, or other reusable materials.

Golf course - A 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.

Grading of more than 500 cubic yards - Any excavation, fill, or combination thereof that results in the movement, placement, or removal of more than 500 cubic yards of soil, rock, or other earthen material on a site, whether occurring at one time or cumulatively as part of a single development project.

Health club - 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.

Heliport - Any designated area used for the landing and taking off of helicopters, including all necessary passenger and cargo facilities, fueling, and emergency service facilities.

Helistop - 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.

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

Hospital - A 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.

Hotel - Guest rooms or suites occupied on a transient basis, with most rooms gaining access from an interior hallway and with no provisions for cooking in an individual unit

Household pets - An animal that is kept by a person primarily for companionship. Livestock is excluded from this definition. Household pets shall not include any non-domestic animals permitted under "Animal Keeping."

Independent congregate senior living community - A 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.

Indoor gun range - An enclosed facility or area used for archery or the shooting of firearms, whether for practice or sport.

Indoor recreation - 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.

Indoor theater - A facility for showing motion pictures, videos, or for staging theatrical performances to an audience, inside an enclosed structure.

Judicial center - Buildings used for courtrooms, police station, jails, and accessory offices.

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

Kennel - 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.

Large group care or group home - 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 drug or alcohol rehabilitation facilities for any number of persons, with or without 24-hour care or supervision, excluding those that do not meet the definition of family.

Light industrial - 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.

Limited agricultural uses - 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. This definition does not include animal keeping.

Limited commercial uses - 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.

Machine shop - A facility where material is processed or treated by machining, cutting, grinding, welding, or similar processes.

Major facility of a public or private utility - 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.

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

Membership club - 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.

Metal cargo storage containers - The use of Metal Storage Containers, Sea Cargo, Cargo, or similar containers that house storage items. The use of semi-truck trailers as storage containers is prohibited in all zoning districts.

Mortuary - 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.

Motel - Guest rooms or suites occupied on a transient basis, with most rooms gaining access from an exterior walkway and with no provisions for cooking in an individual unit.

Motorized racing - 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

Multi-family dwelling - 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.

Non-commercial telecom site, one structure - A facility used for the transmission or reception of electromagnetic or electro-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.

Non-commercial telecom site, all others - 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)

Non-motorized racing - A facility where racing events are held in which the sport does not involve the use of mechanical engines for propulsion.

Nursing, convalescent and residential care facility - 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.

Open agricultural uses - 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.

Open and subsurface mining - 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.

Outdoor recreation, day use - 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.

Outdoor recreation, night use - 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.

Outdoor theater - A facility for outdoor performances where the audience views the production from automobiles or while seated outside.

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

Overnight lodging - 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.

Park and ride facility - 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.

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

Park or play field, night use - 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.

Parking structure or parking lot (primary use) - 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

Pawn shop - 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.

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

Pet service - Any person or group engaged in grooming or training pets, pet competitions or events for commercial purpose. Pet Services do not provide overnight boarding services to animals not owned by the Pet Services licensee, but may provide short-term, daytime boarding services for animals. A veterinary clinic or hospital is excluded from this provision.

Pet shop - Any place of business where pets are kept to be bought, sold, exchanged or offered for sale to the general public. A Pet Shop may also include incidental grooming or training services. A Pet Shop does not provide overnight boarding services to animals not owned by the Pet Shop licensee. A veterinary clinic or hospital is excluded from this provision.

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

Printing and publishing establishments - 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.

Private airports - 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.

Professional office - 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.

Public airports - 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.

Public or quasi-public facility other than listed - Means a public or quasi-public facility other than those specified in this chapter.

Public recreation center - A publicly owned area providing recreational facilities such as playgrounds, parks, game courts, swimming pools, and playing fields.

Public park - A park, playground, swimming pool, beach, pier, reservoir, golf course or athletic field within the County which is under the control, operation, or management of the county, state, or other political subdivision.

Public safety telecommunications site - 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.

Recovery house - A residence that provides housing and a living environment for persons recovering from alcohol or other substance use disorders and is operated to facilitate their reintegration into the community but does not provide any treatment for alcohol or other substance use disorders. The term does not include a facility for transitional living for released offenders.

Recycling Related Uses -

1. **Reverse Vending Machine** - A self-service device that accepts empty recyclable beverage containers and issues a cash refund, receipt, or redeemable voucher. Reverse vending machines are typically installed as an accessory use to a commercial establishment and occupy no more than 50 square feet.
2. **Recycling Collection Facility, Small** - A facility occupying 500 square feet or less that collects source-separated recyclable materials from the public through donation, redemption, or purchase. This use may include unattended drop-off bins, kiosks, mobile units, or bulk reverse vending machines. Small collection facilities must operate as an accessory use to an established commercial or industrial use and may not include on-site processing beyond basic sorting or temporary storage.
3. **Recycling Collection Facility, Large** - A facility larger than 500 square feet, including permanent structures, that collects source-separated recyclable materials from the public. These facilities may operate as a primary or accessory use and may allow limited on-site processing such as sorting or compacting. Large collection facilities may include staffed operations.
4. **Recycling Processing Facility, Light** - A facility occupying less than 45,000 square feet used for the collection and mechanical processing of recyclable materials. Processing may include baling, briquetting, crushing, compacting, grinding, shredding, and sorting. Light processing facilities are limited to source-separated materials and do not process ferrous metals other than food and beverage containers.
5. **Recycling Processing Facility, Heavy** - A facility larger than 45,000 square feet or one that engages in advanced or large-scale recycling operations beyond the scope of a light processing facility. May include processing of mixed or unsorted materials, ferrous metals, and use of industrial-scale equipment.

Renewable Energy Generation - 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. 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.

Resort lodge, conference center, or guest ranch - 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.

Restaurant - An establishment for the sale and consumption of food and beverages on the premises, which may include drive-through service. 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).

Retail or personal service facility - 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.

Saw mill - A facility for the storage, sales, and milling of forest products, not including the cutting of firewood.

Seasonal sales lot - A parcel temporarily used for the sale of seasonal or holiday items, including but not limited to Christmas trees and pumpkins.

Sewage treatment facility - A facility for the collection, treatment, and disposal of sewage, which has a designed capacity to receive more than 2,000 gallons of sewage per day.

Sewer or water transmission lines – Pipeline(s) used for the transport of water or sewage.

Sidewalk or parking lot sale - A promotional sales event conducted by one or more businesses which is held outside the confines of the commercial or manufacturing structures in which such business is normally conducted and which sale involves the outdoor display within a paved or concrete area on the same lot as the structures of merchandise which is normally displayed within the structures. Sale events shall be conducted solely on private property and not encroach within public rights-of-way.

Single-family dwelling - 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

Ski area - A recreational facility for Alpine and Nordic skiing, including associated lodge buildings, ski school, eating and drinking areas, and retail sales.

Small group care or group home - 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.

Small lot subdivision - Limited lot size subdivision (5,000 square foot minimum lot size) for single-family detached dwellings.

Solar photovoltaic facility - A solar energy system that functions as a principal use of land, or is designed for wholesale energy export beyond on-site consumption, including associated energy storage components and distribution infrastructure.

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

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.

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.

Stationary tank storage (above ground) - 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.

Telecommunications facility - A wireless communications 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.

Telecommunications Site - 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. 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.

Temporary batch plant - A temporary facility for mixing concrete, asphalt or similar paving materials.

Temporary construction or sales office - A facility temporarily used as a construction or sales office.

Temporary dwelling unit - 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.

Terminal and passenger service facility - An establishment engaged in the operation of motor vehicle passenger service terminals including maintenance and service facilities, including bus and taxicab fleet operations.

Thrift or secondhand stores, used appliance shops - A business which sells used or recycled merchandise, or accepts donations of used or recycled goods for later retail sales

Treated effluent irrigation - The use of treated wastewater effluent for irrigation purposes.

Uses of community significance - 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.

Utility service facility - 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. There may be no buildings associated with this use. This use is limited to the following sizes - a. Gas lines less than 12 inches; and b. Electric lines of less than 65.00 kilovolts.

Vehicle rental - Establishments primarily engaged in daily or extended term rental of trucks, vans, passenger vehicles, utility trailers, recreational vehicles, and other motorized vehicles.

Vehicle sales - Establishments primarily engaged in the sale of new or used trucks, vans, passenger vehicles, utility trailers, and recreational vehicles and other motorized vehicles.

Vehicle service center, major - 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.

Vehicle service center, minor - 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.

Veterinary clinic with outdoor holding facilities - A facility for the diagnosis, treatment, hospitalization, and harboring of animals which includes outdoor holding facilities.

Veterinary clinic without outdoor holding facilities - A facility for the diagnosis, treatment, hospitalizations and harboring of animals which does not include outdoor holding facilities.

Warehouse and distribution center - 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 "Light Industrial" for warehousing centers of less than 100,000 square feet of gross floor area.

Water reservoir - 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.

Water tank/treatment facility or sewer lift station - 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.

Wind energy commercial use test site - 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.

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.

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

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.

Wind energy conversion systems, commercial - One or more machines by which mechanical energy supplied by the wind is changed to electric energy for the purpose of consumer sales.

1.13 Measurements, Construction, and Code Terminology Definitions

Acre, gross - A gross acre consists of 43,560 square feet of land, and includes any public streets and alleys or other rights-of-way or easements.

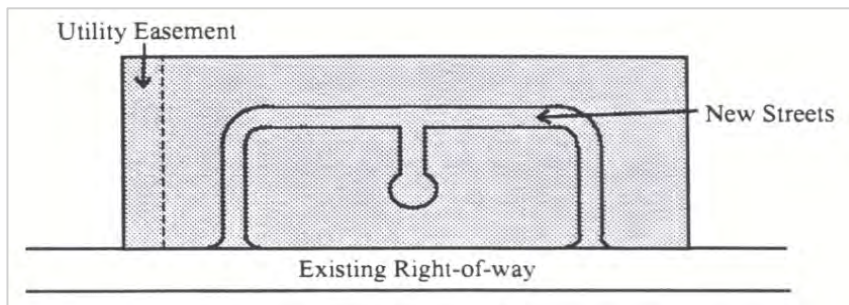


Figure 1: Gross Acreage (Shaded Area)

Acre, net - A net acre consists of 43,560 square feet of land, exclusive of any public streets and alleys or other rights-of-way, but inclusive of public utility, drainage, or irrigation maintenance easements. Unless otherwise stated, “acre” means “net acre” wherever used in this code.

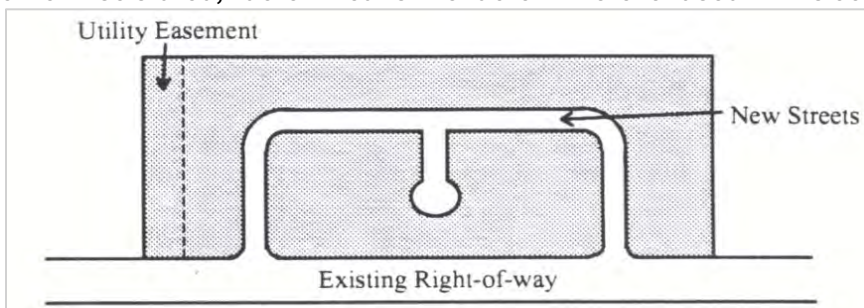


Figure 2: Net Acreage (Shaded Area)

Aboveground utility projects - An aboveground electric transmission line which is designed to operate at 200 kilovolts or more and which has been approved for construction after October 1, 1991, by the State or Federal Government or a governing body.

Abutting or adjacent - Two or more parcels sharing a common boundary of at least one point.

Access - Safe, adequate, usable ingress or egress to a property or use of not less than twenty feet in width to a legally dedicated public way.

Action - The decision made by the review authority on a land use application, including appropriate findings and conditions of approval where applicable.

Active area - The area a use occupies. This is for purposes of parking calculations.

Adjacent grade, predeveloped - The natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Administrator - The community development director or designee, unless otherwise specified. For the purposes of floodplain management, administrator shall refer to the floodplain administrator.

Advisory body - The Town of Genoa, Gardnerville and Minden, and any other duly appointed committee by the Board of County Commissioners.

Agricultural Water Storage - The use of ponds, tanks, cisterns, reservoirs, or other containment structures designed and operated to store water solely for agricultural purposes, including livestock watering, crop irrigation, and other farm or ranch operations. Agricultural water storage facilities are not intended for industrial processing, urban potable supply, or recreational use, and may be subject to standards related to water quality protection, dam safety, drainage, and habitat impacts.

Alley - A public or private way, at the rear or side of property, permanently reserved as an ancillary means of vehicular or pedestrian access to abutting property.

Alteration - Any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure, or change in the appearance of any building or structure.

Alternative tower structure - A support structure for wireless communications facilities which is primarily for another principal use or accessory use to the principal use on the lot where it is located, and partially or wholly conceals the antenna or minimizes its appearance in relation to the principal use of the structure. Examples of alternative tower structures include but are not limited to existing buildings, grain silos, utility poles, light poles, clock towers and steeples.

Anchor - A series of methods used to secure a structure to its footings or foundation wall so that it will not be displaced by flood or wind forces.

Anemometer - A device for measuring the speed and direction of the wind.

Antenna - A device for transmitting or receiving radio, television, or any other transmitted signal.

Apartment, multifamily - A portion of a structure designed and used for occupancy by two or more families living independently of each other, including duplex, triplex, four-plex, and other multiunit configurations.

Appeal - A request for review of a decision.

Applicant - Owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this development code, or the agents of such persons.

Appurtenances - The visible, functional, or ornamental objects accessory to and part of a building.

Architectural feature - A portion of a sign structure intended to accent a sign rather than to provide or carry additional message, area such as framing, roofing, exposed foundations, landscaping, and the like.

Attached - Any structure that has a roof or an interior wall in common with another structure.

Auto dismantling - The wrecking or dismantling of motor vehicles or trailers, or the storage, sale or dumping of dismantled, partly dismantled, or wrecked motor vehicles or their parts.

Backflow prevention device - A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

Balloon - Any inflatable device that does not fall under the definition of inflatable device.

Berm - A mound or embankment of earth designed to provide visual interest, screen undesirable views, or decrease noise.

Board - The Board of Douglas County Commissioners, unless otherwise specified.

Buffer-yard - A continuous area of land which is required to be set aside along the perimeter of a lot which is landscaped with a combination of plants, berms, fences, or walls, the purpose of which is to provide a transition between and to reduce the environmental, aesthetic, and other impacts of one type of land use upon another.

Buildable area - That portion of the platted lot exclusive of the required front, rear and side yard setbacks, as established by the base zone for the lot, and, for the purposes of hillside management, minus all designated undevelopable area.

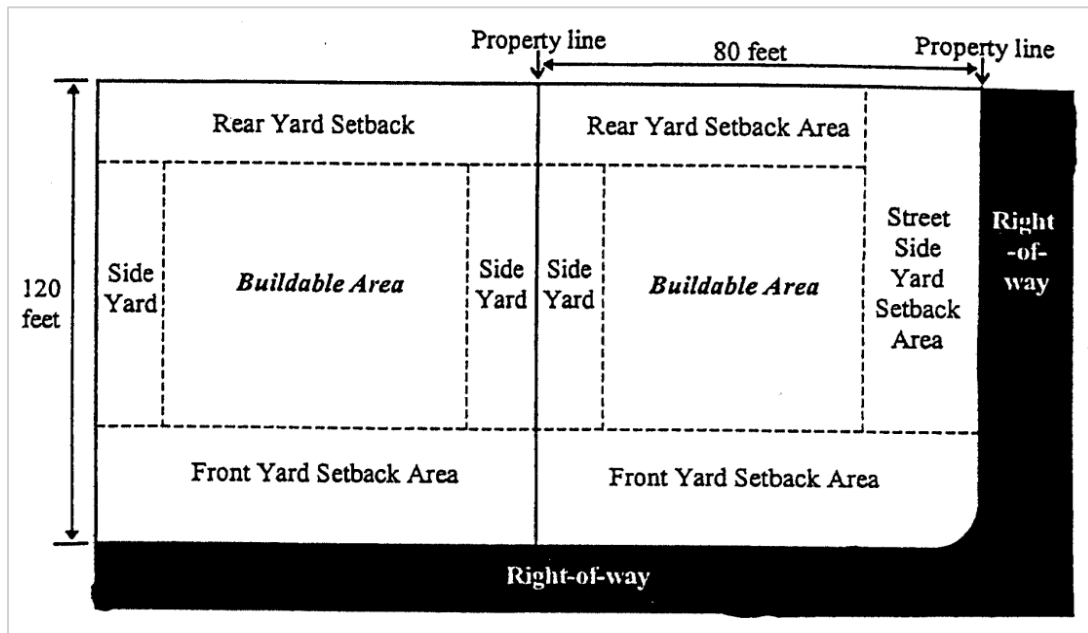


Figure 3: Buildable Area

Building - Any structure having a roof supported by columns or walls, not including a travel trailer or Recreational Vehicle.

Building area - The total gross square footage of floor area of the buildings located on a parcel of property.

Building area, occupied - The total gross square footage of floor area of a building occupied by an individual business or unit of operation.

Building height - The vertical distance from any part of the structure to the natural grade below, excluding chimneys and vents.

Building setback - The distance between the property line and the nearest portion of a building on the

property.

Building site - The ground area of a building together with all open spaces required by this development code.

Building site slope - The average natural slope of the area designated as the building envelope measured at right angles to the natural contours along a line passing through the center of the building envelope, such line shall terminate at the opposite edges of the proposed building, or at the opposite edges of the proposed cut or fill, whichever distance is greater.

Carport - A permanent roofed structure not completely enclosed to be used for vehicle parking.

Certificate of occupancy - A permit issued by the community development department prior to occupancy of a structure to assure that the structure is ready for occupancy with all defects corrected, all construction debris removed, the site graded to final grade, and all on-site amenities, including but not limited to paving and landscaping are complete.

Co-location - The placement of more than one antenna or transmitter on a single wireless communications tower by more than one wireless service provider.

Commercial vehicle - Vehicle(s) designed, maintained or used primarily for the transportation of property in furtherance of commercial enterprise.

Commission - The Planning Commission of Douglas County, unless otherwise specified.

Committee - The Development Review Committee, unless otherwise specified.

Common open space - A parcel or parcels of land or an area of water or easements, licenses or equitable servitudes within the site designated for a planned unit development which is designed and intended for the use or enjoyment of the residents or owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents or owners of the development.

Community - Any state or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or authorized native organization, which has authority to adopt and enforce flood plain management regulations for the area within its jurisdiction.

Complex, commercial or industrial - A building or group of buildings within a single architectural plan housing three or more commercial or industrial units of operation where shared access, driveways, or parking is provided. A complex may include separate parcels, parcels of record as part of a commercial or industrial subdivision, or building pads or envelopes with shared or common elements.

Condominium - A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential, commercial or industrial building on the parcel.

County - Douglas County, unless otherwise specified.

Cross lot drainage - A drainage system that conveys site run-off towards the lower lot line which it is captured in a drainage channel, pipe, or similar structure and directed across lot lines to an approval point of discharge, or detention or retention structure.

Curbline - The line at the face of the curb nearest to the street or roadway. In the absence of a curb, the curbline must be established by the county engineer.

Days - Shall always be consecutive calendar days unless otherwise stated.

Dense landscape buffer or planting screen - Landscaping which provides screening of

incompatible land uses. Landscape material shall be of a type and size that reaches maturity within three years.

Density - The number of dwelling units per gross acre, unless otherwise stated, for residential uses. For the purpose of Transfer Development Rights, density shall mean the number of development rights for the parcel in question under current zoning district regulations.

Density transfer - An increase in density on one portion of a property to a level that may exceed the underlying master plan designation of that portion of the property while maintaining a gross density over the entire property that is consistent with the underlying master plan designation.

Department - The Douglas County Community Development Department, unless otherwise specified.

Design manual - The adopted Douglas County Design Criteria and Improvement Standards manual, unless otherwise specified.

Designated official - A person or persons authorized to take final action upon a development permits.

Detached - Any building or structure that does not have a wall or roof in common with any other building or structure.

Developer - The person or persons who have made an application to Douglas County to perform development.

Development code - A unified text incorporating those areas of regulation more typically presented in separate zoning and subdivision ordinances and related chapters of the county code, hereafter referred to as the development code.

Development right - The right to construct a single-family dwelling, attached or detached.

Director - The Director of Community Development or his designee.

Dwelling - A structure or portion thereof designed for residential occupancy, not including hotels, motels, or boarding houses.

Dwelling unit - A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Easement - A grant of one or more property rights by the property owner for the use by the public, a corporation or another person or entity.

Electrical distribution - Structures and appurtenant facilities used for the distribution of electric energy in voltages less than 65 kv.

Electric substation - An assemblage of equipment and appurtenant facilities designed for voltage transformation, or voltage control of electricity in amounts of 65 kv or more.

Electric transmission line - A series of three or more structures and appurtenant facilities erected above ground, supporting one or more conductors emanating from a power plant or a substation, designed to transit electric energy in voltages of 65 kv or more.

Erect - to building, construct, attach, hang, place, suspend, affix or fabricate, which shall also include painting of wall signs and window signs or other graphics.

Family - One or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit; provided that a group of four or more persons who are not within a second degree of consanguinity shall not be deemed to constitute a family. Notwithstanding the definition in the preceding paragraph, a family shall be deemed to include three or more persons not within the second degree of consanguinity

occupying a dwelling unit and living as a single, nonprofit housekeeping unit, if the occupants are handicapped persons as defined in Title VII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988. Such unrelated individuals shall have the right to occupy the dwelling unit in the same manner and to the same extent as a family unit as defined in the first paragraph of this definition.

Fence - Means a barrier constructed of wood, metal wire, erosion control fabric, boards or other materials and which is intended to demarcate a boundary, separate land uses, secure animals, enclose property, and/or exclude people and animals from a designated area. Solid fencing is fencing that impairs through vision, is sight obscuring or opaque, and may conflict with vehicle sight distance. Chain link fencing with privacy slats will be considered solid fencing.

Federal Register - A document published daily by the Federal Government that provides a uniform system for making available to the public regulations and legal notices issued by federal agencies.

Flag - An article of cloth, paper, or similar lightweight material, varying in size, shape, or design, usually attached at one edge to a staff or cord.

Flag, official - The flag of the United States or other officially recognized country, state, governmental agency or Douglas County.

Flicker or shadow flicker - The effect that results when the shadow cast by the rotating blade of a wind energy system moves across a fixed point.

Floor area ratio - Determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

Footing - The enlarged base of a foundation wall, pier, or column, designed to spread the load of the structure so that it does not exceed the soil bearing capacity.

Foundation - The underlying structure of a building, usually constructed of concrete, that supports the foundation walls, piers, or columns.

Foundation walls - A support structure that connects the foundation to the main portion of the building or superstructure.

Front wall - The nearest wall of a structure to the street upon which the structure faces, but excluding cornices, canopies, eaves, or any other architectural embellishments.

Frontage - The side of a lot abutting a street (the front lot line).

Frontage of property - The longest single, lineal dimension of a parcel of property abutting on a public street.

Fuel break - A strategically located strip or block of land, varying in width, on which vegetation has been modified to provide a safer place for fire fighters to work and to help reduce the rate of fire spread.

Garage - An enclosed building, or a portion of an enclosed building used for the parking of vehicles, and not designed for human habitation.

Gas distribution line - Mains, services, equipment and appurtenant facilities which carry or control the supply of gas from the point of local supply to and including the sales meter.

Gas regulator station - As assemblage of equipment which reduces, regulates and meters natural gas pressure in the transmission line, holder, main, pressure vessel or the compressor station piping. This may include auxiliary equipment such as valves, control instruments or control lines as well as piping.

Grade - The degree of rise or descent of a sloping surface expressed as a ratio or percentage (see Slope).

Graphics - The noninternally illuminated decoration of the exterior of a building or site which murals, art work, statuary, and the like, not containing a commercial message, trademark, logo type, brand name, or the like.

Ground cover - Plants, other than turf grass, normally reaching an average maximum height of not more than two feet at maturity.

Grubbing - The clearing of roots and stumps.

Hearing body - The appointed or elected person or person authorized to render a final decision on any development application.

Hedge - A landscape barrier consisting of a continuous, dense planting of shrubs.

Height of structure - The vertical distance from any part of the structure to the natural grade below, excluding chimneys and vents.

Highest adjacent grade - The highest natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Hillside area - Any property containing slope areas of 15 percent or greater as designated on the Master Plan slope constraint maps.

Historic Structure - Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a State inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior.

Holiday decoration - Decorations commonly associated with any national, local or religious holiday.

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

Horizontal and vertical building envelopes - The maximum width and height of a structure based on minimum setback requirements and maximum building height limitations for the zone within which the project is located. These envelopes may be utilized to evaluate visual impacts when specific architectural plans are not provided for subdivision review.

Inaugurate - The issuance of a building permit or site improvement permit.

Incombustible material - Any material which will meet the requirements of the Uniform Building Code or approved standards for Douglas County.

Incompatibility of land uses - The proximity or direct association of contradictory, incongruous, or discordant land use or activities, including the impact of noise, traffic, vibration, smoke, odors, and other similar environmental conditions.

Internal driveway - For purposes of determining monument sign placement for a parcel of record located within a commercial or industrial complex, an internal driveway is a driveway or drive aisle located internal to the complex which provides access to the parcel and which does not abut or front on a public street.

Irrigation system - A permanent, artificial watering system designed to transport and distribute water to plants.

Kitchen - Any room, all or part of which is designed or used for storage, refrigeration, cooking and the preparation of food.

Kiosk - A small, freestanding structure permanently affixed to the ground, requiring a building permit, which may have one or more surfaces used to display one or more advertising signs.

Lake Tahoe region - That portion of the Lake Tahoe basin in Douglas County, Nevada, as delineated on the official maps of the Tahoe Regional Planning Agency.

Land use zoning district - A portion of the county within which certain uses of land and structures are defined, and regulations are specified.

Landscaping - Any combination of living plants such as grass, ground cover, shrubs, flowers, vines, hedges, or trees, and nonliving landscape material such as rocks, pebbles, sand, mulch, bark, walls, fences, and decorative paving materials (excluding driveways, parking, loading, or storage areas), and sculptural elements.

Livable area - Interior floor area of a residential use which includes bedrooms, bathrooms, kitchens, closets, but excludes garages.

Lot - A parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon and which abuts upon a legal means of access. The classifications of lots are:

1. **Corner** - A lot located at the intersection of two or more streets at an angle or not more than 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an interior lot.
2. **Flag** - A lot having access or an easement to a public or private street by a narrow, private right-of-way.
3. **Interior** - A lot abutting only one street.
4. **Key** - A lot with a side line that abuts the rear line of any one or more adjoining lots.
5. **Reverse corner** - A corner lot, the rear of which abuts the side of another lot.
6. **Through** - A lot having frontage on two generally parallel streets, with only one primary access.

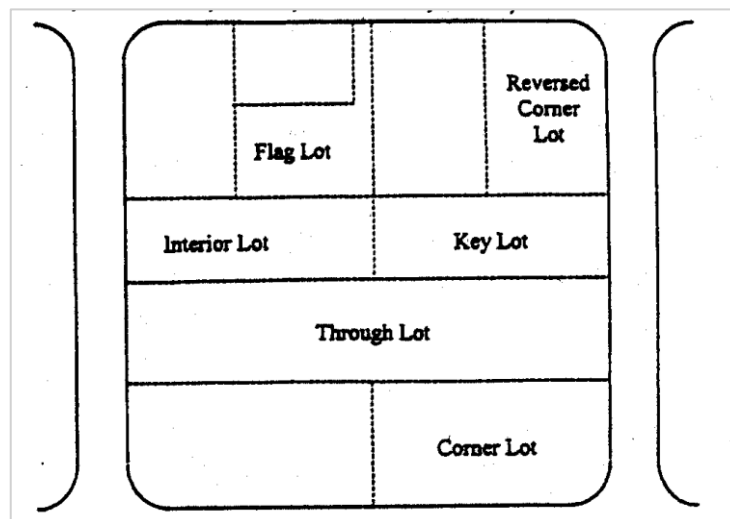


Figure 4: Lots

Lot area - The total horizontal area included within the lot lines of a lot.

Lot depth - The average distance between the front and rear lot lines or between the front line and the intersection of the two side lines, if there is no rear line.

Lot frontage - The portion of the lot contiguous to the street.

Lot line - Any boundary of a lot. The classification of lot lines are:

1. **Front** - On an interior lot, the line separating the parcel from the street. On a corner lot, both lot lines abutting a street. On a through lot, the lot line abutting the street providing the primary access to the lot.
2. **Interior** - Any lot line not abutting a street.
3. **Rear** - A lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of at least ten feet, parallel to and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this code.
4. **Side** - Any lot line which is not a front or rear lot line.

Lot width - The horizontal distance between the side lot lines, measured at right angles to the lot depth at a midway point between the front and rear lot lines.

Main structure - A structure used for the principal use of the property as distinguished from an accessory use.

Manufactured home - A residential dwelling built in accordance with the Federal Manufactured Home Construction and Safety Standards. For floodplain administration purposes, the term manufactured home also includes travel trailers and other similar vehicles placed on a site for greater than one hundred eighty consecutive days.

Manufactured home (mobile home) park or subdivision - Manufactured home (mobile home) park or subdivision uses are categorized as *existing*, *expansion to*, or *new*, as defined below:

1. **Existing** - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed before the effective date of the floodplain management regulations adopted by a community.
2. **Expansion to** - The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, construction of streets, and either final site grading or the pouring of concrete pads.
3. **New** - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads, is completed on or after the effective date of the floodplain management regulation adopted by the county.

Manufactured slope - A man-made slope created by grading that consists wholly of cut or filled material.

Median - A paved or planted area separating a street or highway into two or more lanes of opposite direction of travel.

Mixed-use development - The development of parcels or structures with two or more different land uses such as, but not limited to, a combination of residential, office, manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

Modular home - A structure intended for residential use and manufactured off- site in accordance with all other codes adopted by Douglas County.

Mulch - Nonliving organic and synthetic materials customarily used in landscape design to retard erosion and retain moisture.

Natural area - A land area, unimproved and not occupied by any structures or manmade elements, set aside for the conservation of permanent, undisturbed open space.

Natural drainage - Water which flows by gravity in channels by the surface topography of the earth prior to changes made by the efforts of man.

Natural grade - The grade unaffected by construction techniques such as fill, landscaping, or berming.

Net consumptive use - Net consumptive use means that portion of irrigation water applied to vegetation which is consumed and removed from the local hydrological environment by evaporation or transpiration. The Alpine decree has interpreted the net consumptive use of surface water for irrigation of the lands above Lahontan Reservoir (including Carson Valley) to be 2.5 acre-feet per acre.

Net site area - The total area within the lot lines of a lot or parcel of land after public street easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel.

Nonconforming, illegal - A structure, lot, or use which did not conform to applicable laws when constructed or initiated, and does not conform to the provisions of the current development code.

Nonconforming lot - A lot, the area, frontage or dimensions of which do not conform to the provisions of the current development code.

Nonconforming structure - A structure which conformed to applicable laws when constructed but does not conform to the provisions of the current development code.

Nonconforming use - A use which conformed to the applicable laws when established but does not conform to the provisions of the current development code.

Nonrestricted license - A gaming license which permits the operation of more than fifteen slot machines and other games.

NRS - Nevada Revised Statutes.

Nude - A person completely without clothing or covering.

Open space - All areas of natural plant communities or areas replanted with vegetation after construction including but not limited to revegetated natural areas, trees, shrubs, hedges, lawn, and ground cover planting areas, which provide light and air and are designed for either environmental, scenic, amenity, or recreational purposes.

Ornamental tree - A deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

Parcel - A parcel of land under one ownership that has been legally subdivided or combined.

Parking areas - Those areas including parking lots, driveways, drive aisles, loading and unloading spaces, and all other areas necessary to move vehicles in and out of required parking spaces.

Parkway - The area of a public right-of-way that lies between the curb and the adjacent property line or physical boundary definition such as fences or walls, which is used for landscaping or passive

recreational purposes.

Permanent structure - A building or structure that is permanently affixed to the land through a foundation or other anchoring system and is intended to remain in place for an indefinite duration. Permanent structures are constructed of durable materials, connected to required utilities when applicable, and are not designed to be relocated or removed without substantial dismantling or reconstruction. Temporary structures, movable equipment, and vehicles are not considered permanent structures.

Permitted use - Any use allowed in a land use zoning district and subject to the provisions applicable to that district.

Person - Any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, State of Nevada, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

Planned development (PD) - A type of development characterized by comprehensive planning for the project as a whole, clustering of structures to preserve usable open space and other natural features, and a mixture of housing types within the prescribed densities.

Predeveloped adjacent grade - The natural elevation of ground surface prior to construction next to the proposed walls of a structure.

Principal use - The primary or predominant use of any parcel, building or structure.

Project - See Development.

Public Facility and Quasi-Public Facility - A public facility is a facility owned, operated, or maintained by a public agency to provide governmental services to the general public. Public facilities include, but are not limited to, government administration buildings, public works facilities, police and fire stations, libraries, public schools, transit stations, and similar civic service uses. A quasi-public facility is a facility owned, operated, or maintained by a private, nonprofit, or non-governmental entity that provides services customarily considered to be of public benefit. Quasi-public facilities include, but are not limited to, community centers, places of worship, private schools, hospitals, utilities, and other institutional uses that serve the general community.

Public right-of-way - A strip of land acquired by reservation, dedication, purchase, prescription, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer or other public uses.

Public safety, nuisance - Related to variances of this title. The granting of a variance must not result in anything which is injurious to safety or health of the community or neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, or any way, navigable lake, river, bay stream or canal, or basin.

Public View - Means plainly visible from the public right-of-way, or from any adjacent public or private property. Items enclosed and visually obscured within a structure, or within a lawful fence or wall are not considered to be in public view.

Quarry - A place where rock, ore, stone and similar materials are excavated, processed for sale or for off site use.

Receiving parcel - A parcel of real property situated in a receiving area, designated as such by the 1996 Master Plan, as amended.

Recreational vehicle (RV) - A vehicle towed or self-propelled on its own chassis or attached to the chassis of another vehicle and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. The term recreational vehicle includes,

but it not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, converted trucks or buses, boats and boat trailers, utility and all terrain vehicles.

Restricted use area - An area that is retained in its existing state and is restricted from all development due to proximity to a hazard or environmentally sensitive area except for hiking trails, provided such trails neither create nor increase a public hazard. The use restrictions exclude minimal grading required to construct public utility services or roadways to adjacent properties where no technically feasible alternative route or construction method exists.

Review authority - The person, committee, commission or board responsible for the review or final action on a land use issue.

Ridge line - A ground line connecting the series of highest elevation points or a ridge, running center and parallel to the long axis of the ridge.

Right-of-way - See Public right-of-way.

Roofing square - 100 square feet of roofing surface.

Salvage - See Junk and salvage facilities.

Screening - A method for reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls or any appropriate combination thereof.

Seminude - A person whose specified anatomical areas are less than completely and opaquely covered or who appears to have human male genitals which are in a discernibly turgid state, even if completely and opaquely covered.

Sending parcel - A parcel of real property situated in the A-19 or FR-19 zoning districts.

Setback - The required distance that a building, structure, parking or other designated item must be located from a lot line.

Shade tree - A deciduous tree planted primarily for its high crown of foliage or overhead canopy.

Shrub - A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground; may be deciduous or evergreen.

Sign - Includes every sign, billboard, freestanding sign, portable freestanding and sandwich sign, wall sign, roof sign, window sign, illuminated sign, projecting sign, temporary sign, and street clock, and includes any announcement, declaration, demonstration, display, internally-illuminated or back-lit trim, roof lines and awnings, illustration or insignia used to advertise or promote the interest of any person when the same is placed so that it is clearly visible to the general public from an out-of-doors position, excluding graphics. The following type of signs are included in this definition:

1. Abandoned sign - A sign, which no longer correctly directs or exhorts any person, advertises a bona fide business, lessor, owner, project or activity conducted, or product available on the premises where such sign is displayed.
2. Appurtenant sign - A sign directing attention to products or services offered, but not necessarily directly concerning the use of the property where the sign is located, such as credit card, beverage, or association signs, and the like.
3. Area identification sign - A permanent sign used to identify a neighborhood, subdivision, shopping district, or any area of distinct character.
4. Awning sign - A sign which is painted, sewn, stained, etc., onto the exterior surface of an awning or canopy.
5. Banner - A piece of cloth, plastic, paper or other material with a design, motto, or slogan, sometimes attached to a standard, displayed as an advertising device to draw attention to the site where located.

6. Bench sign - Any sign painted on or otherwise attached to a bench or other seat placed in an exterior area of a premises.
7. Changeable copy sign or reader board sign - A sign or portion thereof with characters, letters, numerals, or illustrations that can be changed or rearranged without altering the face of the surface of the sign.
8. Civic event sign - A sign, other than a commercial sign, posted to advertise to provide directions to a civic or charitable event sponsored by a public agency, a school, a church, a civic fraternal organization or similar non-commercial organization.
9. Commercial sign - Any sign which is intended to attract attention to a commercial activity, business, commodity, service, entertainment or attraction sold or offered.
10. Community entry sign - A sign placed to identify the entry point of a specific geographic area or community.
11. Community directory sign - A sign, which gives information about local churches or civic organizations.
12. Directional sign - Any sign that directs traffic or pedestrians to a particular location.
13. Directory sign - A sign designed as a single display, which gives information about the location of business, buildings or addresses within a mobile home, multi-family residential, commercial or industrial complex.
14. Double-faced sign - Any sign designed to be viewed from two directions and which at no point is thicker than 36 inches measured from exterior surface of each face and the two faces of the sign are either parallel or the angle between them is thirty degrees or less. In calculating sign area, a double-faced sign shall be counted as one sign, with the square footage measured from the largest face.
15. Electric sign - Any sign containing electrical wiring, but not including signs illuminated by an exterior light source.
16. Flashing sign - An illuminated sign in which artificial light is not maintained in a stationary or constant intensity.
17. Freestanding sign - See monument sign.
18. Illuminated, exterior - The lighting of a sign or sign structure by lights shining onto the surface of the sign.
19. Illuminated, interior - The lighting of a sign or sign structure by lights contained within the sign, and shining out through the translucent surfaces of the sign.
20. Inflatable sign or inflatable device - Any device, or grouping of balloons, larger than six feet in its longest dimension which is supported by air pressure or inflated with air or gas which is used to attract the attention of the public, whether or not it displays any specific advertising message.
21. Hanging sign - A sign attached to and located below any eave, roof, canopy or awning.
22. Lighting, direct - Illuminating a sign or sign structure by a light source seen directly.
23. Lighting, indirect - The illumination of a sign or sign structure by a light source not directly seen.
24. Master sign plan - An architectural design plan describing the content of all proposed signs in terms of size, shape, materials, colors, lettering style, placement, lighting, and the like, to set forth a basic identity for each unit of operation for a business complex. A master sign plan is required for a commercial or industrial complex containing three or more units of operation. Upon approval, the master sign plan must apply to all units of operation. Upon approval, the master sign plan must apply to all units of operation within the business complex.
25. Mobile sign - A sign attached to or suspended from any type of vehicle.
26. Monument sign - An independent structure supported from a maximum of two feet above grade to the bottom of the sign with a solid base of at least 80% of the total sign structure width.
27. Noncommercial sign - Any sign which is intended to convey a noncommercial message of social, political, educational, religious or charitable commentary.
28. Nonconforming sign - A sign which may have been validly installed under laws or ordinances in effect prior to the effective date of the ordinance codified in this title, but which is not in conflict with the provisions of this title.
29. Off-premises sign - A sign, including portable sandwich or A-frame signs, which advertises or informs about goods, products, services or uses not directly concerning the use on the property upon which the sign is located.
30. On-premises sign - Any sign which advertises goods sold, manufactured or produced,

service or uses rendered on the property upon which the sign is located, or the name of the business enterprise.

31. Permanent sign - Any sign which from the nature and effect of its proposed composition, construction, the message to be carried or its proposed placement, would make it reasonable to determine that it was intended for continuous display for a period of time greater than 90 calendar days.
32. Pennant - A piece of cloth, plastic, paper, or other such material varying in size, shape or design, erected as an advertising device to draw attention to the site where located.
33. Pre-lease sign - A sign placed upon real property advertise the availability of lease space for an unconstructed building or development site.
34. Professional sign - A sign indicating the name and occupation of a professional person or group.
35. Portable freestanding sandwich or A-frame type sign - A sign that is designed to be moveable and is not structurally attached to the ground, a building, a structure or any other sign. Such sign may or may not be in the configuration of an A.
36. Political sign - A sign designed for the purpose of advertising support of or opposition to a candidate or proposition at a public election.
37. Projecting building sign - Any sign other than a sign mounted flush to a wall which projects more than 12 inches from and is supported by a wall or roof of a building, structure or sign structure, and projects beyond the eaves of a building.
38. Reader board or changeable copy sign - See Changeable copy sign.
39. Real property sign - A sign placed upon real property to advertise that the property upon which the sign is placed, or any piece or any interests therein, is for sale, exchange, lease, or rent.
40. Roof sign - A sign erected upon a roof, the ridge of a roof, or parapet of a building or structure and extending above the highest portion of the roof.
41. Roof-mounted sign - A sign erected upon a roof of a building and extending no higher than the highest portion of the roof.
42. Sandwich sign - A flat sign composed of one or more boards attached together, with supports enabling the sign to stand upright. It is designed to be a moveable unit.
43. Temporary sign - Any sign or advertising display intended to be displayed for a period of not more than 90 calendar days.
44. Trade construction sign - A sign listing one or more persons or firms participating in development, construction, or financing of a project.
45. Traffic regulation sign - Any sign that regulates the speed, direction, or flow of traffic on a site.
46. Wall sign - A sign mounted on an exterior wall of a building intended to be viewed from outside the building.
47. Window sign - A sign maintained in or painted upon a window, intended to be viewed from outside the window.
48. Special point of interest - An on-premise or off-premise sign located at cultural, historic, tourist, or recreational points of interest.

Sign area - That area as determined by circumscribing the exterior limits of the mass of each display with a rectangle connecting all exterior points. The sign area does not include the sign's architectural features.

Sign structure - The supports, uprights, braces, and framework of the sign.

Sign tower - A tower erected for the specific purpose of supporting a sign or having a sign attached flat against the face or faces. The tower may or may not be an integral part of the building.

Site specific planting - The selection of plant materials that is particularly well suited to withstand the physical growing conditions that are normal to northern Nevada.

Slope - See Grade.

Slope face - The slopes located directly below, and leading up to the crest of a significant ridgeline or prominent landform.

Slope percentage - Equals rise times 100 divided by run (rise x 100/run).

Small lot subdivision - Limited lot size subdivision (5,000 square foot minimum lot size) for single-family detached dwellings.

Solar facilities - A solar energy system which absorbs energy from the sun.

Special use permit - A discretionary permit which may be granted under the provisions of this development code and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed by the board.

Specified anatomical area - means any of the following:

1. The human genitals or the human pubic region;
2. The perineum or any portion of the crease of the human buttocks; or
3. Fondling or other erotic touching of human genitals, pubic region, buttocks, or female breasts.

State - The State of Nevada, unless otherwise specified.

Stock Watering Ponds - A man-made or natural pond used primarily to provide water for livestock. Stock watering ponds are typically supplied by surface runoff, springs, or wells and are not intended for recreational use, irrigation storage, or domestic potable water supply.

Storage - A space or place where goods, materials or personal property is put for more than 24 hours.

Story - That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling above it.

Street - Any public or private thoroughfare, which affords a primary means of access to abutting property.

Structure - A combination of materials forming an edifice or building of any kind, or any piece of work artificially built or composed of parts joined together in some definite manner, but excluding the following:

1. Fences not more than seven feet in height;
2. Retaining walls;
3. Platforms or decks not more than 30 inches above grade and not over any basement or story below;
4. Utility mains, lines and underground facilities; and
5. Yard and play equipment.
6. A permanent structure is built of materials in a manner which would commonly be expected to remain useful for a substantial period of time.
7. A temporary structure is built of materials in a manner which would commonly be expected to have a relatively short useful life, or is built for a purpose that would be expected to be relatively short-term in duration.
8. For the purposes of flood management, a structure shall be a walled and roofed building that is principally above ground and includes gas or liquid storage tank and manufactured homes.

Structure, principal - A structure in which the principal use is conducted.

Studio (photography, portrait and art) - An artist's or photographer's workplace or establishment, where the artist's or photographer's work may be displayed and sold.

Subdivision development plan - Specific development plans for an approved tentative parcel or subdivision map, including plot plans, building elevations, grading plans and landscape plans applicable to individual lots within the tentative map.

Substantial damage - Damage of any origin sustained by a structure where the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement - Any reconstruction, rehabilitation, addition, or improvement to a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either -

1. Any project for improvement of a structure to correct existing violations or state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
2. Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Temporary use - A use established for a specified period of time, with the intent to discontinue the use at the end of the designated time period.

Total system height - The vertical height from existing grade to the highest possible point of a wind energy conversion system.

Traffic safety sight area - That portion of both public and private property located at any corner and bounded by the curb line or edge of a roadway of the intersecting streets and a line joining points on the curb or edge of roadway 45 feet from the point of intersection of the extended curb lines or edges of the roadway.

Transient basis - A period of 21 days or less during any 30-day period.

Tree - A large, woody plant having one or several self-supporting stems or trunks and numerous branches. May be classified as deciduous or evergreen.

Truck, pickup - A vehicle with a maximum height of 10 feet and a length of 22 feet, with the capacity to carry a maximum of 6 passengers and containing an attached sided but unenclosed cargo area. Pickup trucks have the capacity to carry an enclosed camper with the cargo area. This definition does not include tow-trucks, which is a commercial vehicle.

Understory - Assemblages of natural low-level woody, herbaceous, and ground cover species which exist in the area below the canopy of the trees.

Unit of operation - An individual and separate unit of activity or function within a building, such as a single shop within a business complex or a single business occupying an entire building.

Use - The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Value - The cost of replacing a sign with one of like material and workmanship.

Variance - A discretionary approval which permits the departure from the strict application of the development standards contained in the current development code.

Vegetation, native - Any plant species with a geographic distribution indigenous to all or part of the state of Nevada. Plant species which have been introduced by man are not native vegetation.

Vehicle, Commercial - See Commercial vehicle.

Wet bar - A room or portion thereof containing not more than a single bar- sized sink, a refrigerator with a maximum of five cubic feet of storage, a microwave oven, a countertop of no more than five lineal feet, no more than five lineal feet of upper cabinets, and no more than five lineal feet of lower cabinets. A wet bar shall not include a gas or electric range, stove top or oven.

Wind turbine - A wind conversion system that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if any.

Wireless communications - Any personal wireless services as defined in the Federal Telecommunications Act of 1996, as amended, which includes FCC-licensed commercial wireless telecommunications services including but not limited to cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging and similar services that currently exist or that may be developed in the future.

Xeriscape - Landscape methods which conserve water through the use of drought-tolerant plants and planting techniques.

Yard, front - A clear, unoccupied space on the same lot with a building, extending across the entire width of the lot and situated between the building and the front lot line of the parcel. For corner lots, the front yard shall be determined as follows:

1. The narrowest street frontage shall be the front yard in agricultural and residential land use districts.
2. The widest street frontage shall be the front yard in all other land use districts.

Yard, rear - An area extending across the full width of the lot between the rear lot line and the nearest line of the building. On corner lots, the rear yard area extends from the interior side lot line to nearest line of the building facing the street. Rear yard depth shall be measured at right angles to the rear line of the lot.

Yard, side - A yard lying between the side lot line and the building and extending from the front yard to the rear yard. In the absence of a rear yard, the side yard shall extend to the rear lot line. Side yard width shall be measured at right angles to the side lot lines.

Yard, side of street (corner lots only) - An area extending from the lot line abutting the secondary street or future street to the closest projecting front line of the building.

Zoning district - A portion of the county within which certain uses of land and structures are defined, and regulations are specified.

Article 2 - Growth Management, Allocation, and Transfer of Development Rights

2.01 Building Permit Allocation

- A. Applicability:** This chapter applies to all residential real property in Douglas County outside the portion of Douglas County within the Lake Tahoe Basin subject to the jurisdiction of the Tahoe Regional Planning Agency.
- B. Legislative Findings:** The board finds and declares as follows:
1. A measure of sustained, balanced growth in Douglas County is both desirable and necessary for the continued viability of the community.
 2. The health, safety and general welfare of the county's citizens dictate the continued availability of essential public facilities and services and the adequacy of natural community resources.
 3. The ability to provide any one or more essential resources or services at the quality and quantity desired by the community is an integral part of the county's quality of life.
 - a. Growth experienced in the past, and pressures for continued growth indicate that Douglas County may reach capacity in the delivery of one or more of essential resources or services.
 - b. If capacity to provide an essential service or resource is reached, the board may stop residential growth for an interim period of time in all or a portion of the county.
 - c. The board declares that there are limits to the capacity or capability of the county or other agencies in its jurisdiction to deliver water, sewer, drainage, transportation services and facilities.
 4. Management of population growth as provided in this chapter is necessary and desirable to preserve and enhance the quality of life for the communities and inhabitants of Douglas County.
- C. Growth Considerations:** The board finds and declares the following essential resources, facilities and services will be considered for the managed growth of Douglas County:
1. Water resources including, but not limited to, public and private water systems, and all other sources for domestic, industrial, agricultural and municipal use; the quantity, quality, and supply of water; and the capacity, system and infrastructure of systems.
 2. Wastewater treatment, sanitary sewer and disposal systems, public and private; treatment and disposal capacity, system or infrastructure ability to transport sewage from a residential dwelling unit to the treatment system, as well as any consequences or potential consequences for public health caused by the use of individual sewage disposal systems.
 3. Law enforcement and judicial facilities and services.
 4. Fire protection facilities, equipment and services.
 5. State, local and federal roads and highways, traffic and circulation.
 6. Drainage systems, including storm sewer and flood protection.
 7. School enrollment and capacity.
 8. Community facilities and services, including senior services, public health, and parks and recreation.
 9. Environmentally sensitive lands.
 10. Affordable housing.
 11. Agricultural resources.
 12. Other resources, facilities and services as determined by the board.

- D. Growth Management System:** Based upon these findings, the board has determined that a workable and reasonably equitable system for the management of population growth, through the management of building permits for defined residential uses will be a part of the land development process. The provisions of this chapter achieve this purpose.
- E. Consistency with Master Plan:** This chapter is consistent with the text, goals and policies in the master plan for a building permit allocation system and chapter 278 of the Nevada Revised Statutes. All development must be consistent with these regulations.

1. This chapter results from extensive public hearings conducted before the planning commission and board pursuant to chapter 278 of NRS, chapters 20.600 and 20.608 of this code, public hearings on natural resources, public services and facilities, and the plan implementation text, goals and policies of the master plan.
2. The board has considered a number of studies, data and reports, the suggestions of other government entities, comments of interested persons and recommendations of the planning commission in determining whether this chapter should be adopted. The board finds there is a need for the Douglas County Building Permit Allocation and Growth Management Ordinance to achieve the purposes stated in this chapter and to properly implement the text, goals and policies of the master plan.

2.02 General Provisions

- A. Allocation Required for a Building Permit:** Except as otherwise provided in this chapter, an allocation is required as a condition precedent to the issuance of a building permit that results in the creation of a new dwelling unit. For structures containing more than one dwelling unit, one allocation for each dwelling unit in the structure is required as a condition precedent to issuance of a building permit for the structure.
- B. Replacement of Dwelling Unit:** An existing or destroyed dwelling unit may be replaced with another dwelling unit without obtaining an allocation, provided that the replacement unit is located on the same parcel, tract or lot, and the owner obtains a building permit to replace the dwelling unit.
- C. Period of Validity:** An allocation is valid and can only be used for a period of one year from the date of issue, unless it is issued under a banking and borrowing project plan provided in Article XX. At the end of the year an issued allocation lapses and is void, unless a complete application for a building permit has been filed and is under review, or as otherwise provided under the approved banking and borrowing plan. An extension may only be granted as provided in Article XX.
- D. Use of Allocations:** An allocation is used by being issued a building permit
- E. Building permit approvals.** All building permit applications that require an allocation for issuance will be reviewed and processed in accordance with Title 20.
- F. Surrender of Allocations:** An allocation that a recipient does not expect to use during the period for which it is valid may be surrendered
- G. Transferability:** Allocations are parcel specific and are not transferable to other developments or owners. An allocation may only be transferred under Article XX or as part of an approved banking and borrowing program under Article XX.
- H. Periodic Review:** The board may during a master plan review, and must at every five year interval, commencing in 2011 review the growth of the population and the number of allocations used, the effect of growth on essential resources, facilities and services, and the quality of life for the communities and inhabitants of Douglas County to determine if there has been a change that requires amendment of this chapter. If the board determines that the administrative procedures of this chapter not affecting the total number of allocations must be changed based on its review,

the changes may be made by the board in the form of an ordinance at any time.

2.03 Calculation of Allocations

- A. Census Base Year:** The base year for determination of population growth and the number of persons per household is the 2000 national decennial census conducted by the Bureau of Census of the United States Department of Commerce pursuant to section 2 of Article I of the Constitution of the United States and reported by the Secretary of Commerce to the Governor pursuant to 13 § 14(c).
- B. Base Allocation Calculation:** The base number of allocations is calculated using the Douglas County 2000 census data population, outside of the jurisdiction of the TRPA, estimated at 34,520. The rate of population growth is converted to households (dwelling units) by the use of the census estimate of 2.5 persons per dwelling unit. A 2% growth factor applied to the 2000 census represents 276 dwelling units. Dwelling units are converted to allocations and increased at a 2% compounded annual rate resulting in a beginning base number of allocations for July 1, 2007 of 317 allocations.
- C. Annual Growth Formula:** The number of allocations is compounded annually at a rate of 2% for the 50 year planning period resulting in a total number of allocations of 26,812. Any modification in the total number of allocations or a modification in the 2% growth rate must be placed on the ballot by the County for an advisory vote prior to implementation of any modification.
- D. Exempt Unit Accounting:** The method used to account for those dwelling units that are exempt from the allocation provisions because of preexisting development agreements in Article XX or vested projects in Article XX is to reduce the number of allocations available for the development of new dwelling units over a 25 year period.
- E. Annual Distribution:** The calculation of allocations available annually for distribution is as follows:

YEAR COUNT	JULY 1 YEAR	TOTAL ALLOCATIONS	VESTED PROJECTS	ALLOCATIONS AVAILABLE
1	2007	317	149	168
2	2008	323	151	172
3	2009	330	155	175
4	2010	336	158	178
5	2011	343	161	182
6	2012	350	164	186
7	2013	357	168	189
8	2014	364	171	193
9	2015	371	174	197
10	2016	379	178	201
11	2017	386	182	204
12	2018	394	186	208
13	2019	402	190	212
14	2020	410	194	216
15	2021	418	197	221
16	2022	427	200	227
17	2023	435	204	231
18	2024	444	208	236
19	2025	453	212	241
20	2026	462	217	245
21	2027	471	220	251
22	2028	480	225	255
23	2029	490	230	260
24	2030	500	234	266
25	2031	510	239	271
26	2032	520		520
27	2033	530		530

28	2034	541		541
29	2035	552		552
30	2036	563		563
31	2037	574		574
32	2038	586		586
33	2039	598		598
34	2040	609		609
35	2041	622		622
36	2042	634		634
37	2043	647		647
38	2044	660		660
39	2045	673		673
40	2046	686		686
41	2047	700		700
42	2048	714		714
43	2049	728		728
44	2050	743		743
45	2051	758		758
46	2052	773		773
47	2053	788		788
48	2054	804		804
49	2055	820		820
50	2056	837		837
TOTALS		26,812	4,767	22,045

2.04 Projects with Preexisting Development Agreements

- A.** A project with a development agreement lawfully adopted prior to the effective date of this chapter, provided that any and all commitments, covenants, promises or other requirements of the development subject to an agreement are kept and performed, is exempt from the allocation provisions of this chapter.
- B.** If a project subject to a preexisting development agreement is granted a material modification to provide for an increase in density, the density increase will be subject to the allocation provisions of this chapter, and the original density must remain exempt from the provisions of this chapter.
- C.** If a project subject to a preexisting development agreement materially breaches the agreement or secures a material modification granting relief from requirements to construct public improvements of regional significance; it will be subject to the provisions of this chapter.
- D.** Extensions of time will not be regarded as material modifications unless the extension relieves the owner of its obligations to construct public improvements of regional significance within the period provided in the original development agreement, in which case the provisions of this chapter will apply. If the county is a participant in paying for or constructing the public improvements of regional significance and agrees to extend the period of time for performance for both the county and the owner, the extension will not be regarded as a material modification under this section.
- E.** The building permits for these projects must be tracked by the community development department.
- F.** The number of building permits available to a project or projects with preexisting development agreements in any given year is not limited.

2.05 Projects Subject to Vesting

- A.** Projects, including residential projects of more than four units that have received tentative subdivision or planned development approval, tentative serial parcel map approval with

subdivision standards, or in the case of a multi-family project, final project approval, prior to the effective date of this chapter, will be considered vested. A list of vested projects will be approved by resolution of the board. Extensions of time for filing a final map will not affect the status of vested projects.

- B.** The building permits for these projects must be tracked by the community development department.
- C.** An applicant seeking vested status that has a tentative map approval or final approval before the effective date of this chapter and was not considered by the board for inclusion in the resolution with the list of vested projects will have the right to a hearing with the board.
- D.** The number of permits available to a vested project or projects in any given year is not limited.

2.06 Affordable Housing Projects and Certain Agricultural Parcels

A. The following categories of projects or parcels are exempt from the allocation provisions of this chapter. When an exemption is allowed, it will result in an equivalent reduction from the pool of excess allocations. If an exemption is allowed and there are no excess allocations, then the number of future allocations to be released will be reduced by an equivalent number. The total number of allocation allowed as exempt from the allocation provisions under this section will not exceed 2200 allocations over 50 years.

- 1.** Permanently affordable dwelling units will be entitled to claim the exemption from the allocation provisions. To receive the exemption, the applicant must record deed restrictions on the parcels or obtain approval of an affordable housing agreement under chapter 20.440, provided that the exemption will only apply to the affordable units.
- 2.** Accessory dwellings on an A-19 agricultural parcel or A-19 agricultural parcels under common ownership in excess of 100 acres will be exempt from the allocation provisions. This exemption may be claimed for no more than one accessory dwelling per 100 acres.
- 3.** A dwelling unit on a parcel created under the provisions of section 20.714.030 Ranch heritage parcels, or 20.714.040 Agricultural 2-5 acre parcels will be exempt from the allocation provisions.
- 4.** The building permits for the projects with an exemption from the allocation provisions under this section must be tracked by the community development department.

2.07 Allocation Procedures and Administration

A. Allocation and Application Process: The board, after accounting for banking and borrowing, will distribute the year's available allocations into the project pool and the individual pool by resolution. If the board determines that too many allocations have been distributed to either pool it may redistribute allocations by resolution.

- 1.** Allocations shall be released quarterly, with each allocation period consisting of a one-month application period and a two-month issuance period. The allocations in each pool shall be divided equally among the four allocation periods, with any remainder placed in the first allocation period.
 - a.** First allocation period: Applications accepted in July; allocations issued in August and September.
 - b.** Second allocation period: October 1 through December 31.
 - c.** Third allocation period: January 1 through March 30.
 - d.** Fourth allocation period: April 1 through June 30.

2. General provisions for allocations:

- a.** Allocations will be distributed based on the time and date of the receipt of the allocation application, with the approved completed applications that are earliest being distributed first.
 - b.** An applicant may submit multiple applications during the application period.
 - c.** If there are more applications than allocations in the pool in the allocation period, the applicants that do not receive an allocation are automatically included in the next allocation period with the original time and date of application.
 - d.** Excess allocations, if not credited for projects under 20.560.100, will be carried over in their respective pools from allocation period to allocation period. Until the board determines a different distribution, excess allocations will be distributed out of their respective pools prior to the issuance of any quarterly allocations out of each pool. When excess allocations exist, an applicant may submit an application at any time and an allocation will be issued or denied within 10 working days. If no excess allocations exist, an applicant must submit an application pursuant to subsection (B), above.
- 3.** For the individual pool, a single allocation per individual applicant will be distributed in successive rounds until the allocations are used.
 - 4.** For the project pool, allocations will be distributed with up to 5 allocations per applicant, in successive rounds.
 - 5.** The applicant must file a completed application for a building permit within one year of the issuance of an allocation, together with the deposit required. The director may grant a single 6-month extension to an applicant upon a showing of good cause, which must include a showing of material progress toward the submission of a completed building permit application. Upon notification from the building department that the building permit application has been approved, the applicant must meet all the requirements for the issuance of the permit, including payment of all applicable fees. If a completed application for a building permit has not been submitted within the period provided, the allocation will lapse and may be redistributed according to the provisions of this chapter.
 - 6.** There will be no refunds of application, extension, transfer or other fees collected pursuant to this chapter, even if an allocation, building permit application or building permit expires. Refunds of building permit application or building permit fees will be based on the provisions of Title 20.
 - 7.** Fees provided in this chapter will be set by resolution adopted by the board.
 - 8.** All applications filed by or on behalf of an owner will be imputed to the owner and considered as having been filed in the owner's name for purposes of distribution of the allocations.
 - 9.** The board may adopt additional policies and procedures for the distribution of allocations consistent with this chapter and Article XX.

B. Effects of Procedures:

- 1.** Construction of a dwelling unit with an allocation requires the issuance of a building permit, approval of all required plans and payment of all required fees.
- 2.** In the event that a moratorium is declared as the result of local, regional, state or national emergency, or for any other reason that concerns the capacity of an essential public facility or resource, the property owner who holds an allocation

may, at the option of the board, be declared to be subject to the provisions of the moratorium.

3. An allocation does not vest property rights related to the density of a parcel of land at a quantity greater than the density permitted by the master plan or zoning code in effect at the time application is submitted for a building permit.
4. The number of allocations for a single parcel of land that a property owner may purchase will be based only on an approved project or a legally existing parcel of land.

C. Administration and Appeals:

1. Allocations will be issued as certificates with serial numbers. A log must be maintained by the building department recording the serial numbers of issued allocation certificates, building permit numbers issued for the allocation, relevant dates and corresponding assessor's parcel numbers and addresses. The log will also contain any other information deemed relevant by the director for the keeping of records and administration of this chapter.
2. The director will be the final decision-maker for this chapter, except for those provisions designated for decision by the board. The appeal of the decision of the director is to the board and must be pursuant to the provisions of Article XX.

2.08 Transfer of Allocations

- A.** The director may approve a transfer of an allocation to a parcel other than the parcel to which the allocation has been assigned under the following circumstances:
1. The parcel of land assigned an allocation is found to be unbuildable based on physical characteristics of the land, slope, seismic characteristics, potential for flooding, natural resources, or other physical aspects of development applicable to the specific parcel which were not known at the time the allocation was issued. If an allocation is transferred because a parcel is found to be unbuildable under this subsection the owner of that parcel or their successor will not be eligible for an allocation for that parcel again in the absence of changed circumstances.
 2. An action of the county has resulted in reduction of density applicable to the subject property and the allocation was purchased prior to the public action changing the density.
 3. The transfer is made to another parcel within the same project under the same ownership.
- B.** The director may approve a transfer of an allocation to a purchaser of the parcel to which the allocation has been assigned under the following circumstances:
1. The property owner had complied in good faith with the procedures and policies of the county, and due to personal circumstances beyond the control of the property owner, is unable to proceed with construction of the approved dwelling. This provision is intended to apply to circumstances such as, and not limited to, death of a family member, serious or debilitating illness, loss of employment, or extraordinary change in personal financial circumstances that would preclude proceeding with construction. A relocation to accept new employment is generally not considered an acceptable reason for the director to allow a transfer of an allocation to another owner.
 2. The property owner must relocate in response to military orders.
- C.** The approved transfer of an allocation does not extend the allocation's period of validity as defined in Section 20.560.060(D).

- D. In order to transfer an allocation, the property owner must petition the director by submitting an application containing the information deemed necessary by the director. The petition must be accompanied by a fee, in an amount set by resolution of the board, to cover the costs of review and investigation.
- E. The application at a minimum must contain the property owner's name, mailing address, and daytime phone number, the address of the subject property, the assessor parcel number, and the circumstances under which the transfer is being sought. In addition, the property owner must submit proof that an allocation has been issued for the subject property.
- F. The director must consider the petition and may either approve, approve subject to conditions, or deny the petition in writing. The director must base the decision on the criteria in subsection A or B of this section.
- G. Appeal of a denial of a petition to transfer is to the board as provided in Article XX.

2.09 Banking and Borrowing

- A. Banking and borrowing is a procedure that takes allocations available over multiple years and makes them available to a single project. If a proposed residential subdivision, planned development of more than four units, or attached or semi-detached multi-family residential project requires more allocations than are available in a single allocation period, the applicant may request banking of current allocations and borrowing of future allocations. The following provisions govern banking and borrowing:
 - 1. Banking and borrowing may only be allowed as part of a development agreement between an applicant and the county.
 - 2. The cumulative number of allocations taken by all projects requesting to bank and borrow may not exceed 40% of any year's allocations available to distribute (per Table A).
 - 3. A project may not bank and borrow allocations that exceed the unit count in its development agreement.
 - 4. A project containing 40 or more units may bank and borrow from the allocations available to distribute within 10 years of the approval of each phase in a phasing plan map or a final project approval for a multi-family project as provided for in the development agreement.
 - 5. A project containing fewer than 40 units may bank or borrow from the allocations available to distribute within 3 years of the approval of a tentative map as provided for in the development agreement or a final project approval for a multi-family project.
 - 6. A project requesting banking and borrowing may apply for any available allocations in the project pool in its first year, which may be banked for use in the project's first phase.
 - 7. Banked and borrowed allocations may be used at any time during the life of the phase of a phasing plan pursuant to the development agreement.
 - 8. The number of banked and borrowed allocations in each year must be accounted for through the reduction of an equal number of allocations from the allocations available to distribute for that year. The director will account for each project that secures allocations pursuant to this section, and for project totals.
 - 9. Projects that bank and borrow allocations are subject to an additional fee to be set by resolution of the board.
 - 10. Any project that proposes to bank and borrow must comply with chapter 20.400

and meet the following criteria, all of which are subject to affirmative findings by the board:

- a. The number of allocations required to support the project will not significantly reduce the number of allocations available to future projects that may require banking and borrowing.
- b. The project may secure allocations through banking and borrowing in order to provide a development schedule that is necessary for the project:
 1. To support the construction of improvements necessary for public health and safety.
 2. To make the phasing of development economically viable.
 3. To demonstrate the financial security to recover the capital investment for public infrastructure necessary to meet required capacity standards for development completed through a phased process.
 4. To repay, if necessary, the public sector for the financing infrastructure or other facility improvements.

2.10 Transfer of Development Rights (A-19 and FR-19)

A. Transfer Development Rights Eligibility:

1. Real property situated in the A-19 and FR-19 districts may transfer development rights to real property situated in designated receiving areas, as shown in the 1996 master plan, as amended. The owner of real property in a sending area may not sell, transfer or convey more development rights than the parcel is permitted under the 1996 master plan, as amended plus bonuses as provided in this chapter.
2. In the A-19 zoning district, no development rights can be transferred, nor can a certificate of eligibility be issued, unless the owner of the real property permanently restricts all appurtenant surface and groundwater irrigation rights against transfer from the sending parcel.
3. The owner of real property in a receiving area may not transfer more development rights to a parcel than the density provided by the base zoning district, an approved planned development or an approved specific plan for the parcel.
4. Transfer of development rights from parcels zoned A-19 is eligible for bonuses using the following calculations:
 - a. The bonus for the transfer of development rights for each 19-acres shall be 9 units. These bonus units are conferred, and can only be used for transfer. They cannot be used on the sending parcel for any other purpose.
 - b. A bonus of 7 units per 19-acres shall be provided for each sending parcel for which at least 50% of the 19 acres is located within the designated FEMA 100-year floodplain.
 - c. A bonus of 7 units per 19-acres shall be provided when transfer of all of the appurtenant surface and groundwater irrigation rights from the parcel is restricted. The restriction against the transfer may provide for substitution of water rights of equivalent volume and equal or senior priority, on approval by the board at the time of substitution.
 - d. A bonus of 20 units for every 100 acres shall be provided for each sending parcel when the parcel or contiguous parcels are a minimum of 100 acres in area.
 - e. The board in its discretion may grant additional bonuses not to exceed one unit per 19 acres for dedication of improved and permanent public access

application and certificate shall be on a form prepared by the community development department. The application shall include the following:

- a. A legal description of the parcel or parcel(s) and a current title report;
 - b. Documentation to establish eligibility for all bonuses;
 - c. If the transferor applies for a density bonus related to the restriction against transfer of water rights, then evidence of the appurtenant surface water rights under the Alpine Decree or state permits for other irrigation water rights;
 - d. If the transferor applies for bonuses related to flood plain preservation, a detailed map showing the property and the floodplain preservation, a detailed map showing the property and the floodplain boundary along with the calculations showing percentage and acreage of the sending parcels in the floodplain;
 - e. If the transferor applies for bonuses related to the 100-acre minimum parcel area, a detailed map showing the property or properties and their respective parcel sizes; and
 - f. A copy of the recorded deed restriction, or grant a perpetual open space easement to the county, a local governmental agency approved by the board, or a nonprofit conservation entity containing words sufficient to restrict transfer of appurtenant surface or other irrigation water rights as required herein.
2. If the director finds that the application is complete and the open space easement or deed restriction is in proper form and has been recorded, then a certificate will be issued to the owner.
 3. The owner may then transfer development rights to a transferee.
 4. Upon execution and delivery of the instruments of transfer, the transferee shall record the same, together with the certificate, in the office of the county recorder. The transferee shall also file duplicates of the recorded instruments and certificate with the community development department. No transfer shall be effective until and unless the conveyances, the certificate, and the open space easement or deed restriction, are recorded in the office of the county recorder and copies of the recorded instruments filed with the community development department, as provided herein.
 5. The community development department and the county recorder will keep records of issued certificates, the transfers and easements or deed restrictions, which shall be available for public inspection during normal working hours. Use of the index and files kept by the community development department shall be limited to determination of eligibility for transfer or acquisition; the official records of any such transfers shall be in the office of the county recorder.
 6. Douglas County does not ensure title or ownership of development rights, nor does it prepare the conveyances or instruments to effect the transfer.
 7. The transferee must demonstrate ownership of the development rights and the ability to provide such rights to a receiving parcel during the submittal of a tentative subdivision map and/or zoning map amendment.

2.11 Prohibitions and Penalties

A. It is unlawful for any person to:

1. Construct, cause or initiate construction of any structure for which an allocation or

building permit is required or to connect or cause the connection of any structure, mobile home or vehicle with any public or private water or sewer system without an allocation or building permit.

2. Obtain, issue or transfer an allocation or any interest in any allocation except as provided in this chapter.
3. Falsely certify or misrepresent any interest in realty or enter into any fraudulent contract or contrived contract or transaction for selling or buying realty for purposes of evading an allocation limitation provided in response to this chapter.

B. Any violation of this section will be punished by a misdemeanor. In addition, upon proof of conviction, the property owner convicted will not be eligible to apply for an allocation or residential building permit in the current or following calendar year.

C. Enforcement of this chapter is by the director and the building official with the assistance of the district attorney.

D. Allocations will be void and canceled by the director if fees are paid by insufficient funds check.

2.12 Interpretation and Conflict

A. In their interpretation and application, the provisions of this chapter must be held to be the minimum requirements for the promotion of the public health, safety, morals, convenience and general welfare, and must be construed broadly to promote the purposes for which they are adopted. The provisions of this chapter are not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute or other provision of law except as expressly provided for in this chapter. Where any provision of these regulations imposes restrictions different from those imposed by any other ordinance, rule or regulation of the county or other provision of law, the provision that is more restrictive or imposes higher standards controls.

2.13 Saving Provision

A. The provisions of this title must not be construed as abating any action now pending under, or by virtue of, prior existing land development regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving any right of the County under any chapter or provision existing at the time of adoption of these regulations, or as vacating or annulling any rights obtained by any person, firm, or corporation, by lawful action of the county except as expressly provided for in these regulations.

2.14 Effective Date and Repeal

A. This chapter is effective on July 1, 2007 and will remain in effect unless modified or superseded by other legislation, in the manner provided by law. The approval of this ordinance establishing a building permit cap under the Master Plan repeals the Sustainable Growth Initiative approved by the voters on November 5, 2002 and effective November 7, 2002, as Question 4, and the board will cause this ordinance to be placed on the ballot as an advisory question for the general election of November 2008.

Article 3 - Zoning Districts, Uses, and Lot and Building Standards

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:

1. Implement the goals and policies of the master plan;
2. Retain and enhance established residential neighborhoods, commercial and industrial districts, regional-serving uses, recreation and amenities;
3. Allow for the infill and restoration of areas at their prevailing scale and character;
4. Accommodate expansion of development into vacant lands within environmental and infrastructure constraints;
5. Maintain and enhance significant environmental resources;
6. Provide a diversity of areas characterized by differing land use activity, scale and intensity;
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.

B. 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.

3.02 General Provisions

A. 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.

B. Determination of Districts: 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.
- C. Interpretation of Language: In the event this title requires interpretation, the director may make the interpretation or refer the matter to the planning commission for action, except as otherwise provided.
- D. Similar Use Determination: The director may authorize a use not specifically listed within a zoning district if it is determined that the use is similar to other uses permitted in the zoning district provided that the use is not specifically listed in another zoning district.
 1. Where the term “similar uses permitted by director determination” is mentioned within any zone district, it shall be deemed to mean other uses which, in the judgment of the director as evidenced by a written decision, are similar to and not more objectionable to the general welfare than those uses specifically listed in the same district.
- E. Determination on Unlisted Uses: The director, upon a written request, or the planning commission upon referral by the director, may determine whether a use not specifically listed as a use that is principally permitted or specially permitted in a particular zoning district of the county based on similarity of the use to uses already listed in accordance with the following:
 1. The director may refer a determination on an unlisted use to the planning commission.
 2. The director or the planning commission shall not determine that a use is permitted in a zone when the use is specifically first listed as permissible in a zone district allowing more intensive uses.
 3. The procedures of this chapter shall not be substituted for the amendment procedure as a means of adding new uses to the list of permitted or specially permitted uses.
 4. The planning commission may, on its own motion or at the request of any affected party, reconsider and change a written decision regarding uses previously determined by the planning commission or by the director.
 - a. Application Procedure: Application for a determination on an unlisted use shall be made in writing to the director, and shall include a detailed description of the proposed use and any other information as may be required to facilitate review of the request, along with the required fee as established by resolution.
 - b. Investigation and report: The director shall prepare a report which will address the following and shall submit copies to the applicant and to the planning commission.
 1. Comparison of the proposed use to the type and intensity of other uses principally permitted or conditionally permitted in the same zone district;
 2. Evaluation of the purpose and intent of that zone district;
 3. Review of the master plan to compare the proposed use characteristics with the applicable goals and objectives.
- D. Findings for Unlisted Use Determinations: The director, or the planning commission upon referral by the director, shall base the decision upon the following findings:

1. The use in question is of a similar type and intensity to other principally permitted or conditionally permitted uses in the same zone district.
 2. The use in question meets the purpose and intent of the district in which it is proposed.
 3. The use in question meets and conforms to the applicable policies and maps of the master plan.
- E. Rounding of Quantities:** All fractions of whole numbers are to be rounded to the nearest highest whole number when the fraction is 0.5 or more, and to the next lowest whole number when the fraction is less than 0.5, except as otherwise provided in the development code.



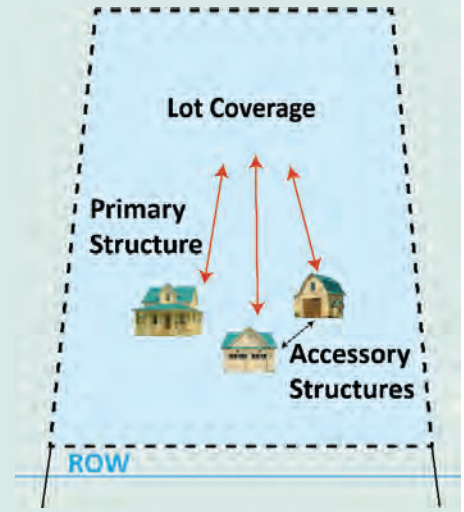
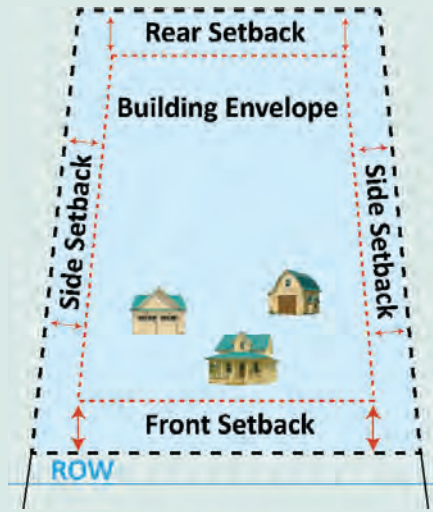
3.03 A19 (Agriculture) District Intent, Permitted and Regulated Uses

A-19 (Agriculture -19-acre minimal parcel size) District is intended 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.

PERMITTED USES	DESIGN REVIEW REQUIRED	SPECIAL USE PERMIT
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agricultural products processing and storage • Animal keeping • Limited agricultural uses • Open agricultural uses • Limited commercial uses • Forestry <p>Commercial</p> <ul style="list-style-type: none"> • Dog fancier or breeder kennel • Dog rescue kennel • Pet service <p>Institutional</p> <ul style="list-style-type: none"> • Day care center (small) <p>Residential</p> <ul style="list-style-type: none"> • Boarding house • Single-family dwelling • Clustered Development <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling* • Wind energy conversion system, micro other • Metal Storage containers, sea cargo, cargo or similar containers* <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Commercial nursery <p>Commercial</p> <ul style="list-style-type: none"> • Kennel • Veterinary clinic with outdoor holding facilities • Veterinary clinic without outdoor holding facilities <p>Institutional</p> <ul style="list-style-type: none"> • Church • Small group care or group home <p>Recreational</p> <ul style="list-style-type: none"> • Equestrian facility* • Park or play field, day use <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Public or quasi-public facility other than listed • Public safety telecommunications site • Telecommunications site • Telecommunications facility* • Water tank, water treatment facility or sewer lift station • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory dwelling* • Wind energy conversion system, micro • Metal Storage containers, sea cargo, cargo or similar containers* 	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agricultural products retail outlet • Commercial stock yard • Commercial meat and poultry processing facility • Keeping of non-somestic animals • Aquaculture <p>Commercial</p> <ul style="list-style-type: none"> • Bed and breakfast • Resort lodge, conference center or guest ranch <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Private airports • Heliport • Helistop • Park and ride facility <p>Instituional</p> <ul style="list-style-type: none"> • Cemetery • Day care center (large) • Uses of community significance • Community center and related facilities • Educational facility <p>Recreational</p> <ul style="list-style-type: none"> • Equestrian facility* • Non-motorized racing • Outdoor recreation, day use • Outdoor recreation, night use • Park or play field, night use <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Fire Station • Telecommunications facility* • Water reservoir <p>Accessory Uses</p> <ul style="list-style-type: none"> • Wind energy conversion system, small • Special Occasion Home

3.03 A-19 (Agriculture) Lot and Building Standards

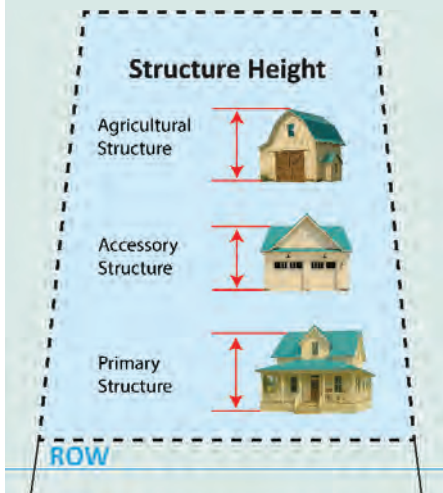
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density ³ (Dwelling Unit)	19 gross ac
Minimum Lot Area (Net Acre)	19 ³ Acres
Average Lot Width	500 feet
Average Corner Lot Width	500 feet
Minimum Lot Depth	

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback ¹	30 feet
Side Yard Setback Minimum ¹	20 feet
Dwelling Unit Separation ²	20 feet
Side Yard Setback Street Side ¹	30 feet
Rear Yard Setback Accessory Structures	

Lot Coverage	
Distance between buildings	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot (No limit for agricultural structures)	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	25 feet
All Agricultural structures are exempt from height restrictions	

Additional Development Standards That Apply	
¹ See chapter 20.664 for accessory dwelling and accessory structure requirements.	
² Accessory Dwellings may be attached. See Accessory dwellings.	
³ Parcels created pursuant to 20.714 may be less than 19 acres in size, and may be of greater density than 1 DU / 19 gross acres.	



3.04 FR19 / FR-40 (Forest and Range) District Intent, Permitted and Regulated Uses

FR-19 (Forest and range -19-acre minimum parcel size) District is intended 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.

PERMITTED USES	
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agricultural products processing and storage • Animal keeping • Limited agricultural uses • Open agricultural uses • Limited commercial uses • Forestry <p>Commercial</p> <ul style="list-style-type: none"> • Dog fancier or breeder kennel • Dog rescue kennel • Pet service <p>Institutional</p> <ul style="list-style-type: none"> • Day care center (small) <p>Residential</p> <ul style="list-style-type: none"> • Boarding house • Single-family dwelling • Clustered Development <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines 	<ul style="list-style-type: none"> • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling* • Wind energy conversion system, micro other • Metal Storage containers, sea cargo, cargo or similar containers* <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot • Wind energy conversion system, commercial use test site

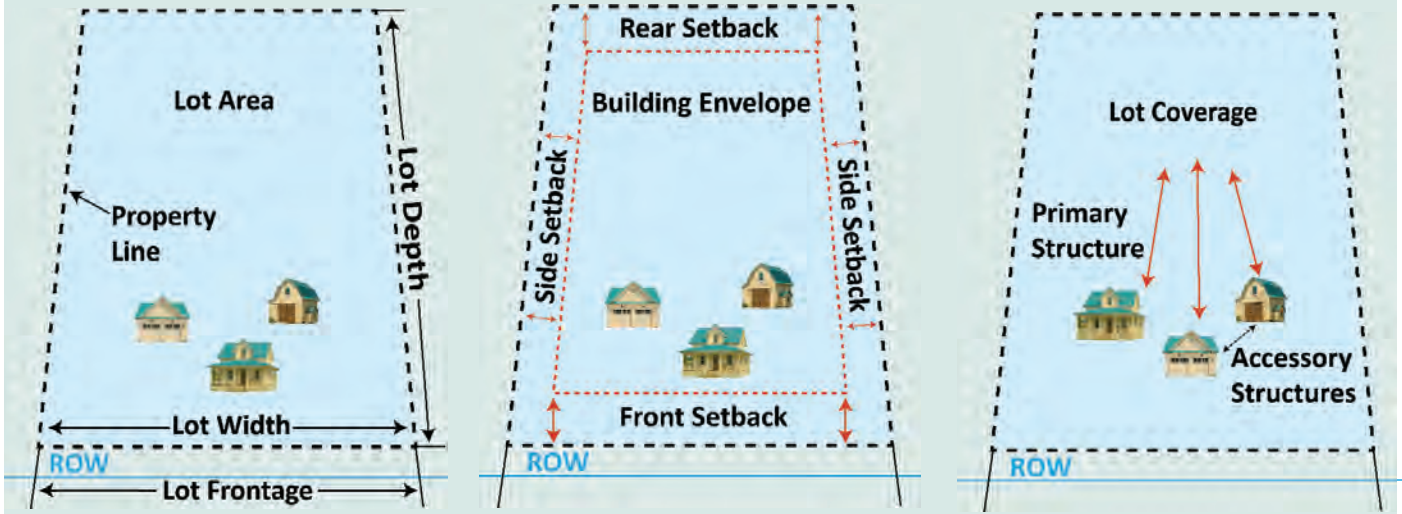
DESIGN REVIEW REQUIRED
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Commercial nursery <p>Commercial</p> <ul style="list-style-type: none"> • Kennel <p>Institutional</p> <ul style="list-style-type: none"> • Church • Small group care or group home <p>Recreational</p> <ul style="list-style-type: none"> • Equestrian facility* • Park or play field, day use <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Public or quasi-public facility other than listed • Public safety telecommunications site • Telecommunications site • Telecommunications facility* • Water tank, water treatment facility or sewer lift station • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory dwelling* • Wind energy conversion system, micro • Metal Storage containers, sea cargo, cargo or similar containers*

SPECIAL USE PERMIT	
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Commercial stock yard • Commercial meat and poultry processing facility • Keeping of non-domestic animals • Aquaculture <p>Commercial</p> <ul style="list-style-type: none"> • Veterinary clinic with outdoor holding facilities • Veterinary clinic without outdoor holding facilities • Bed and breakfast • Resort lodge, conference center or guest ranch <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Saw mill • Private airports 	<ul style="list-style-type: none"> • Heliport • Helistop • Park and ride facility <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Day care center (large) • Uses of community significance • Community center and related facilities • Educational facility <p>Recreational</p> <ul style="list-style-type: none"> • Equestrian facility* • Non-motorized racing • Outdoor recreation, day use • Outdoor recreation, night use • Park or play field, night use • Ski area

SPECIAL USE PERMIT
<p>Utility & Public Service</p> <ul style="list-style-type: none"> • Fire station • Telecommunications facility* • Water reservoir • Wind energy conversion systems, commercial • Solar Photovoltaic Facility* <p>Accessory Uses</p> <ul style="list-style-type: none"> • Wind energy conversion system, small • Special Occasion Home

3.04 FR19 / FR 40 (Forest and Range) Lot and Building Standards

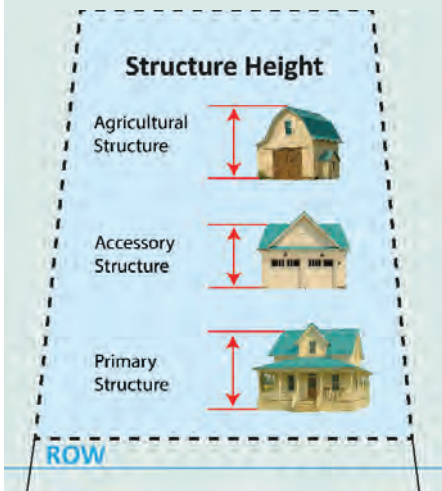
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density ⁴	1 DU/19 gross ac ⁴ 1DU/40 gross ac
Minimum Lot Area (Net Acre) ⁴	19 ⁴ private 40 ³ public
Average Lot Width	500 feet
Average Corner Lot Width	500 feet
Minimum Lot Depth	

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback ¹	30 feet
Side Yard Setback Minimum ¹	20 feet
Dwelling Unit Separation ²	20 feet
Side Yard Setback Street Side ¹	30 feet
Rear Yard Setback Accessory structures	25 feet

Lot Coverage	
Distance between buildings	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot (No limit for agricultural structures)	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	
All Agricultural structures are exempt from height restrictions	

Additional Development Standards That Apply	
¹ See chapter 20.664 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 20.714 may be less than 19 acres and may be of greater density than 1 DU/19 gross ac.	
(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)	



3.05 RA-10 (Rural Agricultural) District Intent, Permitted and Regulated Uses

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.

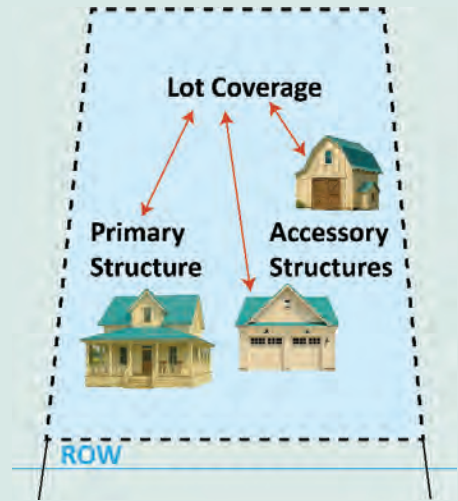
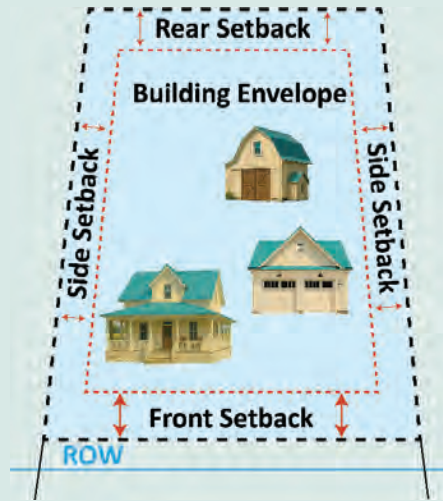
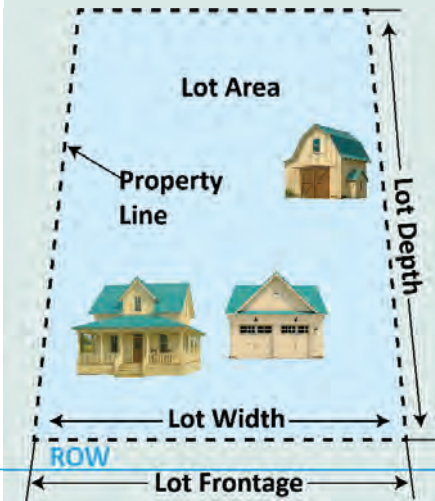
PERMITTED USES
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agriculture products processing and storage • Animal Keeping • Limited agricultural uses • Open agricultural uses <p>Commercial</p> <ul style="list-style-type: none"> • Dog fancier or breeder kennel • Dog rescue kennel • Pet service • Professional Office <p>Institutional</p> <ul style="list-style-type: none"> • Day care center (small) <p>Residential</p> <ul style="list-style-type: none"> • Single-family dwelling <p>Recreational</p> <ul style="list-style-type: none"> • Golf course* <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory outside storage • Accessory structure • Home occupation • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) • Wind energy conversion system, micro other <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot

DESIGN REVIEW REQUIRED
<p>Recreational</p> <ul style="list-style-type: none"> • Non-motorized racing <p>Institutional</p> <ul style="list-style-type: none"> • Small group care or group home <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Public safety telecommunications site • Telecommunications site • Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory dwelling • Metal Storage containers, sea cargo, cargo or similar containers. • Non-commercial telecommunications site, all others • Wind energy conversion system, micro

SPECIAL USE PERMIT
<p>Commercial</p> <ul style="list-style-type: none"> • Bed and breakfast • Kennel <p>Industrial & Transportation</p> <p>Park and ride facility</p> <ul style="list-style-type: none"> • Private airports • Heliport • Helistop <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Church • Day care center (large) • Uses of community significance <p>Recreational</p> <ul style="list-style-type: none"> • Equestrian facility • Membership club • Park or play field, day use • Park or play field, night use • Public recreation center <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Fire station • Public or quasi-public facility other than listed • Water reservoir • Telecommunications facility • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yards • Special Occasion Home • Wind energy conversion system, small

3.05 RA-10 (Rural Agricultural) Lot and Building Standards

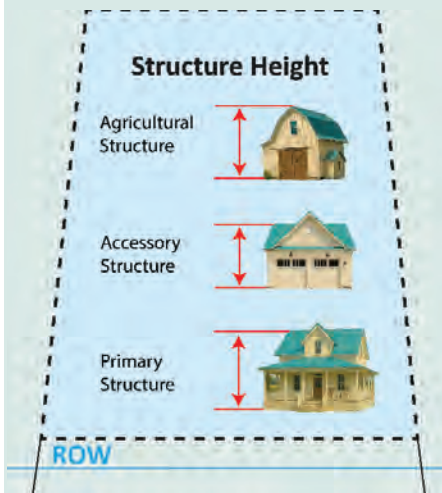
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density	0.1 gross ac
Minimum Lot Area (Net Acre)	10 Acres
Average Lot Width	300 feet
Average Corner Lot Width	300 feet
Minimum Lot Depth	300

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback ^{1, 2, 3}	30 feet
Side Yard Setback Minimum ²	20 feet
Side Yard Setback Street Side	30 feet
Rear Yard Setback Accessory structures	

Lot Coverage	
Distance between buildings	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot (No limit for agricultural structures)	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet
All Agricultural structures are exempt from height restrictions	

Additional Development Standards That Apply

- ¹ For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
- ² See chapter 20.664 for accessory dwelling and accessory structure requirements.
- ³ For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.



3.06 RA-5 (Rural Agricultural) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES

Agricultural, Forestry, Mining

- Animal Keeping
- Limited agricultural uses

Commercial

- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service
- Professional Office

Institutional

- Day care center (small)

Residential

- Single-family dwelling

Recreational

- Golf course*

Utility & Public Service

- Sewer or water transmission lines
- Utility service facility

Accessory Uses

- Accessory agriculture retail sales
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)
- Wind energy conversion system, micro other

Temporary Uses

- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Recreational

- Non-motorized racing

Institutional

- Small group care or group home

Utility & Public Service

- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses

- Accessory dwelling
- Metal Storage containers, sea cargo, cargo or similar containers.
- Non-commercial telecommunication site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Commercial

- Bed and breakfast
- Kennel

Industrial & Transportation

- Park and ride facility
- Private airports

Institutional

- Cemetery
- Church
- Day care center (large)
- Uses of community significance

Recreational

- Equestrian facility
- Membership club
- Park or play field, day use
- Park or play field, night use
- Public recreation center

Utility & Public Service

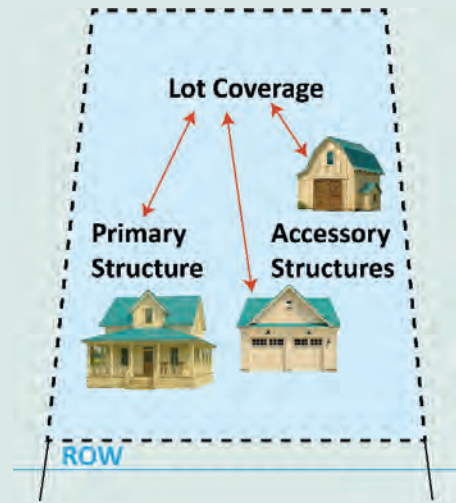
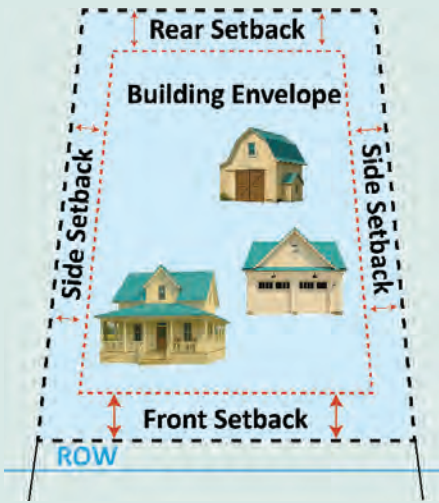
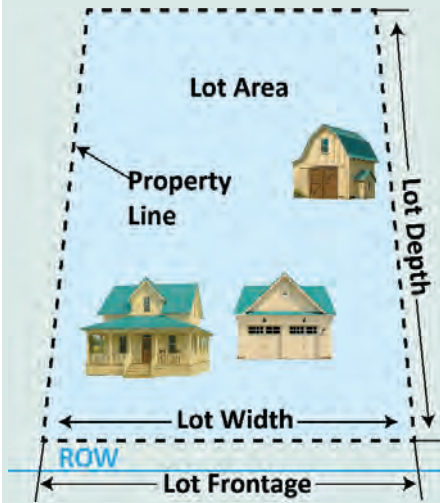
- Fire station
- Public or quasi-public facility other than listed
- Water reservoir
- Telecommunications facility
- Treated effluent irrigation

Accessory Uses

- Grading of more than 500 cubic yards
- Special Occasion Home
- Wind energy conversion system, small

3.06 RA-5 (Rural Agricultural) Lot and Building Standards

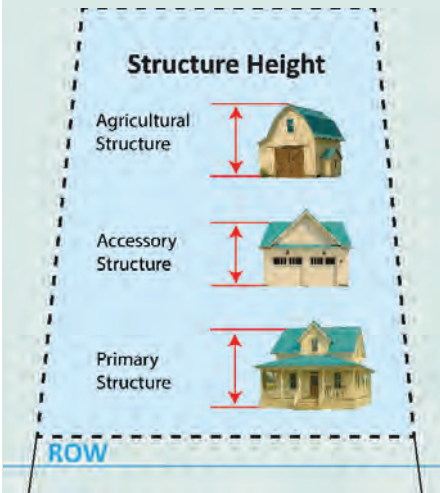
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density	0.2 gross ac
Minimum Lot Area (Net Acre)	5 Acres
Average Lot Width	200 feet
Average Corner Lot Width	200 feet
Minimum Lot Depth	250

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback ^{1,2,3}	30 feet
Side Yard Setback Minimum ²	20 feet
Side Yard Setback Street Side	30 feet
Rear Yard Setback Accessory structures	

Lot Coverage	
Distance between buildings	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot (No limit for agricultural structures)	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	25 feet
All Agricultural structures are exempt from height restrictions	

Additional Development Standards That Apply	
¹ For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.	
² See chapter 20.664 for accessory dwelling and accessory structure requirements.	
³ For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.	



3.07 SFR-2 (Single Family Residential) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES

Agricultural, Forestry, Mining

- Animal Keeping
- Limited agricultural uses

Commercial

- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service
- Professional Office

Institutional

- Day care center (small)

Residential

- Single-family dwelling

Recreational

- Golf course*

Utility & Public Service

- Sewer or water transmission lines
- Utility service facility

Accessory Uses

- Accessory agriculture retail sales
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)
- Wind energy conversion system, micro other

Temporary Uses

- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Recreational

- Non-motorized racing

Institutional

Small group care or group home

Utility & Public Service

- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses

- Accessory dwelling
- Metal Storage containers, sea cargo, cargo or similar containers.
- Non-commercial telecommunication site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Commercial

- Bed and breakfast

Industrial & Transportation

- Park and ride facility
- Private airports

Institutional

- Cemetery
- Church
- Day care center (large)
- Uses of community significance

Recreational

- Equestrian facility
- Membership club
- Park or play field, day use
- Park or play field, night use
- Public recreation center

Utility & Public Service

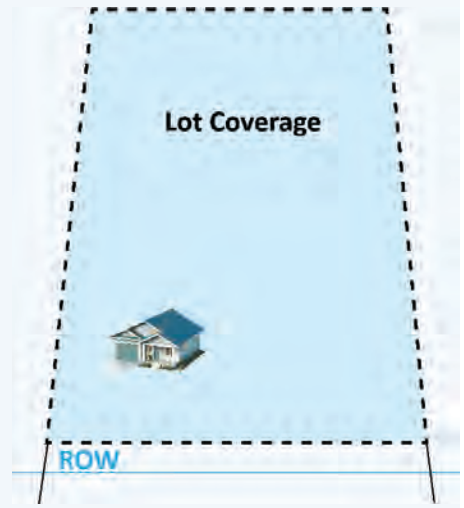
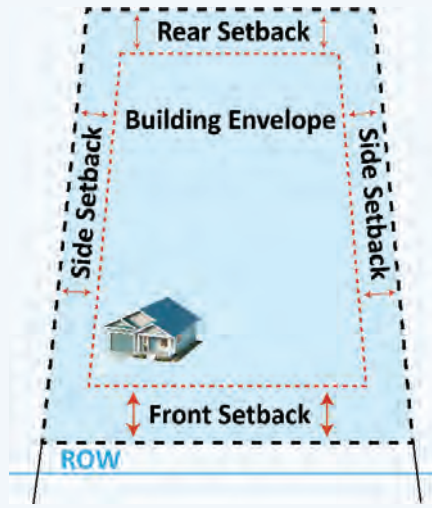
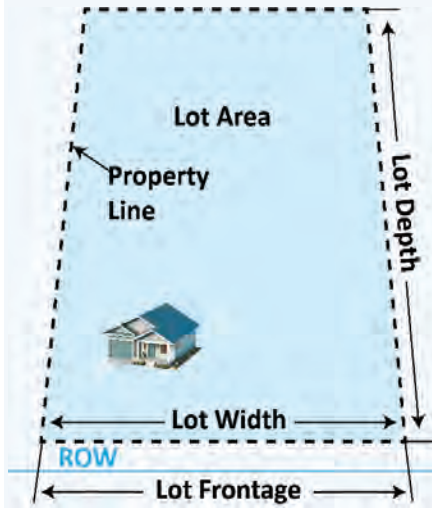
- Fire station
- Public or quasi-public facility other than listed
- Water reservoir
- Treated effluent irrigation

Accessory Uses

- Grading of more than 500 cubic yards
- Special Occasion Home

3.07 SFR-2 (Single Family Residential) Lot and Building Standards

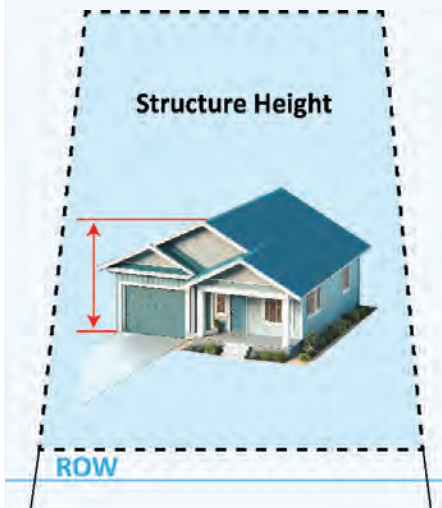
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density	0.5 gross acre
Minimum Lot Area	2 acre
Average Lot Lot Width	150 feet
Average Corner Lot Width	150 feet
Minimum Lot Depth	150 feet

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback ^{1, 2, 3}	30 feet
Side Yard Setback ²	20 feet
Side Yard Setback, Street Side	30 feet

Lot Coverage	
Distance between buildings ²	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply	
¹ For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.	
² See chapter 20.664 for accessory dwelling and accessory structure requirements.	
³ For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.	



3.08 SFR-1 (Single Family Residential) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES

Agricultural, Forestry, Mining

- Animal Keeping
- Limited agricultural uses

Commercial

- Dog fancier or breeder kennel
- Dog rescue kennel
- Pet service
- Professional Office

Institutional

- Day care center (small)

Residential

- Single-family dwelling

Recreational

- Golf course*

Utility & Public Service

- Sewer or water transmission lines
- Utility service facility

Accessory Uses

- Accessory agriculture retail sales
- Accessory outside storage
- Accessory structure
- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)
- Wind energy conversion system, micro other

Temporary Uses

- Emergency non- commercial telecommunication facility
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Recreational

- Non-motorized racing

Institutional

- Small group care or group home

Utility & Public Service

- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses

- Accessory dwelling
- Metal Storage containers, sea cargo, cargo or similar containers.
- Non-commercial telecommunications site, all others

SPECIAL USE PERMIT

Commercial

- Bed and breakfast

Industrial & Transportation

- Park and ride facility

Institutional

- Cemetery
- Church
- Day care center (large)
- Uses of community significance

Recreational

- Membership club
- Park or play field, day use
- Park or play field, night use
- Public recreation center

Utility & Public Service

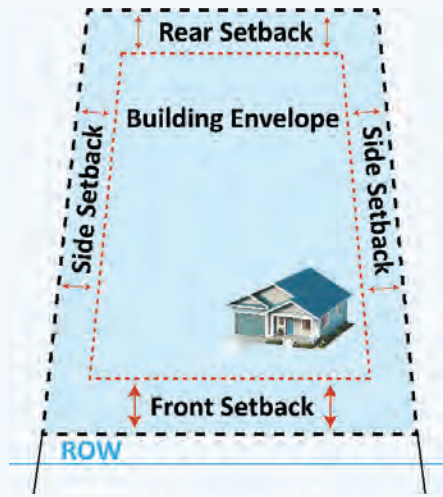
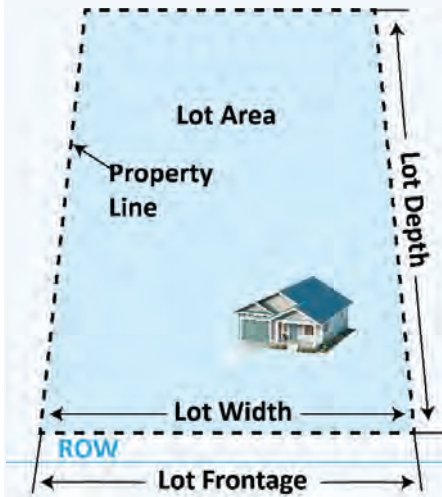
- Fire station
- Public or quasi-public facility other than listed
- Water reservoir
- Treated effluent irrigation

Accessory Uses

- Grading of more than 500 cubic yards
- Special Occasion Home

3.08 SFR-1 (Single Family Residential) Lot and Building Standards

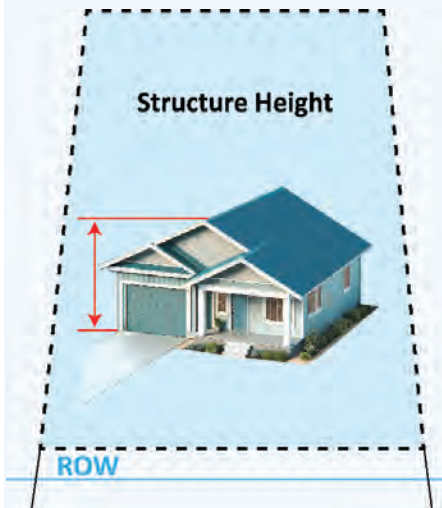
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density	1 gross acre
Minimum Lot Area	1 acre
Average Lot Lot Width	120 feet
Average Corner Lot Width	120 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback ^{1, 2, 3}	30 feet
Side Yard Setback ²	20 feet
Side Yard Setback, Street Side	30 feet

Lot Coverage	
Distance between buildings ²	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply	
¹ For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.	
² See chapter 20.664 for accessory dwelling and accessory structure requirements.	
³ For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.	



3.09 SFR-1/2 (Single Family Residential) District Intent, Permitted and Regulated Uses

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.

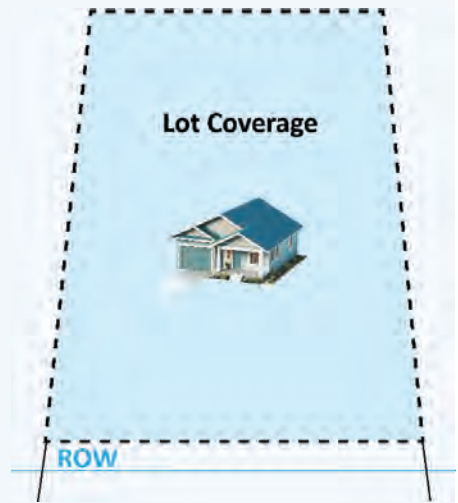
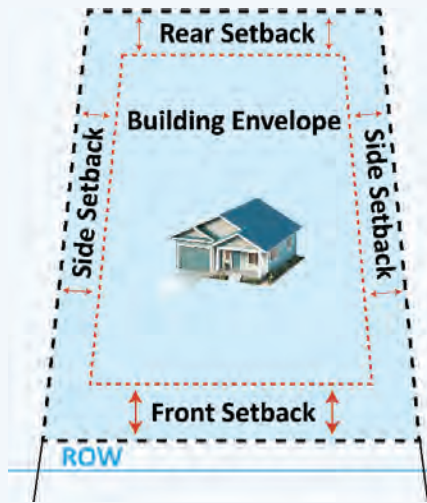
PERMITTED USES
Agricultural, Forestry, Mining
<ul style="list-style-type: none"> Limited agricultural uses
Commercial
<ul style="list-style-type: none"> Professional Office
Institutional
<ul style="list-style-type: none"> Day care center (small)
Residential
<ul style="list-style-type: none"> Single-family dwelling
Recreational
<ul style="list-style-type: none"> Golf course*
Utility & Public Service
<ul style="list-style-type: none"> Sewer or water transmission lines Utility service facility
Accessory Uses
<ul style="list-style-type: none"> Accessory outside storage Accessory structure Home occupation Household pets Non-commercial telecommunication site, one structure meeting district regulations Solar energy systems Stationary tank storage (above ground)
Temporary Uses
<ul style="list-style-type: none"> Emergency non- commercial telecommunication facility Temporary construction or sales office Temporary dwelling unit Seasonal sales lot

DESIGN REVIEW REQUIRED
Institutional
<ul style="list-style-type: none"> Small group care or group home
Utility & Public Service
<ul style="list-style-type: none"> Telecommunications site Water tank, water treatment facility or sewer lift station
Accessory Uses
<ul style="list-style-type: none"> Accessory dwelling Non-commercial telecommunications site, all others

SPECIAL USE PERMIT
Commercial
<ul style="list-style-type: none"> Bed and breakfast
Industrial & Transportation
<ul style="list-style-type: none"> Park and ride facility
Institutional
<ul style="list-style-type: none"> Cemetery Church Day care center (large) Uses of community significance
Recreational
<ul style="list-style-type: none"> Park or play field, day use Park or play field, night use Public recreation center
Utility & Public Service
<ul style="list-style-type: none"> Fire station Public safety telecommunication site Public or quasi-public facility other than listed Water reservoir Treated effluent irrigation
Accessory Uses
<ul style="list-style-type: none"> Grading of more than 500 cubic yards Special Occasion Home

3.09 SFR-1/2 (Single Family Residential) Lot and Building Standards

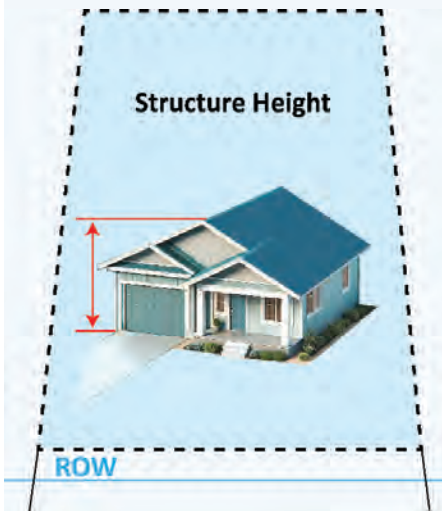
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density	2 gross acre
Minimum Lot Area	21,780 square feet
Average Lot Lot Width	100 feet
Average Corner Lot Width	120 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	30 feet
Rear Yard Setback ^{1, 2, 3}	30 feet
Side Yard Setback ²	10 feet
Side Yard Setback, Street Side	20 feet

Lot Coverage	
Distance between buildings ²	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply	
¹ For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.	
² See chapter 20.664 for accessory dwelling and accessory structure requirements.	
³ For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.	



3.10 SFR-12,000 (Single Family Residential) District Intent, Permitted and Regulated Uses

SFR-12,000 (Single-family residential - 12,000 square foot minimum net parcel size) 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.

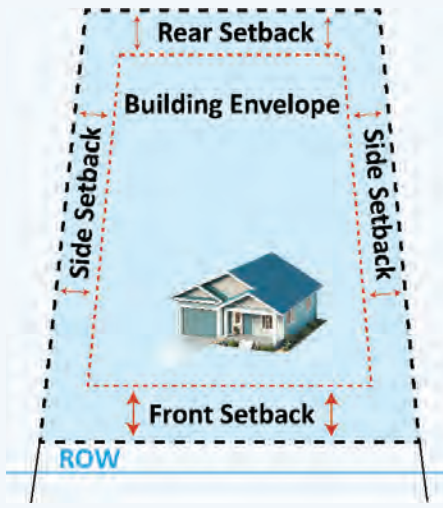
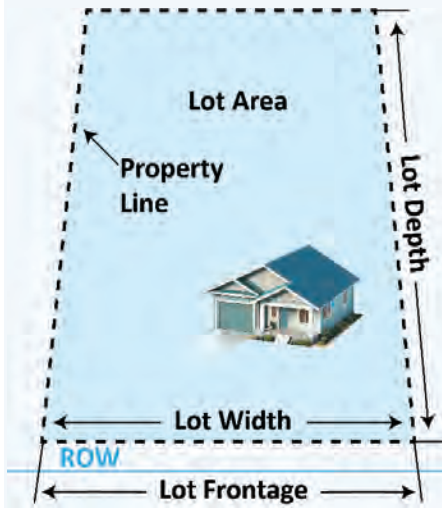
PERMITTED USES
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> Limited agricultural uses <p>Commercial</p> <ul style="list-style-type: none"> Professional Office <p>Institutional</p> <ul style="list-style-type: none"> Day care center (small) <p>Residential</p> <ul style="list-style-type: none"> Single-family dwelling <p>Recreational</p> <ul style="list-style-type: none"> Golf course* <p>Utility & Public Service</p> <ul style="list-style-type: none"> Sewer or water transmission lines Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> Accessory outside storage Accessory structure Home occupation Household pets Non-commercial telecommunication site, one structure meeting district regulations Solar energy systems Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> Emergency non-commercial telecommunication facility Temporary construction or sales office Temporary dwelling unit Seasonal sales lot

DESIGN REVIEW REQUIRED
<p>Institutional</p> <ul style="list-style-type: none"> Small group care or group home <p>Utility & Public Service</p> <ul style="list-style-type: none"> Telecommunications site Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> Non-commercial telecommunications site, all others

SPECIAL USE PERMIT
<p>Industrial & Transportation</p> <ul style="list-style-type: none"> Park and ride facility <p>Institutional</p> <ul style="list-style-type: none"> Cemetery Church Day care center (large) Uses of community significance <p>Recreational</p> <ul style="list-style-type: none"> Park or play field, day use Park or play field, night use Public recreation center <p>Utility & Public Service</p> <ul style="list-style-type: none"> Fire station Public safety telecommunication site Public or quasi-public facility other than listed Water reservoir Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> Grading of more than 500 cubic yards Special Occasion Home

3.10 SFR-12,000 (Single Family Residential) Lot and Building Standards

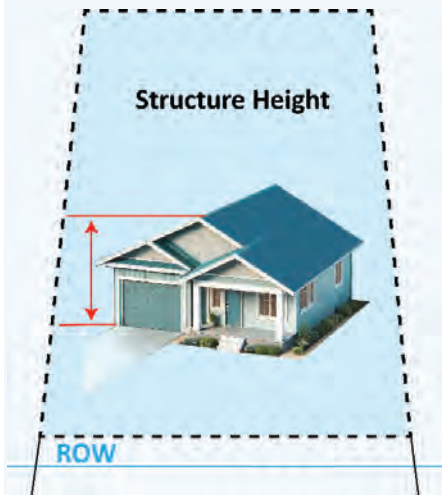
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density	3.61 gross acre
Minimum Lot Area	12,000 square feet
Average Lot Lot Width	100 feet
Average Corner Lot Width	100 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	20 feet
Rear Yard Setback ^{1, 2, 3}	20 feet
Side Yard Setback ²	10 feet
Side Yard Setback, Street Side	15 feet

Lot Coverage	
Distance between buildings ²	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply	
¹ For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.	
² See chapter 20.664 for accessory dwelling and accessory structure requirements.	
³ For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.	



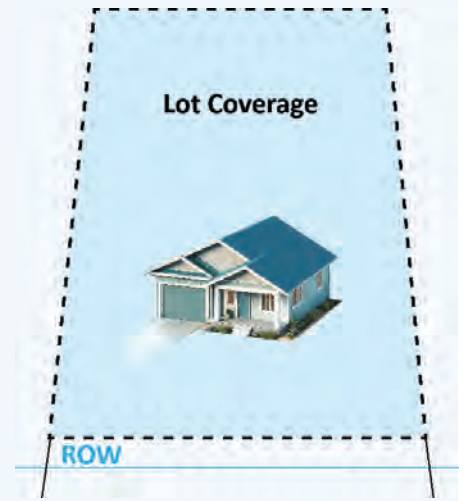
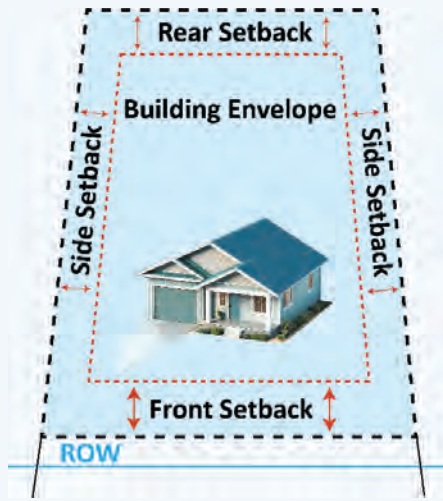
3.11 SFR-8,000 (Single Family Residential) District Intent, Permitted and Regulated Uses

SFR-8,000 (Single-family residential - 8,000 square foot minimum net parcel size) 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.

PERMITTED USES	DESIGN REVIEW REQUIRED	SPECIAL USE PERMIT
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> Limited agricultural uses <p>Commercial</p> <ul style="list-style-type: none"> Professional Office <p>Institutional</p> <ul style="list-style-type: none"> Day care center (small) <p>Residential</p> <ul style="list-style-type: none"> Single-family dwelling <p>Recreational</p> <ul style="list-style-type: none"> Golf course* <p>Utility & Public Service</p> <ul style="list-style-type: none"> Sewer or water transmission lines Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> Accessory outside storage Accessory structure Home occupation Household pets Non-commercial telecommunication site, one structure meeting district regulations Solar energy systems Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> Emergency non-commercial telecommunication facility Temporary construction or sales office Temporary dwelling unit Seasonal sales lot 	<p>Institutional</p> <ul style="list-style-type: none"> Small group care or group home <p>Utility & Public Service</p> <ul style="list-style-type: none"> Telecommunications site Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> Non-commercial telecommunications site, all others 	<p>Industrial & Transportation</p> <ul style="list-style-type: none"> Park and ride facility <p>Institutional</p> <ul style="list-style-type: none"> Cemetery Church Uses of community significance <p>Recreational</p> <ul style="list-style-type: none"> Park or play field, day use Park or play field, night use Public recreation center <p>Utility & Public Service</p> <ul style="list-style-type: none"> Fire station Public safety telecommunication site Public or quasi-public facility other than listed Water reservoir Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> Grading of more than 500 cubic yards Special Occasion Home

3.11 SFR-8,000 (Single Family Residential) Lot and Building Standards

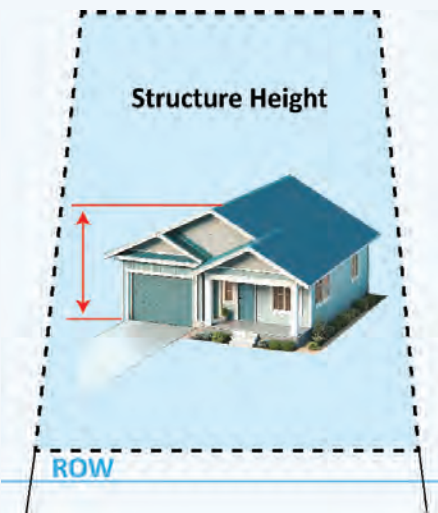
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density	5.51 gross acre
Minimum Lot Area	8,000 square feet
Average Lot Lot Width	70 feet
Average Corner Lot Width	77 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	20 feet
Rear Yard Setback ^{1, 2, 3}	15 feet
Side Yard Setback ³	5 feet
Side Yard Setback, Street Side	15 feet

Lot Coverage	
Distance between buildings ³	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply	
¹ For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.	
² See chapter 20.664 for accessory dwelling and accessory structure requirements.	
³ For reverse corner lots, the rear yard setback may be reduced to that of the side yard setback in the respective zoning district.	



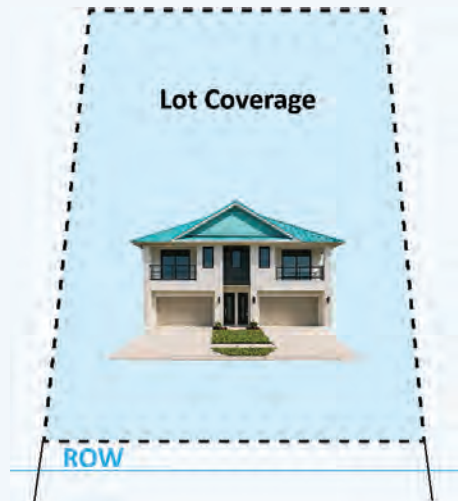
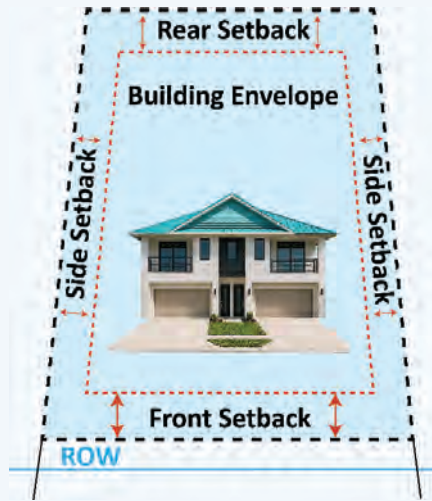
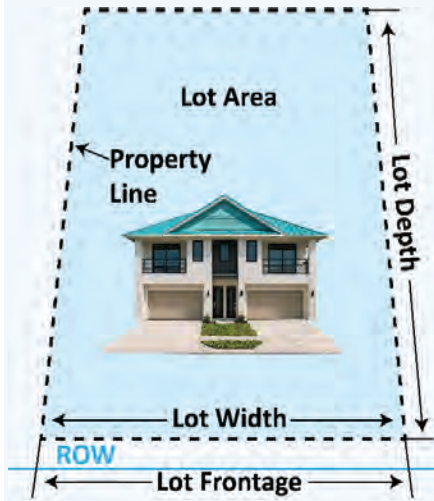
3.12 MFR (Multi-Family Residential) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES	DESIGN REVIEW REQUIRED	SPECIAL USE PERMIT
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> Limited agricultural uses <p>Commercial</p> <ul style="list-style-type: none"> Professional Office <p>Institutional</p> <ul style="list-style-type: none"> Day care center (small) <p>Residential</p> <ul style="list-style-type: none"> Boarding house Single-family dwelling Multi-family dwelling <p>Recreational</p> <ul style="list-style-type: none"> Golf course* <p>Utility & Public Service</p> <ul style="list-style-type: none"> Sewer or water transmission lines Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> Accessory outside storage Accessory structure Home occupation Household pets Non-commercial telecommunication site, one structure meeting district regulations Solar energy systems Stationary tank storage (above ground) Wind energy conversion system, micro other <p>Temporary Uses</p> <ul style="list-style-type: none"> Emergency non- commercial telecommunication facility Temporary construction or sales office Temporary dwelling unit Seasonal sales lot 	<p>Institutional</p> <ul style="list-style-type: none"> Small group care or group home <p>Utility & Public Service</p> <ul style="list-style-type: none"> Telecommunications site Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> Non-commercial telecommunications site, all others 	<p>Commercial</p> <ul style="list-style-type: none"> Bed and breakfast <p>Industrial & Transportation</p> <ul style="list-style-type: none"> Park and ride facility <p>Institutional</p> <ul style="list-style-type: none"> Cemetery Church Day care center (large) Large group care or group home Nursing, convalescent and residential care facility Uses of community significance Independent congregate senior living community <p>Residential</p> <ul style="list-style-type: none"> Manufactured home park* <p>Recreational</p> <ul style="list-style-type: none"> Park or play field, day use Park or play field, night use Public recreation center <p>Utility & Public Service</p> <ul style="list-style-type: none"> Fire station Public or quasi-public facility other than listed Water reservoir Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> Grading of more than 500 cubic yards

3.12 MFR (Multi-Family Residential) Lot and Building Standards

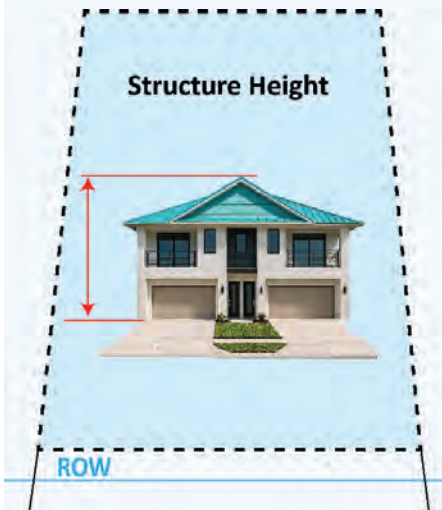
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Maximum Density	16 ¹ gross acre
Minimum Lot Area	9,000 ⁴ square feet
Average Lot Lot Width	60 feet
Average Corner Lot Width	66 feet
Minimum Lot Depth	100 feet

Setbacks	
Front Yard Setback	10 feet
Rear Yard Setback ^{2, 3, 5}	10 feet
Side Yard Setback ^{3, 4}	10 feet
Side Yard Setback, Street Side	10 feet

Lot Coverage	
Distance between buildings ^{3, 4}	10 feet
Maximum Lot Area Coverage by structures and other hard surfaces	
Minimum Living Area per Dwelling	
Minimum Ground Floor Area	
Maximum Primary Structures per Lot	



Structure Height	
Maximum Primary Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

- ¹ Projects that are ten units or greater in size in this zoning district are subject to affordable housing provision of this code. Density bonus units may be available (See chapter 20.440).
- ² For parcels adjoining alleys, the yard setback adjoining the alley may be reduced to a minimum of three feet.
- ³ See chapter 20.664 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.



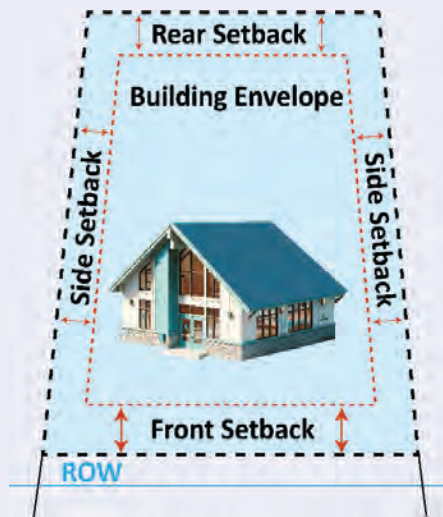
3.13 PR (Private Recreation) District Intent, Permitted and Regulated Uses

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

PERMITTED USES	DESIGN REVIEW REQUIRED	SPECIAL USE PERMIT
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Home occupation • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non-commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Commercial</p> <ul style="list-style-type: none"> • Indoor theater • Overnight lodging • Resort lodge, conference center or guest ranch <p>Institutional</p> <ul style="list-style-type: none"> • Day care center (large) • Day care center (small) • Educational facility <p>Residential</p> <ul style="list-style-type: none"> • Boarding house <p>Recreational</p> <ul style="list-style-type: none"> • Equestrian facility • Health club • Indoor recreation • Membership club • Non-motorized racing • Park or play field, day use • Public recreation center <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Public safety telecommunications site • Telecommunications site • Water reservoir • Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling • Accessory structure • Non-commercial telecommunications site, all others • Wind energy conversion system, micro 	<p>Commercial</p> <ul style="list-style-type: none"> • Bed and breakfast • Campground <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Private airports • Heliport • Park and ride facility • Parking structure or parking lot (primary use) <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Church • Uses of community significance • Community center and related facilities <p>Recreational</p> <ul style="list-style-type: none"> • Golf course • Motorized racing • Outdoor recreation, day use • Outdoor recreation, night use • Park or play field, night use • Ski area • Indoor Gun Range <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Telecommunications facility • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yards • Wind energy conversion system, small

3.13 PR (Private Recreation) Lot and Building Standards

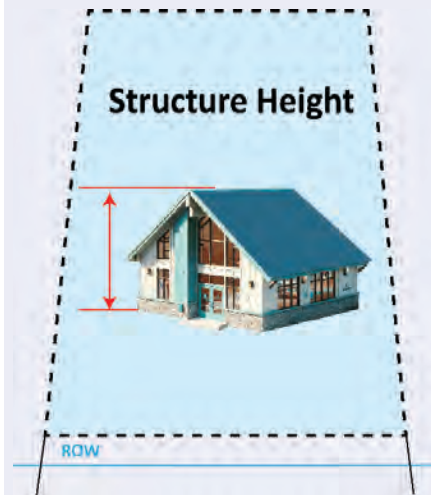
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6,7}	20,000
Average Lot Width	90 feet
Average Corner Lot Width	100 feet

Setbacks	
Front Setback ^{1, 1a}	20 feet
Rear Setback ^{1a, 2, 3, 5}	20 feet
Side Setback Minimum ^{1a, 3}	20 feet
Side Setback, Street Side ^{1a, 3}	15 feet

Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



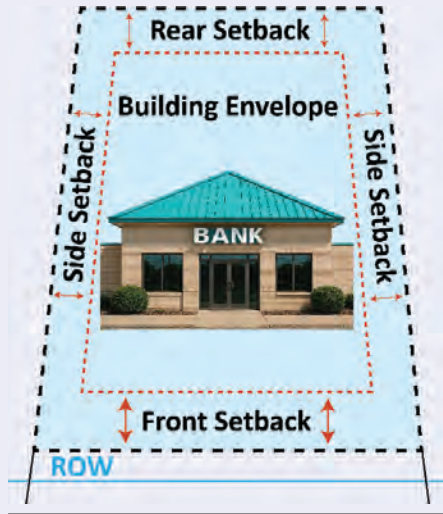
3.14 NC (Neighborhood Commercial) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES	DESIGN REVIEW REQUIRED	
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Home occupation • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agricultural products retail outlet <p>Commercial</p> <ul style="list-style-type: none"> • Indoor theater • Overnight lodging • Printing and publishing establishments • Professional Office • Bank • Convenience store (with gasoline sales) • Mortuary • Pet service • Restaurant • Retail or personal service facility • Vehicle sales • Veterinary clinic without outdoor holding facilities <p>Institutional</p> <ul style="list-style-type: none"> • Church • Day care center (large) • Day care center (small) • Emergency care facility • Community center and related facilities • Educational facility • Post office 	<p>Residential</p> <ul style="list-style-type: none"> • Boarding house <p>Recreational</p> <ul style="list-style-type: none"> • Health club • Indoor recreation • Membership club • Park or play field, day use • Public recreation center <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Central office of telecommunication company • Public safety telecommunications site • Telecommunications site • Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling • Accessory structure • Non-commercial telecommunications site, all others • Wind energy conversion system, micro
	SPECIAL USE PERMIT	
	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Commercial nursery <p>Commercial</p> <ul style="list-style-type: none"> • Car wash • Craft foods or alcoholic beverages (large & small)* • Bed and breakfast • Vehicle service center, minor <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Park and ride facility • Parking structure or parking lot (primary use) <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Nursing, convalescent and residential care facility • Uses of community significance 	<ul style="list-style-type: none"> • Independent congregate senior living community <p>Recreational</p> <ul style="list-style-type: none"> • Golf course • Outdoor recreation, day use • Outdoor recreation, night use • Park or play field, night use • Ski area • Indoor Gun Range <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Telecommunications facility • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yards • Special Occasion Home

3.14 NC (Neighborhood Commercial) Lot and Building Standards

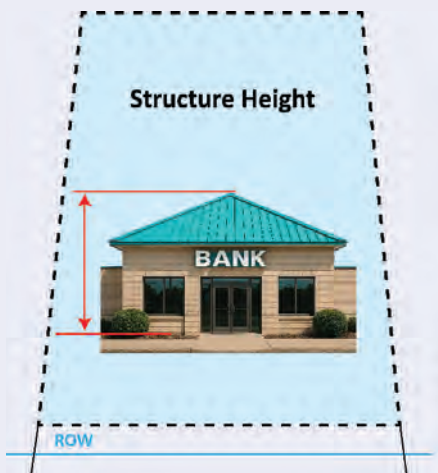
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6,7}	10,000
Average Lot Width	80 feet
Average Corner Lot Width	88 feet

Setbacks	
Front Setback ^{1,1a}	20 feet
Rear Setback ^{1a, 2, 3, 5}	10 feet
Side Setback Minimum ^{1a, 3}	0 feet ²
Side Setback, Street Side ^{1a, 3}	15 feet

Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



3.15 OC (Office Commercial) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES

Agricultural, Forestry, Mining

- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service

- Sewer or water transmission lines
- Utility service facility

Accessory Uses

- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses

- Emergency non-commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Commercial

- Printing and publishing establishments
- Professional Office
- Bank
- Mortuary
- Veterinary clinic without outdoor holding facilities

Institutional

- Church
- Day care center (large)
- Day care center (small)
- Emergency care facility
- Community center and related facilities
- Educational facility
- Post office
- Small group care or group home

Residential

- Boarding house

Recreational

- Health club
- Membership club
- Park or play field, day use
- Public recreation center

Utility & Public Service

- Central office of telecommunication company
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses

- Accessory agriculture retail sales
- Accessory dwelling
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro

SPECIAL USE PERMIT

Commercial

- Bed and breakfast

Industrial & Transportation

- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional

- Cemetery
- Nursing, convalescent and residential care facility
- Uses of community significance
- Independent congregate senior living community
- Large group care or group home

Recreational

- Golf course
- Park or play field, night use

Utility & Public Service

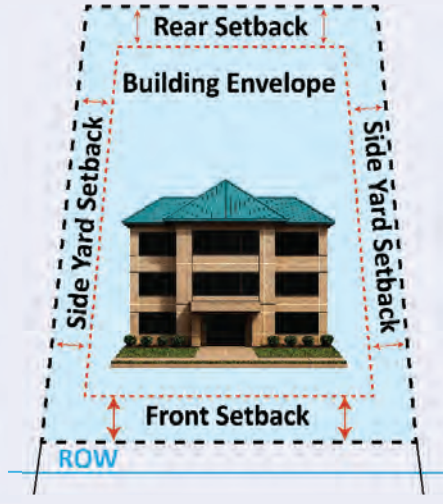
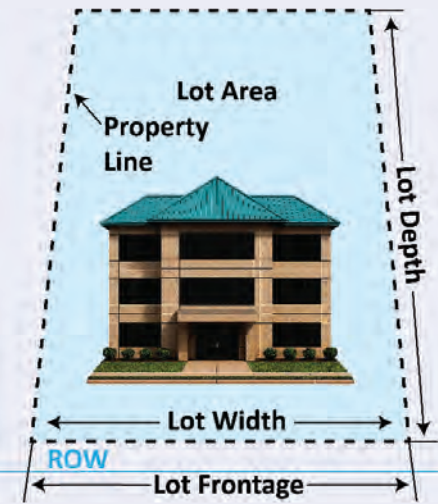
- Telecommunications facility
- Treated effluent irrigation

Accessory Uses

- Grading of more than 500 cubic yards
- Special Occasion Home

3.15 OC (Office Commercial) Lot and Building Standards

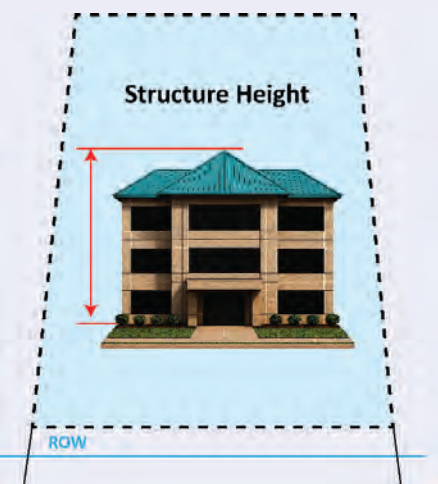
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6, 7}	7,500
Average Lot Width	80 feet
Average Corner Lot Width	88 feet

Setbacks	
Front Setback ^{1, 1a}	10 feet
Rear Setback ^{1a, 2, 3, 5}	5 feet
Side Setback Minimum ^{1a, 3}	0 feet ²
Side Setback, Street Side ^{1a, 3}	10 feet

Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	35 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



3.16 GC (General Commercial) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES	DESIGN REVIEW REQUIRED	
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Home occupation • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agricultural products retail outlet • Commercial nursery <p>Commercial</p> <ul style="list-style-type: none"> • Building contracting shop • Car wash • Pet service • Pawn shop • Printing and publishing • Thrift, secondhand, used appliances • Craft foods, alcoholic beverages (lg. & sm.) • Professional Office • Bank • Bar • Building material or garden store • Convenience store (w/gasoline sales) • Indoor theater • Mortuary • Restaurant • Retail or personal service facility • Vehicle rental • Vehicle sales • Vehicle service center (minor & major) • Veterinary clinic without outdoor holding facilities • Bed and breakfast • Overnight lodging • Resort lodge, conf. center, guest ranch <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Terminal and passenger service facility 	<p>Institutional</p> <ul style="list-style-type: none"> • Church • Day care center (small & large) • Emergency care facility • Community center and related facilities • Educational facility • Hospital • Post office <p>Recreational</p> <ul style="list-style-type: none"> • Health club • Indoor recreation • Membership club • Park or play field, day use • Public recreation center <p>Residential</p> <ul style="list-style-type: none"> • Boarding house <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Central office, telecommunication co. <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling • Accessory outside storage • Accessory structure • Non-commercial telecommunications site, all others • Wind energy conversion system, micro • Wind energy conversion system, small • Metal Storage containers, sea cargo, cargo or similar containers
	SPECIAL USE PERMIT	
	<p>Commercial</p> <ul style="list-style-type: none"> • Outdoor theater <p>Industrial & Transportation</p> <p>Park and ride facility Parking structure or parking lot (primary use)</p> <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Uses of community significance • Independent congregate senior living community 	<p>Recreational</p> <ul style="list-style-type: none"> • Golf course • Outdoor recreation, day use • Outdoor recreation, night use • Park or play field, night use • Indoor Gun Range <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yds • Special Occasion Home

3.16 GC (General Commercial) Lot and Building Standards

MINIMUM DEVELOPMENT STANDARDS



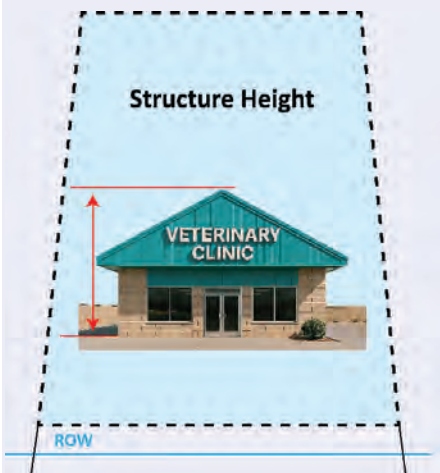
Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6, 7}	10,000
Average Lot Width	N/A
Average Corner Lot Width	N/A



Setbacks	
Front Setback ^{1, 1a}	20 feet
Rear Setback ^{1a, 2, 3, 5}	0 ²
Side Setback Minimum ^{1a, 3}	0 ²
Side Setback, Street Side ^{1a, 3}	15 feet



Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



3.17 MUC (Mixed-Use Commercial) District Intent, Permitted and Regulated Uses

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.

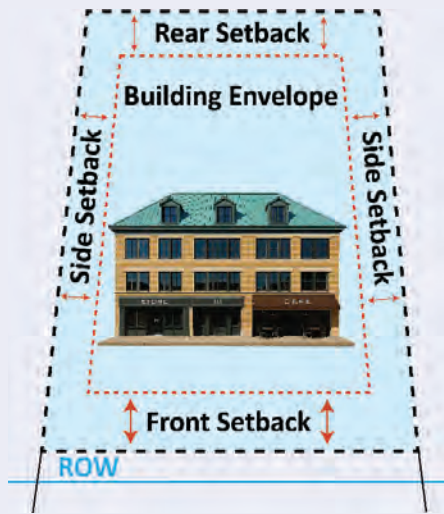
PERMITTED USES	DESIGN REVIEW REQUIRED	
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Home occupation • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agricultural products retail outlet <p>Commercial</p> <ul style="list-style-type: none"> • Pet service • Printing and publishing • Professional Office • Bank • Convenience store (w/gasoline sales) • Indoor theater • Mortuary • Restaurant • Retail or personal service facility • Vehicle sales • Bed and breakfast • Overnight lodging • Resort lodge, conference center, guest ranch <p>Institutional</p> <ul style="list-style-type: none"> • Church • Day care center (small & large) • Emergency care facility • Community center and related facilities • Educational facility • Small group care or group home • Post office <p>Recreational</p> <ul style="list-style-type: none"> • Health club 	<ul style="list-style-type: none"> • Indoor recreation • Membership club • Park or play field, day use • Public recreation center <p>Residential</p> <ul style="list-style-type: none"> • Boarding house • Multi-family dwelling <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Central office, telecommunication company • Public safety telecommunications site • Telecommunications site • Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling • Accessory outside storage • Accessory structure • Non-commercial telecommunications site, all others • Wind energy conversion system, micro • Metal Storage containers, sea cargo, cargo or similar containers
SPECIAL USE PERMIT		
<p>Commercial</p> <ul style="list-style-type: none"> • Craft foods, alcoholic beverages (large & small)* • Bar • Vehicle service center (minor) <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Park and ride facility • Parking structure or parking lot (primary use) <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Uses of community significance • Large group care or group home • Nursing, convalescent and residential care facility 	<p>Recreational</p> <ul style="list-style-type: none"> • Golf course • Outdoor recreation, day use • Park or play field, night use • Indoor Gun Range <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Telecommunications facility • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yds • Special Occasion Home • Wind energy conversion system, small 	

3.17 MUC (Mixed-Use Commercial) Lot and Building Standards

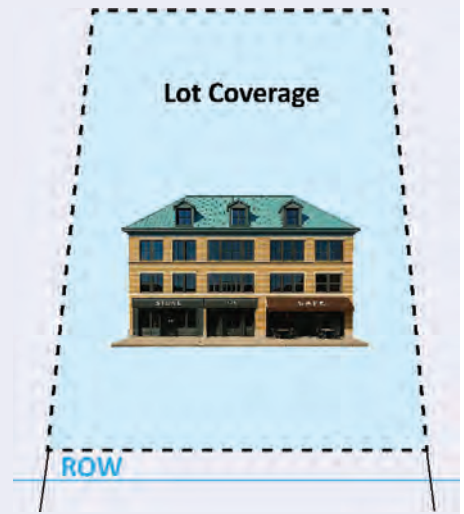
MINIMUM DEVELOPMENT STANDARDS



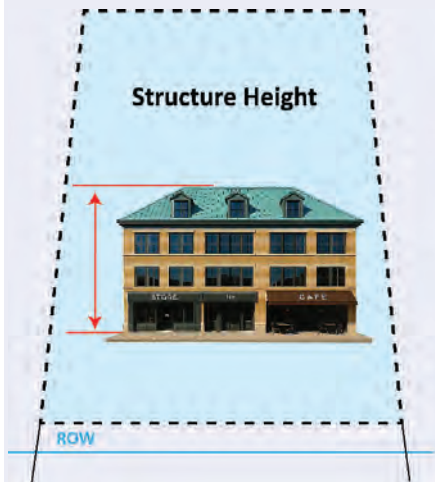
Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6,8}	0
Average Lot Width	N/A
Average Corner Lot Width	N/A



Setbacks	
Front Setback ^{1, 1a}	15 feet
Rear Setback ^{1a, 2,3,5}	10 feet
Side Setback Minimum ^{1a, 2, 3}	0 feet
Side Setback, Street Side ^{1a, 3}	15 feet



Lot Coverage	
Distance between buildings	10 feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	35 feet ⁷
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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% 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 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.



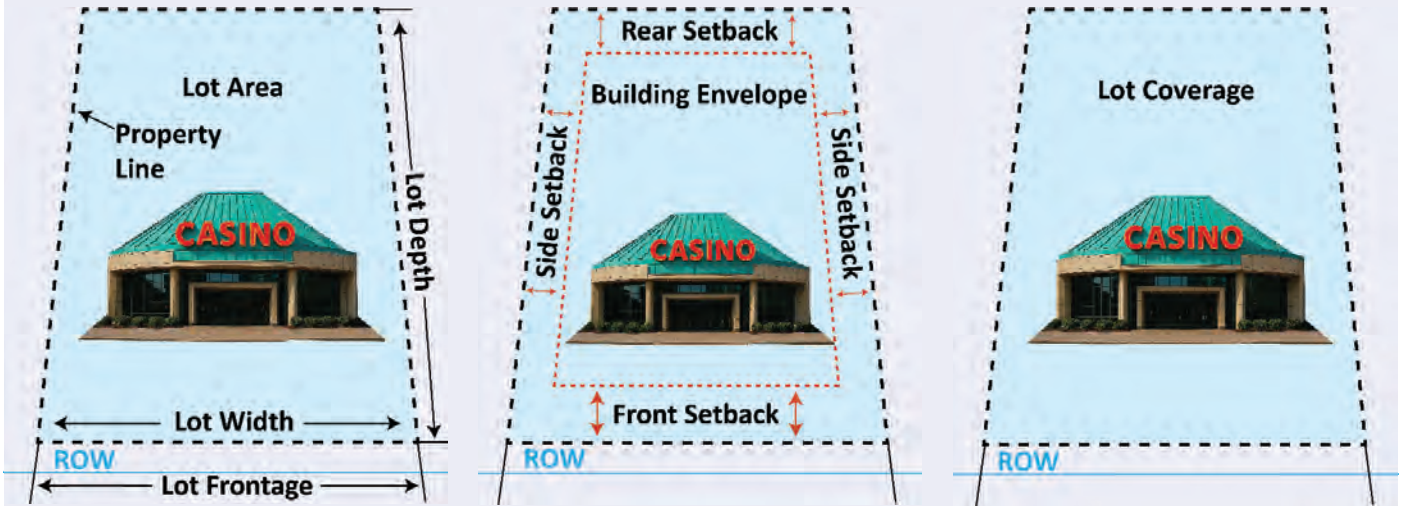
3.18 TC (Tourist Commercial) District Intent, Permitted and Regulated Uses

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

PERMITTED USES	DESIGN REVIEW REQUIRED	
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Home occupation • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Commercial</p> <ul style="list-style-type: none"> • Craft foods, alcoholic beverages (large & small)* • Pet service • Professional Office • Bank • Convenience store (w/gasoline sales) • Indoor theater • Restaurant • Retail or personal service facility • Vehicle sales • Bed and breakfast • Overnight lodging • Resort lodge, conference center, guest ranch <p>Institutional</p> <ul style="list-style-type: none"> • Church • Day care center (small) • Day care center (large) • Emergency care facility • Community center and related facilities • Post office <p>Recreational</p> <ul style="list-style-type: none"> • Health club • Indoor recreation • Membership club 	<ul style="list-style-type: none"> • Park or play field, day use • Public recreation center • Motorized racing • Non-motorized racing <p>Residential</p> <ul style="list-style-type: none"> • Boarding house <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Public safety telecommunications site • Telecommunications site • Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling • Accessory outside storage • Accessory structure • Non-commercial telecommunications site, all others • Wind energy conversion system, micro • Metal Storage containers, sea cargo, cargo or similar containers
	SPECIAL USE PERMIT	
	<p>Commercial</p> <ul style="list-style-type: none"> • Bar • Gaming* • Vehicle service center (minor) <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Park and ride facility • Parking structure or parking lot (primary use) <p>Institutional</p> <p>Uses of community significance</p> <p>Recreational</p> <ul style="list-style-type: none"> • Equestrian facility • Golf course • Outdoor recreation, day use • Outdoor recreation, night use • Park or play field, night use • Indoor Gun Range • Ski Area 	<p>Utility & Public Service</p> <ul style="list-style-type: none"> • Telecommunications facility • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yds • Special Occasion Home • Wind energy conversion system, small

3.18 TC (Tourist Commercial) Lot and Building Standards

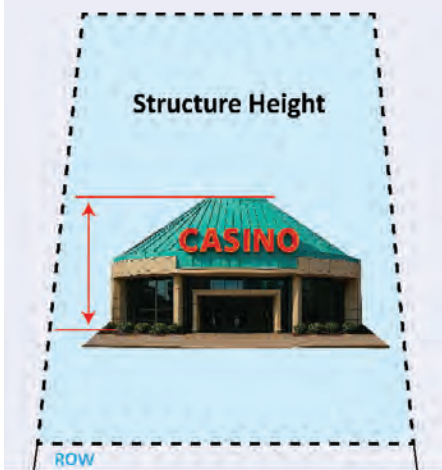
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6,8}	1 acre
Average Lot Width	100
Average Corner Lot Width	110

Setbacks	
Front Setback ^{1, 1a}	10 feet
Rear Setback ^{1a, 2, 3, 5}	0 ²
Side Setback Minimum ^{1a, 3}	0 ²
Side Setback, Street Side ^{1a, 3}	10 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



3.19 LI (Light Industrial) District Intent, Permitted and Regulated Uses

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

PERMITTED USES

Agricultural, Forestry, Mining

- Animal keeping
- Limited agricultural uses
- Open agricultural uses

Utility & Public Service

- Sewer or water transmission lines
- Utility service facility

Accessory Uses

- Home occupation
- Household pets
- Non-commercial telecommunication site, one structure meeting district regulations
- Solar energy systems
- Stationary tank storage (above ground)

Temporary Uses

- Emergency non- commercial telecommunication facility
- Temporary batch plant
- Temporary construction or sales office
- Temporary dwelling unit
- Seasonal sales lot

DESIGN REVIEW REQUIRED

Agricultural, Forestry, Mining

- Agricultural products processing and storage
- Commercial nursery

Commercial

- Building contracting shop
- Carpentry, woodworking, or furniture making facility
- Car wash
- Commercial bakery
- Commercial laundry and dry cleaning
- Pet service
- Printing and publishing establishments
- Craft foods or alcoholic beverages (large & small)
- Professional Office
- Bank
- Bar
- Building material or garden store
- Restaurant
- Vehicle rental
- Vehicle sales
- Vehicle service center, (minor) (major)
- Veterinary clinic without outdoor holding facilities

Industrial & Transportation

- Equipment rental
- Light industrial
- Machine shop
- Outside storage
- Terminal and passenger service facility
- Personal storage facility
- Warehouse and distribution center

Institutional

- Day care center (small)
- Emergency care facility
- Educational facility

Recreational

- Health club
- Indoor recreation
- Membership club
- Park or play field, day use
- Public recreation center
- Non-motorized racing
- Outdoor recreation, day and night use

Utility & Public Service

- Central office of telecommunication company
- Public safety telecommunications site
- Telecommunications site
- Water tank, water treatment facility or sewer lift station

Accessory Uses

- Accessory agriculture retail sales
- Accessory dwelling
- Accessory outside storage
- Accessory structure
- Non-commercial telecommunications site, all others
- Wind energy conversion system, micro
- Metal Storage containers, sea cargo, cargo or similar containers

SPECIAL USE PERMIT

Agricultural, Forestry, Mining

- Commercial meat and poultry processing facility

Industrial & Transportation

- Saw mill
- Solid waste transfer facility
- Heliport
- Park and ride facility
- Parking structure or parking lot (primary use)

Institutional

- Cemetery
- Day care center (large)
- Uses of community significance

Recreational

- Golf course
- Park or play field, night use
- Indoor gun range

Utility & Public Service

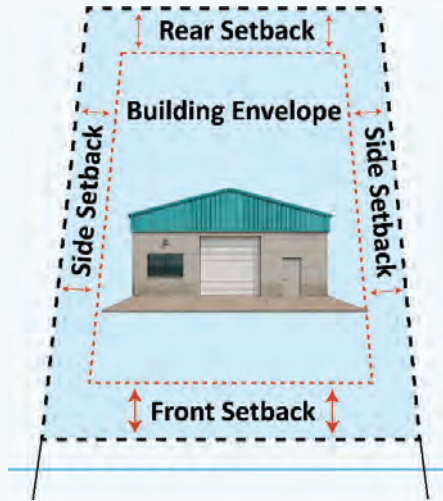
- Telecommunications facility
- Treated effluent irrigation

Accessory Uses

- Grading of more than 500 cubic yds
- Wind energy conversion system, small

3.19 LI (Light Industrial) Lot and Building Standards

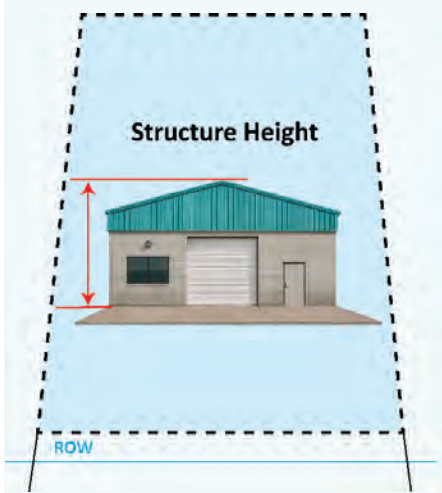
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6,7}	1 acre
Average Lot Width	100 feet
Average Corner Lot Width	110 feet

Setbacks	
Front Setback ^{1, 1a}	20 feet
Rear Setback ^{1a, 2, 3, 5}	10 feet
Side Setback Minimum ^{1a, 3}	10 feet
Side Setback, Street Side ^{1a, 3}	20 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



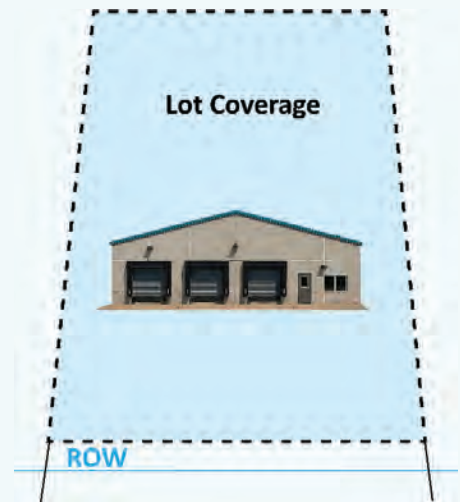
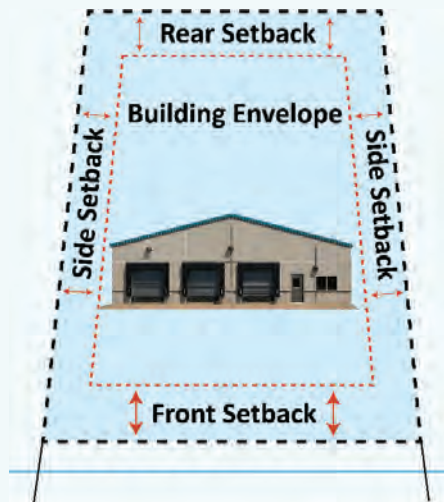
3.20 GI (General Industrial) District Intent, Permitted and Regulated Uses

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

PERMITTED USES	DESIGN REVIEW REQUIRED	SPECIAL USE PERMIT
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Home occupation • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agricultural products processing and storage • Commercial nursery • Agriculture retail outlet <p>Commercial</p> <ul style="list-style-type: none"> • Building contracting shop • Carpentry, woodworking, or furniture making facility • Commercial bakery • Commercial laundry and dry cleaning • Printing and publishing establishments • Building material or garden store • Restaurant • Vehicle service center, (minor) (major) <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Light industrial • Machine shop • Outside storage • Personal storage facility • Warehouse and distribution center <p>Institutional</p> <ul style="list-style-type: none"> • Emergency care facility <p>Recreational</p> <ul style="list-style-type: none"> • Park or play field, day use <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Central office of telecommunication company • Public safety telecommunications site • Telecommunications site • Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling • Accessory outside storage • Accessory structure • Non-commercial telecommunications site, all others • Wind energy conversion system, micro • Metal Storage containers, sea cargo, cargo or similar containers 	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Open and subsurface mining <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • General industrial • Saw mill • Solid waste transfer facility • Park and ride facility • Parking structure or parking lot (primary use) • Solid waste disposal site and facility <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Day care center (large) • Uses of community significance • Educational facility <p>Recreational</p> <ul style="list-style-type: none"> • Golf course • Park or play field, night use <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Telecommunications facility • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yds • Wind energy conversion system, small

3.20 GI (General Industrial) Lot and Building Standards

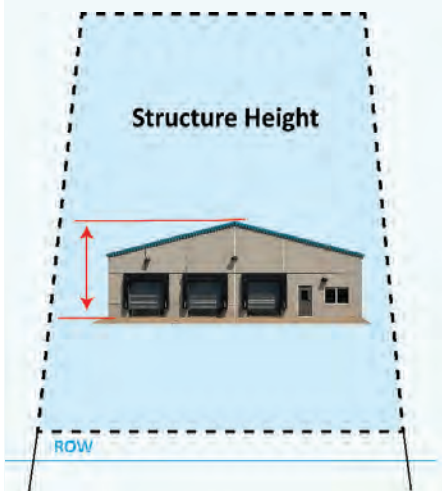
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6,7}	1 acre
Average Lot Width	100 feet
Average Corner Lot Width	110 feet

Setbacks	
Front Setback ^{1, 1a}	20 feet
Rear Setback ^{1a, 2, 3, 5}	10 feet
Side Setback Minimum ^{1a, 3}	10 feet
Side Setback, Street Side ^{1a, 3}	15 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



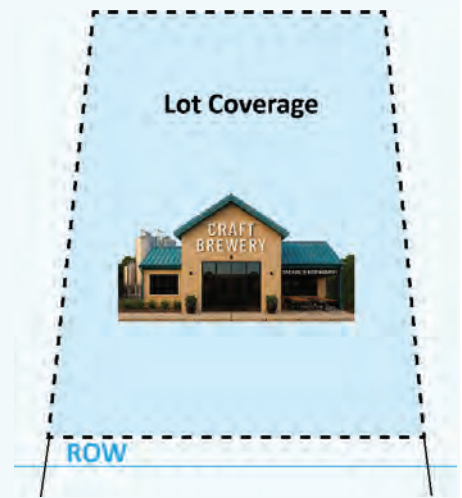
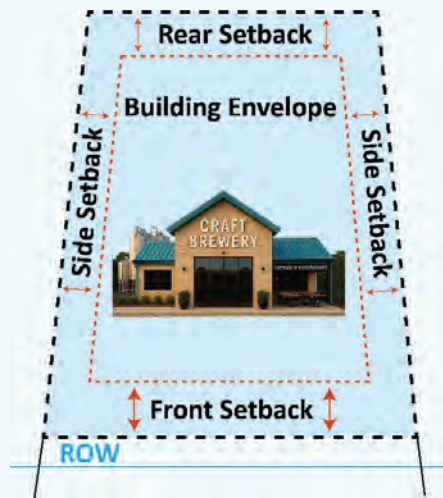
3.21 SI (Service Industrial) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES	DESIGN REVIEW REQUIRED	
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Home occupation • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Agricultural products processing and storage • Commercial nursery • Agriculture retail outlet <p>Commercial</p> <ul style="list-style-type: none"> • Building contracting shop • Car Wash • Bar • Vehicle rental • Vehicle sales • Veterinary clinic without outdoor holding facilities • Pet Service • Thrift or secondhand stores, used appliance shops • Adult characterized businesses • Craft foods or alcoholic beverages (large & small) • Professional Office • Carpentry, woodworking, or furniture making facility • Commercial bakery • Commercial laundry and dry cleaning • Printing and publishing establishments Building material or garden store • Restaurant • Vehicle service center, (minor) (major) <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Equipment Rental • Light industrial • Machine shop • Outside storage 	<ul style="list-style-type: none"> • Personal storage facility • Terminal and passenger service facility <p>Institutional</p> <ul style="list-style-type: none"> • Emergency care facility • Day care center (small) • Educational facility <p>Recreational</p> <ul style="list-style-type: none"> • Park or play field, day use • Health club • Indoor recreation • Membership club • Outdoor recreation, day use • Outdoor recreation, night use • Public recreation center • Utility & Public Service • Central office of telecommunication co. • Public safety telecommunications site • Telecommunications site • Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory agriculture retail sales • Accessory dwelling • Accessory outside storage • Accessory structure • Non-commercial telecommunications site, all others • Wind energy conversion system, micro • Metal Storage containers, sea cargo, cargo or similar containers
	SPECIAL USE PERMIT	
	<p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Solid waste transfer facility • Park and ride facility • Parking structure or parking lot (primary use) <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Church • Day care center (large) • Uses of community significance 	<p>Recreational</p> <ul style="list-style-type: none"> • Golf course • Park or play field, night use • Indoor Gun Range <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Telecommunications facility • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yds • Wind energy conversion system, small

3.21 SI (Service Industrial) Lot and Building Standards

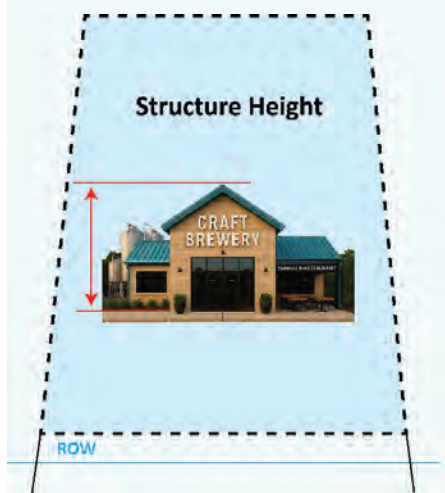
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6,7}	10,000 feet
Average Lot Width	80 feet
Average Corner Lot Width	88 feet

Setbacks	
Front Setback ^{1, 1a}	20 feet
Rear Setback ^{1a, 2, 3, 5}	0 ²
Side Setback Minimum ^{1a, 3}	0 ²
Side Setback, Street Side ^{1a, 3}	15 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio ⁴ (Maximum Percentage)	35 / 50



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



3.22 PF (Public Facilities) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES	DESIGN REVIEW REQUIRED	SPECIAL USE PERMIT
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Institutional</p> <ul style="list-style-type: none"> • Day care center (small) <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Household pets • Non-commercial telecommunication site, one structure meeting district regulations • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant • Temporary construction or sales office • Temporary dwelling unit • Seasonal sales lot 	<p>Commercial</p> <ul style="list-style-type: none"> • Professional Office • Resort lodge, conference center or guest ranch • Vehicle service center, (minor) (major) <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Warehouse and distribution center Terminal and passenger service facility <p>Institutional</p> <ul style="list-style-type: none"> • Emergency care facility • Educational facility • Church • Day care center (large) • Small group care or group home • Community center and related facilities • Post office <p>Recreational</p> <ul style="list-style-type: none"> • Park or play field, day use • Health club • Indoor recreation • Membership club • Public recreation center • Motorized racing • Non-motorized racing <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Central office of telecommunication company • Public safety telecommunications site • Telecommunications site • Water tank, water treatment facility or sewer lift station • Fire station • Water reservoir <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory dwelling • Accessory outside storage • Accessory structure • Non-commercial telecommunications site, all others • Wind energy conversion system, micro • Metal Storage containers, sea cargo, cargo or similar containers 	<p>Commercial</p> <ul style="list-style-type: none"> • Indoor theater • Campground <p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Solid waste transfer facility • Park and ride facility • Parking structure or parking lot (primary use) • Solid waste disposal site and facility <p>Institutional</p> <ul style="list-style-type: none"> • Cemetery • Uses of community significance • Large group care or group home • Nursing, convalescent and residential care facility • Hospital • Judicial center <p>Recreational</p> <ul style="list-style-type: none"> • Equestrian facility • Golf course • Park or play field, night use • Indoor Gun Range • Outdoor recreation, day use • Outdoor recreation, night use • Ski area <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Telecommunications facility • Treated effluent irrigation • Major facility of a public or private utility* • Public or quasi-public facility other than listed • Sewage treatment facility • Wind energy conversion systems, commercial • Renewable Energy Generation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Grading of more than 500 cubic yds • Wind energy conversion system, small

3.22 PF (Public Facilities) Lot and Building Standards

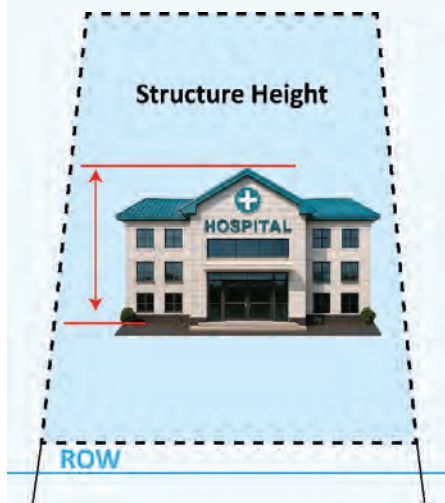
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6, 7}	0
Average Lot Width	0
Average Corner Lot Width	0

Setbacks	
Front Setback ^{1, 1a}	0
Rear Setback ^{1a, 2, 3, 5}	10
Side Setback Minimum ^{1a, 3}	10
Side Setback, Street Side ^{1a, 3}	15 feet

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio ⁴ (Maximum Percentage)	N/A



Structure Height	
Maximum Structure Height	NA
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



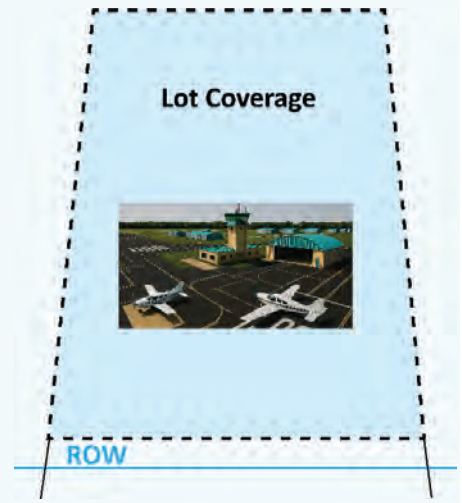
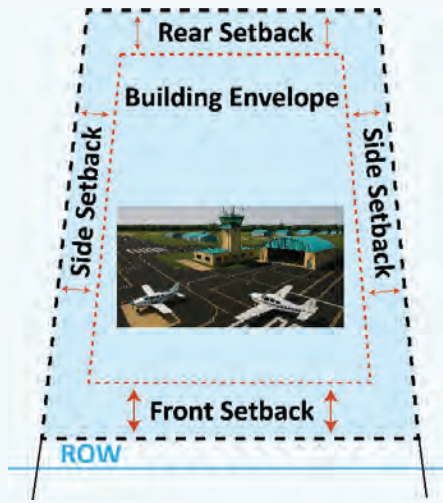
3.23 AP (Airport) District Intent, Permitted and Regulated Uses

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.

PERMITTED USES	DESIGN REVIEW REQUIRED	SPECIAL USE PERMIT
<p>Agricultural, Forestry, Mining</p> <ul style="list-style-type: none"> • Animal keeping • Limited agricultural uses • Open agricultural uses <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Sewer or water transmission lines • Utility service facility <p>Accessory Uses</p> <ul style="list-style-type: none"> • Solar energy systems • Stationary tank storage (above ground) <p>Temporary Uses</p> <ul style="list-style-type: none"> • Emergency non- commercial telecommunication facility • Temporary batch plant 	<p>Utility & Public Service</p> <ul style="list-style-type: none"> • Public safety telecommunications site • Telecommunications site • Water tank, water treatment facility or sewer lift station <p>Accessory Uses</p> <ul style="list-style-type: none"> • Accessory dwelling • Accessory outside storage • Wind energy conversion system, micro • Metal Storage containers, sea cargo, cargo or similar containers 	<p>Industrial & Transportation</p> <ul style="list-style-type: none"> • Public Airports • Airport related uses • Heliport • Park and ride facility • Parking structure or parking lot (primary use) <p>Institutional</p> <ul style="list-style-type: none"> • Community center and related facilities* <p>Recreational</p> <ul style="list-style-type: none"> • Golf course • Outdoor recreation, day use • Outdoor recreation, night use <p>Utility & Public Service</p> <ul style="list-style-type: none"> • Telecommunications facility • Treated effluent irrigation <p>Accessory Uses</p> <ul style="list-style-type: none"> • Wind energy conversion system, small

3.23 AP (Airport) Lot and Building Standards

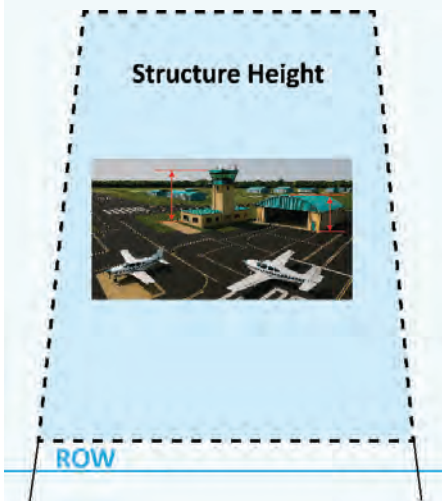
MINIMUM DEVELOPMENT STANDARDS



Property Line	
Minimum Net Lot Area (Square feet except as noted) ^{6,7}	0
Average Lot Width	0
Average Corner Lot Width	0

Setbacks	
Front Setback ^{1, 1a}	0 ²
Rear Setback ^{1a, 2, 3, 5}	0 ²
Side Setback Minimum ^{1a, 3}	0 ²
Side Setback, Street Side ^{1a, 3}	0 ²

Lot Coverage	
Distance between buildings	feet
Floor Area Ratio ⁴ (Maximum Percentage)	N/A



Structure Height	
Maximum Structure Height	45 feet
Maximum Accessory Structure Height	feet

Additional Development Standards That Apply

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



3.24 Consolidated Land Use

LAND USE		AG / FOREST & RANGE				RESIDENTIAL					COMMERCIAL					INDUSTRIAL							
(P) Permitted	(-) Not Allowed	Agriculture A-19 Forest & Range F-19 & F-40 Rural Agriculture 10 Acre Rural Agriculture 5 Acre Single Family Residence 2 Single Family Residence 1 Single Family Residence 1/2 Single Family Residence Single Family Residence Multi-Family Residential Private Recreation Neighborhood Commercial Office Commercial General Commercial Mixed-Use Commercial Tourist Commercial Light Industrial General Industrial Service Industrial Public Facilities Airport	Agriculture A-19	Forest & Range F-19 & F-40	Rural Agriculture 10 Acre	Rural Agriculture 5 Acre	Single Family Residence 2	Single Family Residence 1	Single Family Residence 1/2	Single Family Residence	Single Family Residence	Multi-Family Residential	Private Recreation	Neighborhood Commercial	Office Commercial	General Commercial	Mixed-Use Commercial	Tourist Commercial	Light Industrial	General Industrial	Service Industrial	Public Facilities	Airport
(D) Design Review	(T) Temporary																						
(S) Special Use																							
D P	Split Cells (Diagonal): A diagonal split cell indicates that the use may be subject to more than one review procedure. Consult the corresponding use-specific standard and/or table footnote to determine which review type applies to your proposal.																						
		A19	FR	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12K	SFR 8K	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP	
Accessory agriculture retail sales		P	P	P	P	P	P	-	-	-	-	D	D	D	D	D	D	D	D	D	-	-	
Accessory dwelling		P D ⁵	P D ⁵	D	D	D	D	D	-	-	-	D	D	D	D	D	D	D	D	D	D	D	
Accessory outside storage		-	-	P	P	P	P	P	P	P	P	-	-	-	D	D	D	D	D	D	D	D	
Accessory rural event venue		S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Accessory solar energy system		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory structure		-	-	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	D	D	-	
Adult characterized businesses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	
Agricultural products processing and storage		P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	
Agricultural products retail outlet		S	-	-	-	-	-	-	-	-	-	-	D	-	D	D	-	-	D	D	-	-	
Airport related uses		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	
Animal keeping		P	P	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	
Aquaculture		S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bank		-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	-	-	
Banquet hall		-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	
Bar		-	-	-	-	-	-	-	-	-	-	-	-	-	D	S	S	D	-	D	-	-	
Bed and breakfast		S	S	S	S	S	S	-	-	-	S	S	S	S	D	D	D	-	-	-	-	-	
Boarding house		P	P	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	-	-	-	-	
Building contracting shop		-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	D	D	-	-	
Building material or garden store		-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	D	D	-	-	

LAND USE		AG / FOREST & RANGE				RESIDENTIAL					COMMERCIAL						INDUSTRIAL					
(P) Permitted	(-) Not Allowed	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
(D) Design Review	(T) Temporary																					
(S) Special Use																						
Campground		-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	-	-	-	S	-
Cannabis establishment		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Car wash		-	-	-	-	-	-	-	-	-	-	-	S	-	D	-	-	D	-	D	-	-
Carpentry, woodworking, or furniture making facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Cemetery		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	S	S	S	S	-
Central office of telecommunication company		-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	-	D	D	D	D	-
Church		D	D	S	S	S	S	S	S	S	S	S	D	D	D	D	D	-	-	S	D	-
Clustered Development		P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial bakery		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Commercial laundry and dry cleaning		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Commercial meat and poultry processing facility		S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-
Commercial nursery		D	D	-	-	-	-	-	-	-	-	S	-	D	-	-	-	D	D	D	-	-
Commercial stock yard		S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Community center and related facilities		S	S	-	-	-	-	-	-	-	-	S	D	D	D	D	D	-	-	-	D	-.3
Convenience store (with gasoline sales)		-	-	-	-	-	-	-	-	-	-	-	D	-	D	D	D	-	-	-	-	-
Craft foods or alcoholic beverages (large & small)		-	-	-	-	-	-	-	-	-	-	-	S ²	-	D	S ²	D	D	-	D	-	-
Day care center (large)		S	S	S	S	S	S	S	-	S	D	D	D	D	D	D	D	S	S	S	D	-
Day care center (small)		P	P	P	P	P	P	P	P	P	D	D	D	D	D	D	D	D	-	D	P	-
Dog fancier or breeder kennel		P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog rescue kennel		P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational facility		S	S	-	-	-	-	-	-	-	D	D	D	D	D	-	D	S	D	D	-	-
Emergency care facility		-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	D	-	-
Emergency telecom facility		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Equestrian facility		-	-	S	S	S	-	-	-	-	D	-	-	-	-	-	S	-	-	-	S	-
Equipment rental		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	D	-	-
Fire station		D _S	D _S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	D	-
Forestry		P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

LAND USE		AG / FOREST & RANGE				RESIDENTIAL						COMMERCIAL						INDUSTRIAL				
(P) Permitted	(-) Not Allowed	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
(D) Design Review	(T) Temporary																					
(S) Special Use																						
Gaming		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S ¹	-	-	-	-	-
General industrial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-
Golf course		-	-	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	S	S	S	S	S	S	S	S	S	S	S
Grading of more than 500 cubic yards		-	-	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-
Health club		-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	D	D	-
Heliport		S	S	S	-	-	-	-	-	-	-	S	-	-	-	-	-	S	-	-	-	S
Helistop		S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Home occupation		-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Hospital		-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	-	-	-	S	-
Hotel		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Household pets		-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Independent congregate senior living community		-	-	-	-	-	-	-	-	-	S	-	S	S	S	-	-	-	-	-	-	-
Indoor gun range		-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	S	S	-	S	S	-
Indoor recreation		-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	-	D	D	-
Indoor theater		-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-	-	S	-
Judicial center		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Keeping of non-domestic animals		S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kennel		D	D	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Large group care or group home		-	-	-	-	-	-	-	-	-	S	-	-	S	-	S	-	-	-	-	S	-
Light industrial		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Limited agricultural uses		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Limited commercial uses		P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Machine shop		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-
Major facility of a public or private utility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	D ⁸
Manufactured home park		-	-	-	-	-	-	-	-	-	S ¹¹	-	-	-	-	-	-	-	-	-	-	-
Membership club		-	-	S	S	S	S	-	-	-	-	D	D	D	D	D	D	D	-	D	D	-
Metal cargo storage containers		P _{D7}	P _{D7}	D	D	D	D	-	-	-	-	-	-	-	D	D	D	D	D	D	D	D

LAND USE		AG / FOREST & RANGE				RESIDENTIAL					COMMERCIAL					INDUSTRIAL						
(P) Permitted	(-) Not Allowed	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
(D) Design Review	(T) Temporary																					
(S) Special Use																						
Mortuary		-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	-	-	-	-	-	
Motel		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Motorized racing		-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	D	-	-	-	D	
Multi-family dwelling		-	-	-	-	-	-	-	-	D	-	-	-	-	D	-	-	-	-	-	-	
Non-commercial telecom site, one structure		-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Non-commercial telecom site, all others		-	-	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	-	
Non-motorized racing		S	S	D	D	D	D	-	-	-	D	-	-	-	-	D	D	-	-	D	-	
Nursing, convalescent and residential care facility		-	-	-	-	-	-	-	-	S	-	S	S	-	S	-	-	-	-	S	-	
Open agricultural uses		P	P	P	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	
Open and subsurface mining		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
Outdoor recreation, day use		S	S	-	-	-	-	-	-	-	S	S	-	S	S	S	D	-	D	S	S	
Outdoor recreation, night use		S	S	-	-	-	-	-	-	-	S	S	-	S	-	S	D	-	D	S	S	
Outdoor theater		-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	
Outside storage		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-	
Overnight lodging		-	-	-	-	-	-	-	-	-	D	D	-	D	D	D	-	-	-	-	-	
Park and ride facility		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Park or play field, day use		D	D	S	S	S	S	S	S	S	D	D	D	D	D	D	D	D	D	D	-	
Park or play field, night use		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-	
Parking structure or parking lot (primary use)		-	-	-	-	-	-	-	-	-	S	S	S	S	S	S	S	S	S	S	S	
Pawn shop		-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	-	-	-	-	
Personal storage facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	-	-	
Pet service		P	P	P	P	P	P	-	-	-	-	D	D	D	D	D	D	-	D	-	-	
Pet shop		-	-	-	-	-	-	-	-	-	D	D	D	D	D	D	D	-	D	-	-	
Post office		-	-	-	-	-	-	-	-	-	-	D	D	D	D	D	-	-	-	D	-	
Printing and publishing establishments		-	-	-	-	-	-	-	-	-	-	D	D	D	D	-	D	D	D	-	-	
Private airports		S	S	S	S	S	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	
Professional Office		-	-	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹	-	D	D	D	D	D	D	-	D	D	-	
Public airports		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	

LAND USE		AG / FOREST & RANGE				RESIDENTIAL					COMMERCIAL						INDUSTRIAL					
(P) Permitted	(-) Not Allowed	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
(D) Design Review	(T) Temporary																					
(S) Special Use																						
Public or quasi-public facility other than listed		D	D	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	S	-
Public recreation center		-	-	S	S	S	S	S	S	S	S	D	D	D	D	D	D	D	-	D	D	-
Public safety telecommunications site		D	D	D	D	D	D	S	S	S	-	D	D	D	D	D	D	D	D	D	D	D
Recovery house		D	D	D	D	D	D	D	D	D	D	-	D	-	-	D	-	-	-	-	-	-
Recycling collection facility- small		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	D	D	D
Recycling collection facility - large		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	S
Recycling processing facility - Light		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-
Recycling processing facility - Heavy		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-
Renewable energy generation		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Resort lodge, conference center or guest ranch		S	S	-	-	-	-	-	-	-	-	D	-	-	D	D	D	-	-	-	D	-
Restaurant		-	-	-	-	-	-	-	-	-	-	-	D	-	D	D	D	D	D	D	-	-
Retail or personal service facility		-	-	-	-	-	-	-	-	-	-	D	-	D	D	D	-	-	-	-	-	-
Reverse Vending Machine		-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P
Saw mill		-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-
Seasonal sales lot		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	-
Sewage treatment facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-
Sewer or water transmission lines		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sidewalk or parking lot sale		-	-	-	-	-	-	-	-	-	-	T	T	T	T	T	T	T	T	T	T	T
Single-family dwelling		P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Ski area		-	S	-	-	-	-	-	-	-	-	S	S	-	-	S	S	-	-	-	S	-
Small group care or group home		D	D	D	D	D	D	D	D	D	D	-	-	D	-	D	-	-	-	-	D	-
Small lot subdivision		-	-	-	-	-	-	-	-	-	S ¹⁰	-	-	-	-	-	-	-	-	-	-	-
Solar energy systems		-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar photovoltaic facility		-	S ⁶	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Solid waste disposal site and facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	-
Solid waste transfer facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-
Special occasion home		S	S	S	S	S	S	S	S	S	-	-	S	S	S	S	S	-	-	-	-	-
Stationary tank storage (above ground)		-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

LAND USE		AG / FOREST & RANGE				RESIDENTIAL					COMMERCIAL					INDUSTRIAL						
(P) Permitted	(-) Not Allowed	A-19	FR 40 / 19	RA 10	RA 5	SFR 2	SFR 1	SFR 1/2	SFR 12,000	SFR 8,000	MFR	PR	NC	OC	GC	MUC	TC	LI	GI	SI	PF	AP
(D) Design Review	(T) Temporary																					
(S) Special Use																						
Telecommunications facility		D ^{S4}	D ^{S4}	S	S	-	-	-	-	-	-	S	S	S	S	S	S	S	S	S	S	S
Telecommunications site		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Temporary batch plant		T	T	-	-	-	-	-	-	-	-	T	T	T	T	T	T	T	T	T	T	T
Temporary construction or sales office		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary dwelling unit		T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	-
Terminal and passenger service facility		-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	-	D	D	-
Thrift or secondhand stores, used appliance shops		-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	-	-	D	-	-
Treated effluent irrigation		D	D	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Uses of community significance		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	-
Utility service facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Vehicle rental		-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	-	D	-	-
Vehicle sales		-	-	-	-	-	-	-	-	-	-	-	D	-	D	D	D	D	-	D	-	-
Vehicle service center, major		-	-	-	-	-	-	-	-	-	-	-	-	-	D	-	-	D	D	D	D	-
Vehicle service center, minor		-	-	-	-	-	-	-	-	-	-	S	-	D	S	-	-	D	D	D	D	-
Veterinary clinic with outdoor holding facilities		D	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Veterinary clinic without outdoor holding facilities		D	S	-	-	-	-	-	-	-	-	D	D	D	-	-	-	D	-	D	-	-
Warehouse and distribution center		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	D	D	-	D	-
Water reservoir		S	S	S	S	S	S	S	S	S	S	D	-	-	-	-	-	-	-	-	D	-
Water tank/treatment facility or sewer lift station		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wind energy commercial use test site		-	T	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	T	-
Wind energy conversion system, micro		D	D	D	D	D	-	-	-	-	-	D	D	D	D	D	D	D	D	D	D	D
Wind energy conversion system, micro other		P	P	P	P	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
Wind energy conversion system, small		S	S	S	S	-	-	-	-	-	S	-	-	S	S	S	S	S	S	S	S	S
Wind energy conversion systems, commercial		-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-

LAND USE	AG / FOREST & RANGE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
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Table Notes:

1. Permitted only within the Gaming District (GD) overlay.
2. Craft foods or alcoholic beverages (large) are prohibited in the Neighborhood Commercial and the Mixed-Use Commercial Zoning District.
3. Sheriff's substations are permitted within the AP zoning district by design review (D).
4. Special use permit required for facilities that exceed the maximum height of applicable zoning district.
5. Permitted by right for agricultural purposes; design review for non-agricultural purposes.
6. Solar Photovoltaic Facilities are prohibited in the FR-19 zoning district. In the FR-40 zoning district, they are permitted only with a Special Use Permit, subject to applicable supplemental standards, and require a minimum lot size of 40 acres.
7. Parcels less than 19 acres require a design review.
8. If an aboveground utility project is located within a County-adopted utility corridor, only a Design Review shall be required.
9. Permitted only within the Residential Office (RO) overlay.
10. Permitted only as a part of an approved planned development.
11. Permitted only within the Mobile Home (MH) overlay.