CITY OF RENO
Planning Commission
October 3, 2012
Staff Report

Agenda #
VI-8
Ward #

CASE NO.: TXT13-00003 (Accessory Automobile Rental Use)

APPLICANT: City of Reno

REQUEST: This is a request to amend the Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.08, "Zoning," Section 18.08.201, entitled "Permitted Uses by Base Zone District," and Section 18.08.202, entitled "Additional Regulations For Principal Uses," to allow "Automobile Rental" as an accessory to "Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental," together with other matters properly relating thereto.

LOCATION: This ordinance applies Citywide, including the sphere of influence.

PROPOSED MOTION: Based upon compliance with the applicable considerations, I move to recommend that City Council approve the text amendment by ordinance.

BACKGROUND:

Within the Reno area, car dealerships are requesting that they be allowed to have on-premise accessory car rental operation. On August 29, 2012, City Council initiated a text amendment to allow this use.

ANALYSIS:

This ordinance includes an amendment to the Summary Use Tables for Nonresidential Base Zoning Districts in Section 18.08.201 to reference the Additional Use Regulations in Section 18.08.202. As identified in Section 18.08.202(b)(4), this amendment will allow automobile rental to be an accessory use to an automobile dealership in all districts where automobile dealerships are allowed. As Title 18 currently states, Automobile Rental as an accessory use is only permitted in the Hotel Casino zoning district.

The sales and rental of automobiles are similar land uses and the two uses often support each other. Demands from City services, traffic impacts, hours of operation, and other impacts will be comparable.

EXHIBIT A

EXPLANATION: Matter underlined is new; matter in brackets [ ] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, "ANNEXATION AND LAND DEVELOPMENT", CHAPTER 18.08, "ZONING," SECTION 18.08.201, ENTITLED "PERMITTED USES BY BASE ZONE DISTRICT," AND SECTION 18.08.202, ENTITLED "ADDITIONAL REGULATIONS FOR PRINCIPAL USES," TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.201, the same to read as follows:

Section 18.08.201. Permitted Uses by Base Zone District.

(a) Interpretation of Summary Land Use Tables. Buildings, structures, and land shall be used only in accordance with the uses permitted in the following Summary Land Use Tables, subject to all other applicable requirements of this chapter and title.

(1) Organization of Uses and Interpretation of Table Cell Entries. The Summary Land Use Tables in the following subsections set forth the principal, accessory, and temporary uses of land, buildings, and structures allowed in each of the base zone districts in the city, except as noted in subsection (b) below for the special purpose zoning districts. Specific uses are organized alphabetically under the following seven broad use categories:

a. Residential;

b. Commercial Sales and Services;

c. Recreation, Entertainment, and Amusement;

d. Lodging;

e. Institutional, Public, and Community Service;

f. Industrial, Manufacturing, Wholesale, Distribution, and Transportation; and

g. Other.

The entry in each table cell indicates whether the use may be established in the particular zone district and what type of review procedure is applicable prior to establishment of the use. A blank square or cell shall mean that the use is not allowed in that zoning district as a principal, accessory, or temporary use. An entry in the cell indicates the use is allowed in the zoning district subject to compliance with all applicable regulations and with the specific type of review procedure, as indicated by one of the following abbreviations:

EXHIBIT A

TABLE 18.08-3: SUMMARY LAND USE TABLE CELL ENTRIES		
SUMMARY LAND USE TABLE CELL ENTRY		MEANING OF SUMMARY LAND USE TABLE CELL ENTRY
"P"	•	The use is permitted as a principal use in the zoning district by right, and is not subject to a discretionary review procedure.
	•	The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"SUP"	•	The use is permitted in that zoning district only after first obtaining a special use permit (SUP) according to the procedures and criteria set forth in Section 18.06.405
	•	The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
	•	Any specific regulations referenced in the summary use tables are the minimum conditions for approval of a special use permit for the subject use. Additional conditions may also be required during the public hearing process to ensure compatibility of that use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405
	•	Uses subject to special use permits that do not have additional regulations referenced in the summary use tables may have conditions placed on the proposed use during the public hearing process to ensure compatibility of the use in relation to surrounding uses and the pattern of development, and as needed to make the findings in Section 18.06.405
"SPR"	•	The use is permitted in the zoning district only after first obtaining administrative approval of a site plan review as set forth in Section 18.06.407
	•	The use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, and with all general development and design standards applicable to such use and/or zone district as set forth in this chapter and title.
"A"	•	The use is permitted as an accessory use to a primary use allowed in the zoning district.
	•	Establishment of the specific accessory use listed in the table does not necessarily exclude other land uses that are generally considered accessory to the primary use.
	•	The accessory use shall comply with all applicable use-specific regulations referenced in the "additional regulations" column of the summary use table, with the accessory use and structure standards stated in Section 18.08.203 of this chapter, and with all general development and design standards applicable to such accessory use and/or zone district as set forth in this chapter and title.
Blank Cell	•	The use is prohibited in the zoning district.

(2) Additional regulations and references.

a. General. All allowed uses, whether permitted by-right, conditionally, or by special use permit or site plan review, are subject to all applicable zoning, development, and design standards in this chapter and title.

b. Base zoning district regulations. Land uses shown in the Summary Land Use Tables may be subject to specific regulations and limitations established in the applicable base zoning district. District-specific use and development regulations

are found in Article III (District-Specific Standards - Base Zoning Districts) and Article IV (District-Specific Standards - Overlay Zoning Districts).

c. Overlay zoning district regulations. Land uses shown in the Summary Land Use Tables as allowed in a particular base zoning district may be limited by application of an overlay zoning district. Applicants and property owners should refer the city's official Zoning Maps and to Article IV (District-Specific Standards - Overlay Zoning Districts) below, for applicable overlay zoning provisions.

d. Use-specific regulations. Allowed uses may also be subject to specific use regulations, as referenced in the "Additional Regulations" column of the Summary Land Use Tables. These additional use-specific regulations are found in Sections 18.08.202, 18.08.203, and 18.08.204 immediately following the use tables, and apply in all zoning districts unless otherwise expressly stated.

(3) Additional thresholds for special use permit review.

a. Additional special use permit review thresholds. In addition to the establishment of "special use permit" uses in certain zoning districts as indicated by a "SUP" entry in the Summary Land Use Tables, approval of a special use permit is required for certain categories of uses and development activity, regardless of zoning district, as specified in the applicability and exemption provisions of Section 18.06.405 (Special Use Permit). For example, development of commercial uses in a nonresidential zoning district may trigger special use permit review if located adjacent to residentially zoned property.

(4) Similar and prohibited uses.

a. The uses permitted in this section are classified on the basis of common operational characteristics and land use compatibility. Uses not specifically listed in this section and in the summary use tables below are prohibited. However, additional new and unlisted uses may be permitted by the administrator if it is found that the use is similar to other uses listed and allowed in the same zoning district.

b. When considering requests for a new land use, the administrator shall consider the potential effects of the use on adjacent properties in terms of requirements for services, visual impact, traffic generation, parking, the extent to which the use is consistent with other uses allowed in the district, and other issues the administrator deems appropriate.

(b) Uses Allowed in Special Purpose Zoning Districts. The Summary Land Use Tables in subsections (c) and (d) below do not include the following special purpose base zoning districts:

(1) Unincorporated Transition (UT) Districts;

(2) PUD Planned Unit Development; and

(3) SPD Specific Plan District.

Uses allowed in the special purpose districts are stated in Section 18.08.302 of this chapter.

(c) Summary Land Use Table for Residential Base Zone Districts.

EXHIBIT A

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
RESIDENTIAL											
Boarding or Rooming House										SUP	
Cluster Development	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§18.08.202(a)(1).
Congregate Care Facility								P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(2). MF14, MF21, MF30: SUP required if 50 or more units; SUP required if 100 or more beds in a dormitory style project.
Convent or Monastery				P							§18.08.202(a)(3).
Fraternity or Sorority House									SUP	SUP	
Group Home	P	P	P	P	P	P	P	P			§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park								SUP	SUP	SUP	§18.08.202(a)(6).
Mobile Home Subdivision	P	P	P	P	P	P	P	P	P		§18.08.202(a)(6).
Multi-Family						SUP	SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(7). All Districts: Parcel/subdivision plat required for condominium conversions. MF14, MF21, MF30: SPR required if more than 4 and less than 50 units; SUP required if 50 or more units.
Nursing Home/Assisted Living Facility								SUP	SUP	SUP	§18.08.202(a)(8).
Private Dorm									P/ SPR/	P/ SPR/	§18.08.202(a)(10). MF21, MF30: SPR review required if

									SUP	SUP	more than 4 and less than 50 units; SUP required if 50 or more units.
Single-Family, Attached/ Condominium Townhouse					P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. SF6, SF9, SF4, MF14, MF21, MF30: SUP required if 50 or more units.
Single-Family, Detached	P	P	P	P	P	P	P	P	P	P	
Single-Family, Zero Lot Line	P	P	P	P	P	P	P	P			
Single Room Occupancy										P/ SPR/ SUP	§18.08.202(a)(10). MF30: SUP required if 50 or more units; SPR required if more than 4 and less than 50 units.

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL SALES AND SERVICES											
Animal Clinic, Shelter, Hospital or Boarding/Kennel	SUP	SUP	SUP								§18.08.202(b)(2).
Antique/Collectible Store											
Bakery, Retail											
Bar											
Barber/Beauty Shop											
Child Care Center	SUP	SUP	SUP	SUP					P	P	§18.08.202(b)([~~6~~]7).
Cleaners, Commercial											
Convenience Store											
Copy Center										P	§18.08.202(b)([~~8~~]9).
Drive-through Facility											

Financial Institution										P	§18.08.202(b)([~~11~~]12).
General Personal Service										P	§18.08.202(b)([~~13~~]14).
General Retail Store or Commercial Use Other than Listed										P	§18.08.202(b)([~~14~~]15).
Laundry, Drop-off/Pickup										P	§18.08.202(b)([~~17~~]18).
Laundry, Self Service										P	§18.08.202(b)([~~18~~]19).
Office, Other Than Listed										P	§18.08.202(b)([~~19~~]20).
Restaurant with Alcohol Service											
Restaurant without Alcohol Service											
TV Broadcasting & Other Communication Service	P	P	P								§18.08.202(b)([~~25~~]26).

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
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	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
RECREATION, ENTERTAINMENT, AND AMUSEMENT											
Community Center, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Country Club, Private	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(c)(1).
Fitness Center									SUP	SUP	
Private Club, Lodge or Fraternal Organization									SUP	SUP	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	
Stable (Commercial) or;	SUP	SUP									

Riding Academy											
Stable (Private)	P	P	P	P							§18.08.202(c)(4).
LODGING											
Bed & Breakfast Inn					SPR	SPR		P	P	P	§18.08.202(d)(1).
Recreational Vehicle Park	SUP										§18.08.202(d)(5).

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
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	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE											
Cemetery/ Mausoleum	SUP	SUP	SUP								§18.08.202(e)(2).
Church/House of Worship			SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Communication Facility, Equipment Only	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(6).
Library, Art Gallery or Museum											
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	§18.08.202(e)(9).
School, Secondary (Public or Private)	SPR	SPR	SPR	SPR	SPR	SPR	SPR				§18.08.202(e)(10).
Transitional Living Facility											
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).

Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION											
Asphalt or Concrete Batch Plant	SUP										
Mini-warehouse				SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(8).
OTHER PRINCIPAL USES											
Farm (No Commercial Slaughtering)	P	P	P								§18.08.202(g)(1).
Poultry & Hog Farm	SUP	SUP									§18.08.202(g)(1).

TABLE 18.08-4: USES PERMITTED IN RESIDENTIAL BASE ZONING DISTRICTS											
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT REQUIRED A = Permitted as an Accessory Use										ADDITIONAL USE REGULATIONS (Apply in All Districts Unless Otherwise Noted)
	RESIDENTIAL BASE ZONING DISTRICTS										
	LLR 2.5	LLR 1	LLR .5	SF15	SF9	SF6	SF4	MF 14	MF 21	MF 30	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Accessory Dwelling Unit (ADU)											§18.08.203(e)(1).
Caretaker Quarters								A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or nonresidential use only.
Child Care, In Home (1—6 Children)	A	A	A	A	A	A	A	A	A	A	§18.08.202(e)(3).
Child Care, In Home (7—12 Children)	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SUP	A-SPR	A-SPR	§18.08.202(e)(3). Permitted as an accessory use subject to SUP or SPR review procedure as shown.
Child Care Center	SUP	SUP	SUP	SUP							§18.08.202(b)([~~6~~]7)
Community Center, Private									A	A	
Drive-through Facility											
Guest Quarters or Guest House	A	A	A	A	A	A	A	A			§18.08.203(e)(1). Accessory only to a principal single-

											family detached dwelling unit.
Home Occupation	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Satellite Dish	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(4).
Sidewalk Cafes											§18.08.203(e)(4).
Stable (Private)	A	A	A	A							§18.08.202(c)(4).
Tennis Courts	A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(5).
Utilities, Alternative Systems	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)											
Garage Sales	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP				§18.08.204(d)(2).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Office	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(6).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).

(d) Summary Use Table for Nonresidential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House							P					
Congregate Care Facility					P/ SUP	P/ SUP	P/ SUP					§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP required if 200 or more beds in a dormitory style project.
Convent or				SUP			P					

Monastery												
Fraternity or Sorority House												
Group Home		P		P	P	P	P					§18.08.202(a)(4).
Hospice		P		P	P	P	P	P				
Manufactured Home												§18.08.202(a)(5).
Multi-Family					P/ SPR	P/ SPR	P/ SPR					§18.08.202(a)(7). All Districts:Parcel/subdivision plat required for condominium conversions. NC, AC, CC: SPR required if more than 4 units.
Nursing Home/ Assisted Living Facility						P						§18.08.202(a)(8).
Private Dorm				P/ SPR/ SUP								§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.
Single-Family, Attached/ Condominium Townhouse		P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. AC, CC: SUP required if 100 or more units.
Single-Family, Detached	P	P		P								OS: Minimum lot size shall be 50 acres.
Single-Family, Zero Lot Line												
Single Room Occupancy				P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not required. PF: SUP required if 50 or more units. AC, CC: SUP required if 100 or more units.

(Ord. No. 5762, § 1, 11-18-05)

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS		
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE	ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS	

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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Adult Business									P	P	P	§18.08.202(b)(1).
Animal Clinic, Shelter, Hospital or Boarding/ Kennel			P		P	P	P		P	P	P	GO, NC, AC, CC: §18.08.202(b)(2).
Antique/ Collectible Store					P	P	P					
Astrologer, Hypnotist or Psychic Art & Science					SUP	P	P					
Auto Repair Garage and Paint and Body Shop						P	P		P	P		§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP	SUP		P	P		I: §18.08.301(d).
Automobile Rental						SUP				P		§18.08.202(b)(4).
Bakery, Retail					P	P	P					NC: §18.08.202(b)([4]5).
Bar						SUP	SUP		P			
Barber/ Beauty Shop		P	P		P	P	P					
Building & Landscape Material/ Lumber Yard						P	P		P	P		CC, I, IC: §18.08.202(b)([5]6).
Call Center			P			P	P		P	P	P	
Car Wash					SUP	SUP	P		P	P		
Child Care Center			P	P	P	P	P	P	P	P	P	§18.08.202(b)([6]7).
Cleaners, Commercial					P	P	P		P	P		NC: §18.08.202(b)([7]8).

EXHIBIT A

Convenience Store					SUP	P	P		P	SUP	SUP	
Copy Center		P	P	SUP	P	P	P		P	P	P	PO: §18.08.202(b)([~~8~~]9).
Custom & Craft Work					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)([~~9~~]10).
Drive-through Facility						P	P					§18.08.202(b)([~~10~~]11).
Escort Service/ Outcall												
Financial Institution		SUP	P	SUP	SUP	P	P			P/ SUP	P/ SUP	NC, IC, IB: SUP required if drive-through facility.
Freestanding Automated Teller Machine		P	P	P	P	P	P		P	P	P	§18.08.202(b)([~~12~~]13).
General Personal Service		SUP	SUP		P	P	P					PO, GO: §18.08.202(b)([~~13~~]14).
General Retail Store or Commercial Use Other than Listed					P	P	P	P				NC: §18.08.202(b)([~~14~~]15).
Household Goods, Light Service, Repair & Assembly					P	P	P		P	P		All Except I: §18.08.202(b)([~~15~~]16).
Laboratory		P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)([~~16~~]17). SUP required if use meets "Group H" occupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.
Laundry, Drop-off/ Pickup			P		P	P	P			P		GO, NC: §18.08.202(b)([~~17~~]18).
Laundry, Self Service					P	P	P			P		
Medical Facility, Day Use Only		P	P	P	P	P	P					
Office, Other Than Listed		P	P	P	P	P	P		P	P	P	
Open Lot Parking		SPR	SPR	SPR	SPR	SPR	P		P	P		§18.08.202(b)([~~20~~]21).
Pawn Shop						SUP	SUP					§18.08.202(b)([~~21~~]22).

Pet Store					SUP	P	P					
Plant Nursery/ Garden Supply					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)([~~22~~]23).
Recording Studio		P	P	P	P	P	P		P	P	P	
Restaurant with Alcohol Service			SUP		SUP	P	P		P	P	P	AC, CC, I, IB, IC: §18.08.202(b)([~~23~~]24).
Restaurant without Alcohol Service		SUP	SUP		P	P	P		P	P	P	
Sale of Low Volume Bulky Goods					P	P	P			P		
Service Station					SUP	P	P	P	P	P		§18.08.202(b)([~~24~~]25).
Tattoo Parlor, Body Painting, & Similar Uses						P	P		P	P		
TV Broadcasting & Other Communica-tion Service		P	P	P	P	P	P		P	P	P	PO, GO, PF, NC, AC, CC: §18.08.202(b)([~~25~~]26).
Wedding Chapel						P						

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel with Nonrestricted Gaming												

Operation												
Commercial Amusement/ Recreation (Outside)						SUP	SUP		SUP	SUP		
Commercial Amusement/ Recreation (Inside) other than listed						P	P		P	P		
Country Club, Private												
Fitness Center				SUP	P	P	P		P	P	P	
Gun Range (Indoor)				SUP			SUP		SUP			
Night Club					SUP	SUP	SUP	P				NC: §18.08.302(c).
Pool or Billiard Parlor						SUP	P			P		
Private Club, Lodge or Fraternal Organization		SUP	SUP			P	P	P				
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP			SUP		SUP		SUP	SUP			
Stable (Commercial) or Riding Academy						P	P	P				CC, HC: §18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	All Except OS, HC: §18.08.202(c)(5).
Theater (No Drive-in)				P		P	P		SPR	SPR	SPR	
Video Arcades					P	P	P					
LODGING												
Bed & Breakfast Inn		SPR			SPR	P	P	P				PO, NC: §18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(2). §18.08.202(d)(3).
Hotel						P		SUP				§18.08.202(d)(2).

(Without Nonrestricted Gaming Operation)												
Hotel-Condominium									P	P		
Motel						P/ SPR/ SUP	P/ SPR/ SUP					AC, CC: SPR required if over 20 units and under 80 units; SUP required if 80 or more rooms.
Motel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(4).
Recreational Vehicle Park						SUP		SUP				§18.08.202(d)(5).

EXHIBIT A

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Blood Plasma Donor Center						P	P			P		§18.08.202(e)(1).
Cemetery/ Mausoleum				SUP		P						§18.08.202(e)(2).
Church/ House of Worship				P	P	P	P			SUP		NC: §18.08.202(e)(4).
College, University, or Seminary			P	P		P	P					
Communication Facility, Equipment Only		SPR	P	SPR	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residentially zoned property.
Funeral Parlor						P	P					
Government Facility		P	P	P	P	P	P			P	P	
Hospital, Acute & Overnight Care				SUP		P						
Library, Art Gallery or Museum		P	P	P	P	P	P					
Post Office		SPR	SPR	P	SPR	SPR	SPR		P	P		
Prison/ Custodial				SUP								

EXHIBIT A

Institution												
Public Meal Provider/ Homeless Services									P			§18.08.202(e)(7).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)				P								§18.08.202(e)(8).
School, Secondary (Public or Private)				P		SPR	SPR					§18.08.202(e)(9).
School, Non-Traditional, Secondary (Public or Private)				P								§18.08.202(e)(10).
School, Vocational/ Trade			P	A		P	P		P	P	P	GO, AC, CC: §18.08.202(e)(11).
Transitional Living Facility				P			SUP					§ 18.08.202(e)(12).
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(13).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(12).

(Ord. No. 5762, § 1, 11-18-05)

EXHIBIT A

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant									SUP			
Animal & Animal Byproduct Processing									SUP			§18.08.202(f)(1).
Bus or other Transporta-tion Terminal				SUP			P		P	P		CC, IC: §18.08.202(f)(2).
Chemical Processing and/or Manufacture									SUP	SUP	SUP	
Collection Station					SUP	SUP	SUP		P	P		NC, AC, CC: §18.08.202(f)(3).
Crematorium						SUP	SUP		P	P		§ 18.08.202(f)(4)
Food Processing/ Wholesale Bakery							P		P	P	P	
Hazardous Waste									P/ SUP	P/ SUP	P/ SUP	§18.08.202(f)(5). SUP required if use is not ancillary to retail or commercial use, or if facility is more than 4,000 sq. ft.
Heavy Machinery & Equipment (Rental, Sales & Service)									P	P		
Helipad			P	P		P	P	P	P	P		§18.08.202(f)(7).
Indoor Manufactur-ing, Process-			SUP						P	P	P	GO: §18.08.202(f)(8).

ing, Assembly or Fabrication												
Maintenance, Repair or Renovation Business						P			P	P		AC: §18.08.202(f)(9).
Mining, Sand and Gravel Excavation	SUP								SUP			
Mini-warehouse					SUP	SUP	SUP		P	P		AC, CC, NC: §18.08.202(f)(10).
Outdoor Manufactur-ing, Process-ing, Assembly or Fabrication									SUP	SUP		
Outdoor Storage									P	P	SUP	I, IC, IB: §18.08.202(f)(11).
Printing & Publishing						P			P	P	P	
Railroad Yard or Shop				P					P			PF: §18.08.202(f)(12).
Rental Store, w/Outdoor storage; Truck Rental						SUP	SUP		P	P		
Salvage or Reclamation of Products (Indoors)									P	P		
Septic Tank Services									SUP			
Showroom					P	P	P					
Taxidermist						P	P		P	P		
Towing & Impound Yard									P	P		§18.08.202(f)(13).
Transfer Station									P			§18.08.202(f)(14).
Truck Stop/ Travel Plaza									SUP	SUP		§18.08.202(f)(15).
Truck Terminal									SUP	SUP		
Warehouse/ Distribution Center									P	P		
Welding Repair									P	P		§18.08.202(f)(16).

Wholesale of construction materials									P	P	P	I, IB: §18.08.202(f)(17).
Wholesale of products manufactured or assembled on site									P	P	P	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)									SUP			
OTHER												
Farm (No Commercial Slaughtering)	P											OS: §18.08.202(g)(1).
Poultry and Hog Farm	SUP											OS: §18.08.202(g)(1).

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Caretaker Quarters		A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or non-residential use only.
Accessory retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.										A		§ 18.08.203(d)(2)
Automobile Rental								A				§18.08.202(b)(4).
Bakery, Retail			A	A				A				
Bar								A				
Barber/ Beauty Shop				A				A				
Bus or other								A				

Transporta-tion Terminal												
Child Care, In Home (1—6 Children)				A-SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care, In Home (7—12 Children)		A		A-SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care Center		A										§18.08.202(b)([~~6~~]7).
Commercial Amusement/ Recreation (Outside)								A				
Commercial Amusement/ Recreation (Inside)								A				
Community Center, Private												
Copy Center								A				
Drive-through Facility (Food and Beverage Service			A			A	A			A-SUP	A-SUP	§18.08.202(b)([~~10~~]11). IC, IB: Subject to SUP approval.
Drive-through Facility (Non-Food and Beverage Service			A			A	A			A-SUP	A-SUP	§18.08.202(b)([~~11~~]12). IC, IB: Subject to SUP approval.
Financial Institution								A	A			
Fitness Center		A	A					A				
Gaming Operation, Restricted		A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service								A				
Government Facility									A			
Gun Range								A				

(Indoor)												
Home Occupation	A	A		A	A	A	A	A				§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use		A	A	A	A	A	A	A	A	A	A	
Laundry, Drop-off/Pickup								A				
Laundry, Self Service								A				
Library, Art Gallery or Museum								A				
Pet Store								A				
Pool or Billiard Parlor								A				
Post Office								A				
Recording Studio								A				
Restaurant with Alcohol Service				A				A				
Restaurant without Alcohol Service				A				A				
School, Vocational/ Trade				A								
Service Station				A								§18.08.202(b)(25).
Showroom			A						A	A	A	
Sidewalk Cafes		A	A		A	A	A		A	A	A	§18.08.203(e)(5).
Tennis Courts								A				
Theater (No Drive-in)								A				
TV Broadcasting & Other Communica-tion Service								A				§18.08.202(b)(26).
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).

Warehouse/ Distribution Center				A								
Wedding Chapel								A				
Welding Repair				A								§18.08.202(f)(14).
Video Arcades								A				

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride				P		P	P	P				§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses					P	P	P					§18.08.204(d)(4).
Temporary Construction Structures		P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Open Lot Parking		P	P	P	P	P			P	P		§18.08.204(d)(7).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).

(e) Mixed Use Base Zone Districts.

EXHIBIT A

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House	P		P	P		P		P		P		
Congregate Care Facility	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	SUP	P	P		P	P	P	P	P	P	
Fraternity or Sorority House	SUP		SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P		P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Multi-Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	
Mobile Home Park					SUP							§18.08.202(a)(6).
Mobile Home Subdivision					P							§18.08.202(a)(6).
Multi-Family	P		P	P	P/SPR /SUP	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P		P	P	SUP	P	P	P	P	P	P	
Private Dorm	P	P/SPR /SUP	P	P		P	P	P	P	P	P	§18.08.202(a)(10).
Single-	P/SPR/	P/SPR	P	P/SPR	P/SPR	P/SPR	P	P	P	P	P/SPR/	§18.08.202(a)(9).

Family, Attached/ Condominium Townhouse	SUP	/SUP		/SUP	/SUP	/SUP					SUP	
Single-Family, Detached		P		P	P	SUP						
Single-Family, Zero Lot Line	P		P	P	P	P	P	P	P	P	P	
Single Room Occupancy	P	P/SPR /SUP	P	P		P	P	P	P	P	P	§18.08.202(a)(10).

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Adult Business										SUP		§18.08.202(b)(1).
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P		P	P		P	P	P	P	P		§18.08.202(b)(2).
Antique/ Collectible Store	P		P	P		P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P		P	P		P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	SUP		SUP			SUP		SUP		SUP		§18.08.202(b)(3).
Automobile & Truck Sales and Mobile						SUP						

Home, RV, Boat & Trailer Sales or Rental												
Automobile Rental	P		P	SUP		SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(b)(4).
Bakery, Retail	P		P	P	SUP	P	P	P	P	P	P	
Bar	P/SUP		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Barber/ Beauty Shop	P		P	P	SUP	P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P			P		P		P				§18.08.202(b)([~~5~~]6).
Call Center	P		P	P		P	P	P	P	P	P	
Car Wash	P		P	P			P	P	P	P		
Child Care Center	P	P	P	P	SUP	P	P	P	P	P	P	§18.08.202(b)([~~6~~]7).
Cleaners, Commercial	P		P	P		P	P	P	P	P		
Convenience Store	P		P	P		P	P	P	P	P	P	
Copy Center	P	SUP	P	P		P	P	P	P	P	P	
Custom & Craft Work	P		P	P		P	P	P	P	P	P	§18.08.202(b)([~~9~~]10).
Drive-through Facility	SUP		SUP	SUP				SUP				§18.08.202(b)([~~10~~]11).
Escort Service/ Outcall							P					Shall be at least 1,000 feet from any child care center or facility
Financial Institution	P	SUP	P	P		P	P	P	P	P	P	
Freestanding Automated Teller Machine	P	P	P	P		P		P	P	P		
General Personal Service	P		P	P		P	P	P	P	P	P	
General Retail Store or	P		P	P	SUP	P	P	P	P	P	P	

Commercial Use Other than Listed												
Household Goods, Light Service, Repair & Assembly	P		P	P		P	P	P	P	P	P	§18.08.202(b)([~~15~~]16).
Laboratory	P/SUP	P/SUP	P/SUP	P/SUP		P/SUP		P/SUP	P/SUP	P/SUP		§18.08.202(b)([~~16~~]17).
Laundry, Drop-off/ Pickup	P		P	P		P	P	P	P	P	P	
Laundry, Self Service	P		P	P		P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P		P	P	P	P	P	P	
Office, Other Than Listed	P	P	P	P		P	P	P	P	P	P	
Open Lot Parking	P	SPR	P	P		P	P	P	P	P		§18.08.202(b)([~~20~~]21).
Pawn Shop	SUP		SUP	SUP								§18.08.202(b)([~~21~~]22).
Pet Store	P		P	P		P	P	P	P	P	P	
Plant Nursery/ Garden Supply	P		P	P	SUP	P	P	P	P	P	P	§18.08.202(b)([~~22~~]23).
Recording Studio	P	P	P	P		P	P	P	P	P	P	
Restaurant with Alcohol Service	P		P	P		P	P	P	P	P	P	
Restaurant without Alcohol Service	P		P	P		P	P	P	P	P	P	
Sale of Low Volume Bulky Goods	P		P	P		P	P	P	P	P	P	
Service Station	P		P			SUP		SUP	P	SUP		§18.08.202(b)([~~24~~]25)
Tattoo Parlor, Body Painting, & Similar Uses	P/SUP		P			P	P			P		CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
TV Broadcasting & Other Communication Service	P	P	P			P	P	P	P	P	P	§18.08.202(b)([~~25~~]26).

EXHIBIT A

Wedding Chapel	P		P	P		P	P	P	P	P	P	

EXHIBIT A

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel w/Non-Restricted Gaming)												
Commercial Amusement/ Recreation (Outside)	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	
Commercial Amusement/ Recreation (Inside) other than listed	P		P	P		P	P	P	P	P	P	
Community Center, Private					SUP							
Convention Center	SUP		SUP				P	SUP		SUP	SUP	
Country Club, Private	P		P	P	SUP	P	P	P	P	P	P	
Fitness Center	P	SUP	P	P		P	P	P	P	P	P	
Gun Range (Indoor)		SUP										
Night Club	SUP		SUP			SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Pool or Billiard Parlor	P		P	P		P	P	P	P	P	P	CRC/GMU: SUP adjacent to Residential Master Plan

												Land Use designation.
Private Club, Lodge or Fraternal Organization	P		P	P		P	P	P	P	P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Stable (Commercial) or Riding Academy	SUP		P	SUP		P						§18.08.202(c)(3).
Tennis Courts	P	P	P	P		P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P		P	P	P	P	P	P	
Video Arcades	P		P	P		P	P	P	P	P	P	
LODGING												
Bed & Breakfast Inn	P		P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation			SUP				SUP	SUP				§18.08.202(d)(3). DRRC/Key: See DRRC Plan for Specific Locations.
Hotel (Without Nonrestricted Gaming Operation)	P		P			P	P	P	P	P	P	§18.08.202(d)(2). CRC/GMU: SUP adjacent to Residential Master Plan Land Use designation.
Hotel-Condominium	P		P			P	P	P	P	P	P	
Motel	P		P									CRC/GMU: see § 18.08.405(d)
Motel with Nonrestricted Gaming Operation												

Recreational Vehicle Park	SUP		SUP	SUP				SUP				§18.08.202(d)(5).

EXHIBIT A

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICES												
Blood Plasma Donor Center	P		P	P		P	P	P	P	P	P	§18.08.202(e)(1).
Cemetery/ Mausoleum						P	P	P	P	P		§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	SUP	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P		P	P	P	P	P	P	
Communica-tion Facility, Equipment Only	P	SUP	P	P	SUP	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SPR	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P		P	P		P		P	P			
Government Facility	P	P	P	P		P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	SUP	P	P		P	P	P	P	P	P	
Library, Art Gallery or Museum	P	P	P	P		P	P	P	P	P	P	
Post Office	P	P	P	P		P	P	P	P	P	P	
Prison/ Custodial		SUP				SUP						

EXHIBIT A

Institution												
Public Meal Provider/ Homeless Services										SUP		§18.08.202(e)(8).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	SPR	P	P	P	P	P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P	P		P	P	P	P	P	P	§18.08.202(e)(10).
School, Non-Traditional, Secondary (Public or Private)		P				P						§18.08.202(e)(11).
School, Vocational/ Trade	P	A	P	P		P	P	P	P	P	P	§18.08.202(e)(12).
Utility Box/ Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

EXHIBIT A

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Asphalt or Concrete Batch Plant												
Animal & Animal Byproduct Processing												§18.08.202(f)(1).
Bus or other Transportation Terminal	P	SUP	P	P		P	P	P	P	P	P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture												
Collection Station	SUP											§18.08.202(f)(3).
Crematorium	SUP			SUP		SUP		SUP		SUP		§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P		P	P		P		P	P	P		
Hazardous Waste												§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)												
Helipad	SUP	P	P			P	P	P	P	P	P	§18.08.202(f)(6).
Indoor Manufacturing, Processing, Assembly or Fabrication				SUP		P				SUP		§18.08.202(f)(8)
Maintenance,	P		P	P		P		P		P		§18.08.202(f)(9).

Repair or Renovation Business												
Mining, Sand and Gravel Excavation												
Mini-warehouse	SUP		SUP	SUP	SUP		SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication												
Outdoor Storage												
Printing & Publishing	P		P	P		P	P	P	P	P	P	
Railroad Yard or Shop												
Rental Store, w/Outdoor storage; Truck Rental	SUP			SUP								
Salvage or Reclamation of Products (Indoors)												
Septic Tank Services												
Showroom	P		P	P		P	P	P	P	P	P	
Taxidermist	P		P	P		P						
Towing & Impound Yard												
Transfer Station												
Truck Stop												
Truck Terminal												
Warehouse/ Distribution Center				SUP								
Welding Repair				SUP								§18.08.202(f)(16).
Wholesale of construction materials				SUP		P						§18.08.202(f)(17).
Wholesale of				SUP								

products manufactured or assembled on site												
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)												
OTHER												
Farm (No Commercial Slaughtering)												
Poultry and Hog Farm												

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A		A	A	A	A	A	A	§18.08.203(e)(1).
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use.												
Automobile Rental												§18.08.202(b)(4).
Bakery, Retail		A										
Bar												
Barber/ Beauty Shop		A										

Bus or other Transportation Terminal												
Caretakers Quarters	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1—6 Children)	A	A-SPR	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A-SPR	A	A	A-SUP	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center												
Commercial Amusement/ Recreation (Outside)												
Commercial Amusement/ Recreation (Inside)												
Community Center, Private	A		A	A		A	A	A	A	A	A	
Copy Center												
Drive-through Facility (Food and Beverage Service	SUP		SUP	SUP		SUP		A				§18.08.202(b)([~~10~~]11). DRC: Only with direct or indirect freeway access
Drive-through Facility (Non-Food and Beverage Service	SUP		SUP	SUP		SUP		A				§18.08.202(b)([~~10~~]11). DRC: Only with direct or indirect freeway access
Financial Institution												
Fitness Center												
Gaming Operation, Restricted	A	A	A	A		A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service												
Government Facility												
Guest Quarters or Guest House					A							§18.08.203(e)(1).
Gun Range (Indoor)												

Home Occupation	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A	A	A	A	A	
Laundry, Drop-off/ Pickup												
Laundry, Self Service												
Library, Art Gallery or Museum												
Pet Store												
Pool or Billiard Parlor												
Post Office												
Recording Studio												
Restaurant with Alcohol Service		A										
Restaurant without Alcohol Service		A										
School, Vocational/ Trade		A										
Satellite Dish					A							§18.08.203(e)(4).
Service Station		A										§18.08.202(b)([~~24~~]25).
Showroom												
Sidewalk Cafes	A		A	A		A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts					A							
Theater (No Drive-in)												
TV Broadcasting & Other Communication Service												
Utility	A	A	A	A	A	A	A	A	A	A	A	

Alternative System												
Warehouse/ Distribution Center		A				A						
Wedding Chapel		A										
Welding Repair												
Video Arcades												

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Garage Sales					P							§18.08.204(d)(1).
Temporary Asphalt or Concrete Batch Plant												
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P		P	P	P	P	P	P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P		P	P		P	P	P	P	P	P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate					P							§18.08.204(d)(6).

Sales Offices												
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses) †													
RESIDENTIAL													
Boarding or Rooming House	P	P	P					P	P		P	P	
Congregate Care Facility	P	P	P									P	§18.08.202(a)(2).
Convent or Monastery	P	P	P									P	
Fraternity or Sorority House	SUP	SUP	SUP					SUP	SUP			SUP	
Group Home	P	P	P									P	§18.08.202(a)(4).
Hospice	P	P	P									P	
Manufactured Home	P	P	P									P	§18.08.202(a)(5).
Mobile Home Park													
Mobile Home Subdivision													
Multi-Family	P	P	P					P	P		P	P	§18.08.202(a)(7).
Nursing Home/ Assisted	P	P	P						SUP			P	§18.08.202(a)(8).

Living Facility													
Private Dorm	P	P	P					P	P		P	P	§18.08.202(a)(10).
Single-Family, Attached/ Condominium Townhouse	P	P	SPR						P		P	P/ SPR/ SUP	§18.08.202(a)(9). In RRC/TMU and MRC SPR required if more than 4 units and less then the SUP review threshold. SUP required if 100 or more units.
Single-Family, Detached			SPR		P				P				
Single-Family, Zero Lot Line	P	P	P									P	
Single Room Occupancy	P	P	P						SUP			P	§18.08.202(a)(10).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†													
COMMERCIAL SALES AND SERVICES													
Adult Business													
Animal Clinic, Shelter, Hospital or Boarding/ Kennel						P	P		SUP				§18.08.202(b)(2).
Antique/ Collectible Store	P	P	P	P		P	P		P			P	
Astrologer, Hypnotist	P	P	P			P	P					P	

or Psychic Art & Science													
Auto Repair Garage and Paint and Body Shop	P	P	P			P	P		SUP			P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental				SUP		P	P					P	§18.08.301(d).
Automobile Rental				SUP		P/ SUP††	P/ SUP††					SUP	§18.08.202(b)(4).
Bakery, Retail	SUP	SUP	SUP	P		P/ SUP††	P/ SUP††		P		P	SUP	
Bar	P	P	P			P	P				P	P	
Barber/ Beauty Shop	P	P				P	P		P		P	P	
Building & Landscape Material/ Lumber Yard	P	P	P			P	P				P	P	§18.08.202(b)([~~5~~]6).
Call Center	P			P		P	P						
Car Wash	P	P	P	P		P	P					P	
Child Care Center	P	P		P		P	P				SUP		§18.08.202(b)([~~6~~]7).
Cleaners, Commercial	P	P	P	P				P	P		P	P	
Convenience Store	P	P	P	P		P	P				P	P	
Copy Center	P	P	P	SUP		P	P		P		P	P	
Custom & Craft Work	P	P	P	P		P	P				P	P	§18.08.202(b)([~~9~~]10).
Drive-through Facility	P	P	P	P		P	P					P	§18.08.202(b)([~~10~~]11).
Escort Service/ Outcall													
Financial Institution	P/ SUP	P/ SUP	P/ SUP								P/ SUP	P/ SUP	SUP required if drive thru facility

Freestanding Automated Teller Machine	P	P	P	P		P	P				P	P	
General Personal Service	P	P	P			P	P		P		P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P			P	P		P		P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P		P	P		P		P	P	§18.08.202(b)([~~15~~]16).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP				P/ SUP	§18.08.202(b)([~~16~~]17).
Laundry, Drop-off/ Pickup	P	P	P	P		P	P		P		P	P	
Laundry, Self Service	P	P	P	P		P	P		P		P	P	
Medical Facility, Day Use Only	P	P	P					P			P	P	
Office, Other Than Listed	P	P	P	P		P	P	P	P		P	P	
Open Lot Parking	P	P	P	P		P	P					P	§18.08.202(b)([~~20~~]21). MRC: Permitted as a temporary use, allowed without discretionary review for a period up to 36 months provided all the requirements in 18.08.405(e) are met.
Pawn Shop						SUP	SUP					SUP	§18.08.202(b)([~~21~~]22).
Pet Store	P	P	P			P	P		P		P	P	
Plant Nursery/ Garden Supply	P	P	P	P		P	P				P		§18.08.202(b)([~~22~~]23).
Recording Studio	P	P	P	P		P	P				P	P	
Restaurant	P	P	P	P		P	P		P		P	P	RRC/I(IC):

with Alcohol Service													§18.08.202(b)([~~23~~]24).
Restaurant without Alcohol Service	P	P	P	P		P	P		P		P	P	
Sale of Low Volume Bulky Goods	P	P		P		P	P					P	
Service Station	P	P		P		P	P					P	§18.08.202(b)([~~24~~]25)
Tattoo Parlor, Body Painting, & Similar Uses	P			P		P	P					P	
TV Broadcasting & Other Communication Service	P	P		P		P	P	P			P	P	§18.08.202(b)([~~25~~]26).
Wedding Chapel	P	P	P			P	P						

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)†													
RECREATION, ENTERTAINMENT, AND AMUSEMENT													
Casino (see Hotel w/Non-Restricted Gaming)													
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP		SUP	SUP					SUP	
Commercial	P	P	P	P		P	P		P			P	

Amusement/ Recreation (Inside) other than listed													
Community Center, Private			P								P	P	§18.08.202(c)(1).
Country Club, Private	P	P	P			P	P					P	
Fitness Center	P	P	P	P		P	P		P		P	P	
Gun Range (Indoor)													
Night Club	SUP	SUP				SUP	SUP				SUP	SUP	
Pool or Billiard Parlor	P	P		P		P	P		P		P	P	
Private Club, Lodge or Fraternal Organization	P	P	P			P	P	P	P		P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP		SUP	SUP	SUP	SUP		SUP	SUP	SUP	
Stable (Commercial) or Riding Academy	P	P	P			P	P					P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P		P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	SPR		P	P		P		P	P	
Video Arcades	P	P	P			P	P				P	P	
LODGING													
Bed & Breakfast Inn	P	P	P			P	P		P		P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation	SUP												§18.08.202(d)(3).

Hotel (Without Nonrestricted Gaming Operation)	P	P	P			P	P		P		P	P	§18.08.202(d)(2).
Hotel-Condominium	P	P	P	P		P	P		P		P	P	§18.08.202(d)(5).
Motel						P	P					P	§18.08.202(d)(6).
Motel with Nonrestricted Gaming Operation													
Recreational Vehicle Park													§18.08.202(d)(8).

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE													
Blood Plasma Donor Center	P	P	P	P		P	P					P	§18.08.202(e)(1).
Cemetery/ Mausoleum	P	P	P			P	P					P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	SUP				P	P		P	P	
College, University, or Seminary	P	P	P					P			P	P	
Communica-tion Facility, Equipment Only	P	P	P	P		P	P	P			P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	P/ SPR	SUP	P/ SPR/ SUP††	P/ SPR/ SUP††					SUP	§18.08.202(e)(6).

Funeral Parlor	P	P	P			P	P					P	
Government Facility	P	P	P	P		P	P	P	P		P	P	
Halfway House	SUP	SUP	SUP									SUP	§18.08.202(e)(7).
Hospital, Acute & Overnight Care	P	P	P									P	
Library, Art Gallery or Museum	P	P	P					P	P		P	P	
Post Office	P	P	P	P		P	P	P	P		P	P	
Prison/ Custodial Institution													
Public Meal Provider/ Homeless Services													
Public Transit or School Bus Shelter	P	P	P	P	P	P	P					P	
School, Primary (Public or Private)	P	P	P					P	P		P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P			P		P	P		P	P	§18.08.202(e)(10).
School, Non-Traditional, Secondary (Public or Private)									SUP				§18.08.202(e)(11).
School, Vocational/ Trade	P	P	P	P		P		P	SUP		P	P	§18.08.202(e)(12).
Utility Box/Well House, Back-up Generator, Pumping or Booster	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).

Station													
Utility Installation, Other than Listed	SPR	P	SPR	SPR	SPR	SPR	SPR					SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP					SUP	§18.08.202(e)(13).

EXHIBIT A

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Asphalt or Concrete Batch Plant						P	P/ SUP††						RTIARC, RSARC: Temporary only for airport construction not to exceed 4 years, shall be at least 750 ft from res. zoned property
Animal & Animal Byproduct Processing							SUP						§18.08.202(f)(1).
Bus or other Transportation Terminal	P	P		P		P	P					P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP		SUP	SUP						
Collection Station				P		P/ SUP††	P/ SUP††					SUP	§18.08.202(f)(3).
Crematorium		SUP		P		P/ SUP††	P/ SUP††					SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P		P		P	P					P	
Hazardous Waste				P/ SUP		P/ SUP††	P/ SUP††						§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales &				SUP		P	P						

Service)													
Helipad	P	P		P		P	P	P			P	P	§18.08.202(f)(6).
Indoor Manufacturing, Processing, Assembly or Fabrication				P		P	P		SUP				
Maintenance, Repair or Renovation Business		P		P		P	P		P			P	§18.08.202(f)(9).
Mining, Sand and Gravel Excavation				SUP	SUP		SUP						
Mini-warehouse		SUP		SUP		P/ SUP††	P/ SUP††						§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication				SUP		SUP	SUP						
Outdoor Storage				SUP		P	P						§18.08.202(f)(11).
Printing & Publishing	P	P	P	P		P	P					P	
Railroad Yard or Shop							P						
Rental Store, w/ Outdoor storage; Truck Rental				P		P/ SUP††	P/ SUP††						
Salvage or Reclamation of Products (Indoors)				P		P	P						
Septic Tank Services							SUP						
Showroom	P	P	P			P	P				P	P	
Taxidermist				P		P	P					P	
Towing & Impound Yard				P		P	P						§18.08.202(f)(13).
Transfer Station				SUP			P						§18.08.202(f)(14).
Truck				SUP		SUP	SUP						§18.08.202(f)(15).

Stop													
Truck Terminal				SUP		SUP	SUP						
Warehouse/ Distribution Center				P		P	P		SUP				
Welding Repair				P		P	P						§18.08.202(f)(16).
Wells and Transmission Lines related to Geothermal Energy Development	SPR	SPR	SPR	P	SPR								
Wholesale of construction materials				P		P	P						§18.08.202(f)(17).
Wholesale of products manufactured or assembled on site				P		P	P						
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)							SUP						
OTHER													
Farm (No Commercial Slaughtering)					P					P			§18.08.202(g)(1).
Poultry and Hog Farm					SUP								§18.08.202(g)(1).
Outdoor Wash Rack													
Cabaret													
Airport Operations & Facilities						P	P						

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TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A								A	§18.08.203(e)(1).
Accessory Retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.				A					A				§18.08.203(e)(2).
Automobile Rental													§18.08.202(b)(4).
Bakery, Retail													
Bar													
Barber/ Beauty Shop													
Bus or other Transporta-tion Terminal													
Caretakers Quarters	A	A	A	A								A	§18.08.203(e)(1).
Child Care, In Home (1—6 Children)	A	A	A						A			A	§18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A	A						A			A	§18.08.203(e)(3).

Child Care Center											A		§18.08.202(b)([~~6~~]7).
Commercial Amusement/ Recreation (Outside)													
Commercial Amusement/ Recreation (Inside)													
Community Center, Private	A	A	A			A	A		A		A	A	
Copy Center													
Drive-through Facility (Food and Beverage Service	A	A	A	A/ SUP		A/ SUP	A/ SUP					A	§18.08.202(b)([~~10~~]11).
Drive-through Facility (Non-Food and Beverage Service	A	A	A	A/ SUP		A/ SUP	A/ SUP					A	§18.08.202(b)([~~10~~]11).
Financial Institution													
Fitness Center													
Gaming Operation, Restricted	A	A	A	A		A	A					A	§18.08.202(c)(2).
General Personal Service													
Government Facility													
Guest Quarters or Guest House													
Gun Range (Indoor)													
Home Occupation	A	A	A		A	A	A					A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A		A	A					A	
Laundry,													

Drop-off/ Pickup													
Laundry, Self Service													
Library, Art Gallery or Museum													
Pet Store													
Pool or Billiard Parlor													
Post Office													
Recording Studio													
Restaurant with Alcohol Service													
Restaurant without Alcohol Service													
School, Vocational/ Trade													
Satellite Dish													
Service Station		SUP		SUP							SUP		§18.08.202(b)([~~24~~]25).
Showroom				A		A	A						
Sidewalk Cafes	A	A	A	A		A	A		A		A	A	§18.08.203(e)(5).
Tennis Courts													
Theater (No Drive-in)													
TV Broadcasting & Other Communication Service													
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	A	
Warehouse/ Distribution Center													
Wedding Chapel													

EXHIBIT A

Welding Repair													
Video Arcades													

EXHIBIT A

TABLE 18.08-6-B: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS												
	RRC/ TC	RRC/ RC/A	RRC/ TMU	RRC/ I†	RRC/ OS†	RTIA RC††	RSA RC††	UNR C/AR /HS/R	UNRC/ RES	UNRC/ OS	UNRC/ COMM	MRC	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)													
Garage Sales													
Temporary Asphalt or Concrete Batch Plant													
Temporary Carnival, Circus, Entertainment Event, Amusement Ride													
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P			P	P		P			P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P			P	P						§18.08.204(d)(5).
Temporary Real Estate Sales Offices	P	P	P	P		P	P	P	P	P	P	P	§18.08.204(d)(6).
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
†RRC/I - Land Uses and Development Standards shall be in accordance with the IC District as amended. MU District standards shall not apply.													
†RRC/OS - Land Uses and Development Standards shall be in accordance with the OS District. MU District standards shall not apply.													
††RTIARC - Land Uses in accordance with MU and IC Uses													
††RSARC- Land Uses in accordance with MU, IC & I Uses													

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TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS								
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE							ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)								
RESIDENTIAL								
Boarding or Rooming House	P		P	P	P	P	P	
Congregate Care Facility	P	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	P	P	P	P	P	P	
Fraternity or Sorority House	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park								§18.08.202(a)(6).
Mobile Home Subdivision								§18.08.202(a)(6).
Multi-Family	P	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P	P	P	P	P	§18.08.202(a)(8).
Private Dorm	P	P	P	P	P	P	P	§18.08.202(a)(10).
Single- Family, Attached/ Condominium Townhouse	P/ SPR/ SUP	P/ SPR/ SUP	P	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9).
Single-Family, Detached		P		P/SUP	SUP	P	SUP	
Single-Family, Zero Lot Line	P	P	P	P	P	P	P	
Single Room Occupancy	P	P	P	P	P	P	P	§18.08.202(a)(10).

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TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS								
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE							ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)								
COMMERCIAL SALES AND SERVICES								
Adult Business								
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P	P	P	P	P	P	P	§18.08.202(b)(2).
Antique/ Collectible Store	P	P	P	P	P	P	P	
Astrologer, Hypnotist or Psychic Art & Science	P	P	P	P	P	P	P	
Auto Repair Garage and Paint and Body Shop	P	P		P	P		P	§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental		SUP		SUP	SUP		SUP	§18.08.301(d).
Automobile Rental		SUP	SUP	SUP	SUP		SUP	§18.08.202(b)(4).
Bakery, Retail	P	P	P	P	P	P	P	
Bar	P	P	P	P	P	P	P	
Barber/ Beauty Shop	P	P	P	P	P	P	P	
Building & Landscape Material/ Lumber Yard	P	SUP		P	P		P	§18.08.202(b)([~~5~~]6).
Call Center	P	P	P	P	P	P	P	
Car Wash				SUP	SUP		SUP	
Child Care Center	P	P	P	P	P	P	P	§18.08.202(b)([~~6~~]7).
Cleaners, Commercial	P	P	P	P	P	P	P	
Convenience Store	P	P	P	P	P	P	P	
Copy Center	P	P	P	P	P	P	P	
Custom & Craft Work	P	P	P	P	P	P	P	§18.08.202(b)([~~9~~]10).
Drive-through Facility								§18.08.202(b)([~~10~~]11).
Escort Service/ Outcall								
Financial Institution	P	P	P	P	P	P	P	
Freestanding Automated Teller Machine	P	P	P	P	P	P	P	

General Personal Service	P	P	P	P	P	P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P	P	P	P	§18.08.202(b)([~~15~~]16).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)([~~16~~]17).
Laundry, Drop-off/ Pickup	P	P	P	P	P	P	P	
Laundry, Self Service	P	P	P	P	P	P	P	
Medical Facility, Day Use Only	P	P	P	P	P	P	P	
Office, Other Than Listed	P	P	P	P	P	P	P	
Open Lot Parking	P	P	P	P	P	P	P	§18.08.202(b)([~~20~~]21).
Pawn Shop	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(b)([~~21~~]22).
Pet Store	P	P	P	P	P	P	P	
Plant Nursery/ Garden Supply	P	P	P	P	P	P	P	§18.08.202(b)([~~22~~]23).
Recording Studio	P	P	P	P	P	P	P	
Restaurant with Alcohol Service	P	P	P	P	P	P	P	
Restaurant without Alcohol Service	P	P	P	P	P	P	P	
Sale of Low Volume Bulky Goods	P	P	P	P	P	P	P	
Service Station		P		P	SUP			§18.08.202(b)([~~24~~]25).
Tattoo Parlor, Body Painting, & Similar Uses	P	P	P	P	P	P	P	
TV Broadcasting & Other Communication Service	P	P	P	P	P	P	P	§18.08.202(b)([~~25~~]26).
Wedding Chapel	P	P	P	P	P	P	P	

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS								
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE							ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)								
RECREATION, ENTERTAINMENT, AND AMUSEMENT								
Casino (see Hotel w/Non-								

Restricted Gaming)								
Commercial Amusement/ Recreation (Outside)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P	P	P	P	
Community Center, Private								
Convention Center			P					
Country Club, Private	P	P	P	P	P	P	P	
Fitness Center	P	P	P	P	P	P	P	
Gun Range (Indoor)								
Night Club	SUP	SUP	P	SUP	SUP	SUP	SUP	
Pool or Billiard Parlor	P	P	P	P	P	P	P	
Private Club, Lodge or Fraternal Organization	P	P	P	P	P	P	P	
Public Park or Recreation Area	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Stable (Commercial) or Riding Academy	P	P	P	P	P	P	P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P	P	P	P	
Video Arcades	P	P	P	P	P	P	P	
LODGING								
Bed & Breakfast Inn	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation	SUP		SUP	SUP	SUP		SUP	§18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)	P	P	P	P	P	P/SUP	P	§18.08.202(d)(4).
Hotel-Condominium	P	P	P	P	P	P	P	
Motel	P		P					
Motel with Nonrestricted Gaming Operation								
Recreational Vehicle Park	SUP						SUP	§18.08.202(d)(3).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS								
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE							ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	

EXHIBIT A

PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)								
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE								
Blood Plasma Donor Center	P	P	P	P	P	P	P	§18.08.202(e)(1).
Cemetery/Mausoleum	P	P	P	P		P	P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P	P	P	P	
Communication Facility, Equipment Only	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP		SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P	P	P	P	P	
Government Facility	P	P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	P	P	P	P	P	P	
Library, Art Gallery or Museum	P	P	P	P	P	P	P	
Post Office	P	P	P	P	P	P	P	
Prison/ Custodial Institution								
Public Meal Provider/ Homeless Services								
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	P	P	P	§18.08.202(e)(9).
School, Secondary (Public or Private)	P	P	P	P	P	P	P	§18.08.202(e)(10).
School, Non-Traditional, Secondary (Public or Private)								
School, Vocational/ Trade	P	P	P	P	P	P	P	§18.08.202(e)(12).
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS		
USE CATEGORY/ Specific Use	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit	ADDITIONAL USE REGULATIONS (Apply in All Zone

EXHIBIT A

Type	A = PERMITTED AS ACCESSORY USE							Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)								
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION								
Asphalt or Concrete Batch Plant								
Animal & Animal Byproduct Processing								
Bus or other Transportation Terminal	P	P	P	P	P	P	P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP				
Collection Station	SUP			SUP				§18.08.202(f)(3).
Crematorium	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P	P	P	P	P	P	
Hazardous Waste								§18.08.202(f)(5).
Heavy Machinery & Equipment (Rental, Sales & Service)	P			P			SUP	§18.08.202(f)(6)
Helipad	P	P	P	P	P	P	P	§18.08.202(f)(7).
Indoor Manufacturing, Processing, Assembly or Fabrication	P			P	P		SUP	
Maintenance, Repair or Renovation Business	P	P	P	P	P	P	P	§18.08.202(f)(9).
Mining, Sand and Gravel Excavation								
Mini-warehouse				SUP	SUP		SUP	§18.08.202(f)(10).
Outdoor Manufacturing, Processing, Assembly or Fabrication								
Outdoor Storage	P			P	P		SUP	§18.08.202(f)(11). W4TC, NVTC, E4TC, SVTC: As accessory use only SVTC: South of Neil Road or CRC Southern

								boundary
Printing & Publishing	P	P	P	P	P	P	P	
Railroad Yard or Shop								
Rental Store, w/Outdoor storage; Truck Rental				SUP				
Salvage or Reclamation of Products (Indoors)	SUP							
Septic Tank Services								
Showroom	P	P	P	P	P	P	P	
Taxidermist	P	P	P	P	P	P	P	
Towing & Impound Yard				SUP				§18.08.202(f)(13).
Transfer Station								§18.08.202(f)(14).
Truck Stop								§18.08.202(f)(15).
Truck Terminal								
Warehouse/ Distribution Center	P			P	P		SUP	E4TC: Outdoor Noise typically associated with the moving of vehicles and equipment is permitted
Welding Repair	P			P			SUP	§18.08.202(f)(16).
Wholesale of Construction Materials	P			P			SUP	§18.08.202(f)(17).
Wholesale of Products Manufactured or Assembled On Site	P			P			SUP	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)								
OTHER								
Farm (No Commercial Slaughtering)								
Poultry and Hog Farm								

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS		
USE	P = PERMITTED BY-RIGHT	ADDITIONAL USE

EXHIBIT A

CATEGORY/ Specific Use Type	SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE							REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	TOD BASE ZONING DISTRICTS							
	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)								
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A	A	A	A	§18.08.203(e)(1)
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use								
Automobile Rental								§18.08.202(b)(4).
Bakery, Retail								
Bar								
Barber/ Beauty Shop								
Bus or other Transportation Terminal								
Caretakers Quarters	A	A	A	A	A	A	A	§18.08.203(e)(1).
Child Care, In Home (1—6 Children)	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care, In Home (7—12 Children)	A	A	A	A	A	A	A	§18.08.203(e)(3).
Child Care Center								§18.08.202(b)([~~6~~]7).
Commercial Amusement/ Recreation (Outside)								
Commercial Amusement/ Recreation (Inside)								
Community Center, Private	A	A	A	A	A	A	A	
Copy Center								
Drive-through Facility (Food and Beverage Service		A	A	A	SUP			§18.08.202(b)([~~10~~]11).
Drive-through Facility (Non- Food and Beverage Service		A	A	A	SUP			§18.08.202(b)([~~10~~]11).
Financial Institution								
Fitness Center								
Gaming Operation, Restricted	A	A	A	A	A	A	A	§18.08.202(c)(2).

General Personal Service								
Government Facility								
Guest Quarters or Guest House								
Gun Range (Indoor)								
Home Occupation	A	A	A	A	A	A	A	§18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A	A	A	A	
Laundry, Drop- off/Pickup								
Laundry, Self Service								
Library, Art Gallery or Museum								
Pet Store								
Pool or Billiard Parlor								
Post Office								
Recording Studio								
Restaurant with Alcohol Service								
Restaurant without Alcohol Service								
School, Vocational/ Trade								
Satellite Dish								
Service Station								
Showroom								
Sidewalk Cafes	A	A	A	A	A	A	A	§18.08.203(e)(5).
Tennis Courts								
Theater (No Drive-in)								
TV Broadcasting & Other Communication Service								
Utility Alternative System	A	A	A	A	A	A	A	
Warehouse/ Distribution Center					A			
Wedding Chapel								
Welding Repair								
Video Arcades								

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS		
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE	ADDITIONAL USE REGULATIONS (Apply in All Zone
	TOD BASE ZONING DISTRICTS	

	E4TC	MSTC	MSTC/RLM	NVTC	SVTC	SVTC/PLC	W4TC	Districts Unless Otherwise Noted)
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)								
Garage Sales								
Temporary Asphalt or Concrete Batch Plant								
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P	P	P	P	§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P	P	P	P	P	§18.08.204(d)(4).
Temporary Construction Structures	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Real Estate Sales Offices								§18.08.204(d)(6).
Temporary Open Lot Parking	P	P	P	P	P	P	P	§18.08.204(d)(7).
Stockpiling	P	P	P	P	P	P	P	§18.08.204(d)(8).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5755, § 3, 10-12-05; Ord. No. 5762, § 1, 11-16-05; Ord. No. 5767, § 1, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 1, 5-9-07; Ord. No. 5938, § 1, 6-27-07; Ord. No. 5944, § 1, 6-27-07; Ord. No. 5972, § 1, 9-26-07; Ord. No. 5983, § 1, 11-28-07; Ord. No. 5993, § 1, 12-12-07; Ord. No. 6000, § 5, 1-30-08; Ord. No. 6007, § 1, 2-27-08; Ord. No. 6015, § 1, 4-9-08; Ord. No. 6042, § 1, 7-16-08; Ord. No. 6111, § 1, 7-15-09; Ord. No. 6118, § 1, 9-9-09; Ord. No. 6124, § 2, 9-23-09; Ord. No. 6143, § 1, 4-14-10; Ord. No. 6145, § 1. 4-14-10; Ord. No. 6152, § 1, 6-9-10; Ord. No. 6171, § 9, 1-19-11; Ord. No. 6182, § 1, 5-11-11; Ord. No. 6191, § 1, 7-6-11; Ord. No. 6200, § 1, 9-14-11)

SECTION 2. Chapter 18.08 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.202, the same to read as follows:

Section 18.08.202. Additional Regulations for Principal Uses.

(a) Residential Use Regulations.

(1) Cluster development. All cluster developments shall comply with the following regulations:

a. Either "a.1" or "a.2" below, and all of "a.3--a.6" must be met:

1. The natural area being preserved includes features such as a wetland, creek, or a stand of trees; or

2. The area will be landscaped and developed with significant amenities; and

3. The area being preserved has direct access to a roadway in public or common ownership; and

4. The area being preserved will be held in public or common ownership; and

5. The area being preserved is suitable for recreational use; and

6. The open space area is at least ten percent of the gross project acreage.

b. Cluster development shall meet the standards of the underlying zone or the "Small Lot" standards on Table 18.12-1, Section 18.12.102 (Standards for Single-Family Residential Base Zoning Districts).

(2) Congregate care facility. All congregate care facilities shall comply with the following regulations, as applicable:

a. Units in a project that caters to an elderly or handicapped clientele shall be a minimum of 350 square feet. All other unit shall be 220 square feet.

b. Maximum occupancy of two people per unit.

c. Shall be located within 1,000 feet from a public transportation route.

d. Facilities with 20 or more units shall have a game and TV room.

e. Washers and dryers shall be provided at a rate of two washers and two dryers per 20 dwelling units or hookups shall be provided in each unit, or laundry service shall be provided.

f. For projects of 20 or more units, on site management shall be required.

g. If over 20 units in a project which caters to an elderly or handicapped clientele, provisions shall be made for paratransit including a circular drive and sheltered waiting area with a view of the drive equipped with a telephone.

h. Dormitory style projects shall meet the requirements of c., d., e., and f. based proportional to their number of beds being equivalent to one unit.

i. In the CRC/Residential District a special use permit is required for 50 or more units or 100 or more beds in a dormitory style project.

(3) Convent or monastery (SF15). In the SF15 Zoning District only, a convent or monastery shall comply with the following regulations:

a. When more than five members reside permanently on-site, the residential adjacency standards in Section 18.12.304 shall be met.

(4) Group home. All group homes shall comply with the following regulations:

a. Group homes shall have a maximum of six clients plus two staff residing in a house.

b. Group homes serving persons with disabilities may have a maximum of ten clients with house parents or guardians and shall be licensed by the city, county or state.

c. The minimum distance between group home establishments shall be established by operation of state law.

(5) Manufactured home. All manufactured home uses shall comply with the following regulations, as applicable:

a. Dwellings shall be permanently affixed to a full perimeter foundation designed to meet local requirements. Anchorage of the structure to the foundation must provide a mechanism for effectively transferring building loads to the foundation. A Nevada Registered Engineer's design of the foundation and anchorage system may be required at the discretion of the administrator.

b. Dwellings shall be converted to real property as defined by the Washoe County Assessor.

c. Dwellings shall have been manufactured within five years of being affixed to the lot.

d. Roofing materials and colors shall be different than siding materials and colors to create contrast. Acceptable roofing materials include asphalt shingle, tile, wood shake, or colored metal. Acceptable siding materials include wood, stucco, masonry, rock or vinyl.

e. Dwellings shall consist of more than one section with a minimum size of 320 square feet for each section.

f. Dwellings shall contain at least 1,200 square feet of living area.

g. Siding shall extend to within 12 inches of grade.

(6) Mobile home subdivision or mobile home park. All mobile home subdivision and mobile home park uses shall comply with the following regulations, as applicable:

a. All property shall be zoned with the Mobile Home (MH) Overlay Zoning District. See Section 18.08.401(b) of this chapter.

b. All mobile home subdivision and mobile home park uses shall comply with the requirements of Section 18.08.401(b) (MH Overlay Zoning District).

(7) Multi-family. All multi-family residential uses shall comply with the following regulations:

a. In the NC District only, multi-family residential dwellings are permitted only on properties with commercial, sales, or service businesses.

b. All multi-family units shall provide:

1. Laundry facilities consisting of two washers and four dryers per 20 dwelling units or hook-ups in each dwelling unit.

2. Air conditioners shall be provided for multi-family uses adjacent to major arterials or under the airspace of the Reno-Tahoe or Reno-Stead Airports (See Figures 18.08-15 and 18.08-16 below).

c. For projects of ten or more two-bedroom units the following shall be provided:

1. A central playground(s) equivalent to 15 square feet per two bedroom dwelling unit.

d. For projects of 20 or more units:

1. On site management shall be required.

e. For projects of 30 or more units the following shall be provided:

1. A lighted building directory in a public area.

2. Lidded dumpsters.

3. Covered mail boxes located in a central area which is lighted and has seating available.

4. Laundry rooms shall have secured access.

5. Common areas shall be visible from windows.

f. Parcel/subdivision plat required for condominium conversions.

g. In the CRC/Residential District a site plan review is required if more than 4 units and fewer than 50 units and a special use permit is required if 50 or more units.

(8) Nursing home/assisted living facility (MF14, MF21, MF30). In the MF14, MF21, and MF30 Zoning Districts only, nursing home/assisted living facility uses shall comply with the following regulations:

a. Facilities licensed for more than ten beds shall have access to a collector or arterial street.

(9) Single-family, attached/condominium/townhouse. All single-family attached/condominium/townhouse residential uses shall comply with the following regulations, as applicable:

a. In the PO and NC Districts only, such residential uses shall be above the first floor.

b. For new construction or conversion, a tentative map is required for five or more townhouse or condominium units.

c. In the CRC/Residential District a special use permit is required if the project contains 50 or more units.

(10) Single room occupancy/private dorm. All single room occupancy/private dorm uses shall comply with the following regulations:

a. Shall have a secured common entrance lobby and corridor access to all units.

b. Facilities with 12 or more rooms shall have a resident on-site manager. An office for the manager shall be provided and shall be located near the entry.

c. Maximum occupancy of two people per unit or two persons plus one child.

d. Shall be located no more than one-quarter mile from a public transportation route.

e. Facilities with 50 or more rooms shall have a common, centrally located recreation space.

f. Units shall be a minimum of 220 square feet for two people, 320 square feet for two people and one child, exclusive of bathroom facilities.

g. Units shall include a sink, toilet, and shower.

h. All the units shall include a kitchen, consisting of a refrigerator, microwave oven, two burner stove (minimum), sink, food preparation center, and cupboard.

i. Personal storage space shall be provided within each unit.

j. Adequate storage space for bicycles and motor scooters shall be provided.

k. Access to police with proper identification shall be provided.

l. In the CRC/Public Facility District a site plan review is required if the project contains more than four and fewer than 50 rooms and a special use permit is required if the project contains more than 50 rooms.

(b) Commercial Sales and Service Use Regulations.

(1) Adult business.

a. Purpose and intent.

1. The purpose and intent of these adult business regulations is to prevent crime, protect the city tourist and retail trade, maintain property values, and preserve the quality of the city's neighborhoods, commercial districts, and the quality of urban life, and to permit reasonable alternative avenues of communication to prevent the proliferation of illegal sex related businesses.

2. Pursuant to NRS 278.022 et seq., special regulation of adult businesses is necessary to ensure that any possible secondary effects of these businesses will not be experienced by young people nor contribute to the blighting or downgrading of surrounding neighborhoods nor detract from the tourism efforts of the city, its redevelopment agency, and private businesses. With this in mind, the following purposes will be furthered by the adoption of this regulation:

i. To prevent exposure of materials subject to regulation by this section to minors;

ii. To prevent location of adult businesses near areas frequented by minors;

iii. To prevent the concentration or clustering of adult businesses in any one area and away from areas frequented by tourists;

iv. To limit the potential spread of sexually transmitted diseases and the opportunity for the commission of public offenses, including but not limited to, solicitation, prostitution, and the trafficking of controlled substances.

3. The city council recognizes that adult businesses, because of their potentially objectionable operational characteristics, can have a deleterious effect on adjacent properties, particularly when several of them are positioned in close geographic proximity. This regulation is designed to minimize these effects.

4. Finally, it is recognized that there have been many court cases since 1980 with respect to presumed first amendment businesses, and it is the intent of this ordinance to act consistently with respect to the holdings of those cases by assuring adequate locations within the City of Reno for the conduct of adult businesses and that regulations governing adult businesses are content neutral reasonable time, place and manner regulations furthering the purposes of this section.

b. Exception. An "adult bookstore" which only has a segment or section devoted to the sale, lease or display of material referred to in the definition of "adult

bookstore" in Section 18.24.203 of this title is not subject to regulation under this subsection if all of the following criteria are met:

1. The segment or section devoted to said material does not exceed seven percent of display or retail floor space of the business or 200 square feet, whichever is less; and

2. The material is available only for sale or lease for private use by the purchaser or lessee outside and off the premises of the business; and

3. The segment or section devoted to said materials is segregated by partition, separate internal entrance, or otherwise obscured from casual observance by minors; and

4. The segment or section is clearly signed to prohibit access by minors; and

5. The segment or section is adequately staffed or within view of staff or otherwise controlled to assure monitoring of minors who may seek access to said segment or section.

6. The business in which such a segment or section is located may not advertise itself or hold itself out to the public in any way as being an adult business, whether by store window displays, signs, or other means.

7. The business in which the segment or section devoted to said materials is located is not licensed pursuant to Section 5.11 et seq. of the Reno Municipal Code for "Gaming," or any other numbered section to which these activities may be assigned.

8. A business wherein an exception as defined by the above criteria is established cannot be combined with any other area or business to result in an increase in the floor area devoted to this activity beyond the maximum specified in b.1. above.

c. Locational criteria. Adult businesses, as defined in Section 18.24.203 may be located only in the I (Industrial), IB (Industrial Business) and the IC (Industrial Commercial) Districts provided they comply with all of the following:

1. No adult business may be located within the Downtown Redevelopment Area as measured from the building footprint of the adult business to the property line of the nearest parcel within the prohibited area.

2. No adult business may be located on a parcel which abuts a freeway, expressway, major or minor arterial roadway.

3. No adult business may be located within 750 feet of any:

   i. Residentially zoned district;

   ii. Unrestricted gaming operation;

   iii. Public or private university, college, school, preschool as defined by the Washoe County Social Services Department; or

   iv. Park or playground as measured from the building footprint of the adult business to the property line of the above-characterized property.

v. No adult business may be located within 1,000 feet of any:

• Adult business;

• Cabaret as defined in Title 5, Section 5.07.170 of RMC (Cabaret Licenses), Category "B" or "C", as measured from the building footprint of the adult business to the property line of the above-characterized property; or

• Adult interactive cabaret as defined in Title 5, Section 5.06.011 of RMC as measured from the building footprint of the adult business to the property line of the above-characterized property.

d. Operational requirements.

1. *Hours of operation.*; No adult business shall operate or remain open for more than 17 hours within a single 24-hour period, unless a special use permit for extended hours of operation is approved pursuant to Section 18.06.405 (Special Use Permit).

2. *Signs and displays.* In addition to the sign limitations of zone in which the business is located, all adult businesses shall be subject to the following sign regulations:

i. No product for sale or gift, or picture or other representation thereof, shall be displayed so as to be visible from the street or exterior of the building.

ii. The following signs must be posted at each entrance and at least one interior wall of the building, clearly visible to the public:

• No one under the age of 18 is allowed in these premises.

• No alcoholic beverage of any kind is allowed in these premises.

iii. Lettering must be at least one and one-half inches in height.

3. *Adult motion picture arcade.* Individual enclosures shall comply with Figure 18.08-2. Side and rear walls may extend from floor to ceiling. The entrance to the enclosure shall maintain a minimum clearance of 18 inches from the top and bottom of the door frame. Door frames shall not exceed seven feet in height. The opening may not be blocked at any time by a door, wall, curtain or other partition. Enclosures shall be configured in such a manner that there is an unobstructed view from a manager's station to the interior of the enclosure or a video surveillance system installed to monitor customer activity. Locks or barriers to entry shall not be installed on the doors which would restrict access by management or emergency service personnel. Enclosures shall comply with ADA requirements.

4. *Lighting.* The public area including but not limited to video sale or rental or the viewing area of an adult bookstore must have lighting which is a minimum of 30 foot candle power when measured at a point of 60 inches from the floor.

e. Waiver. The city council may waive one or more of the locational criteria contained in c. above for any adult business if all of the following findings are

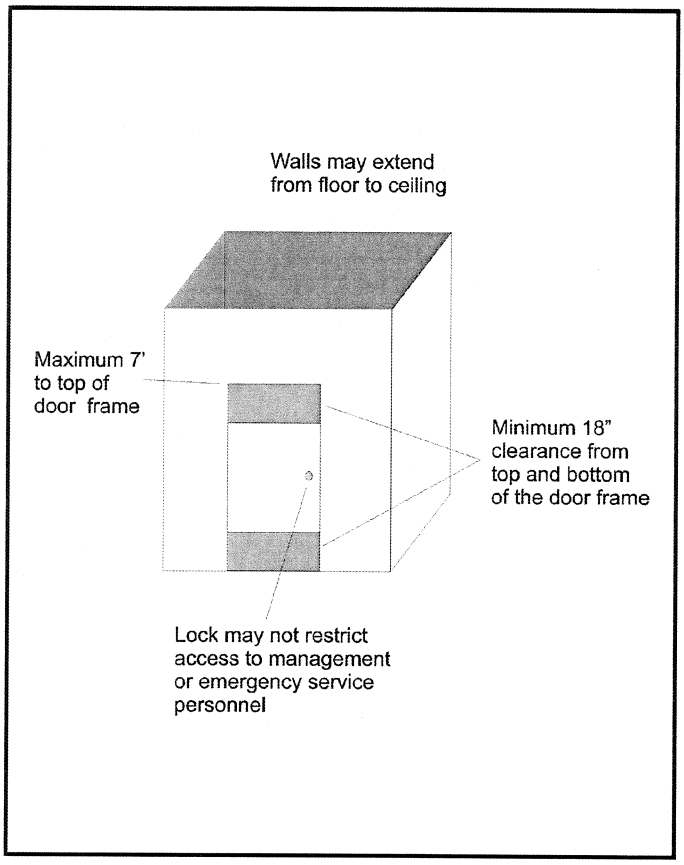
made:

1. The proposed use will not be injurious to nearby properties;

2. The proposed use will not result in the deterioration of the area, including but not limited to deterioration of property values, increased crime rates, decrease in property maintenance, or change to demographics of the area; and

3. The establishment of an additional adult business in the area will not be contrary to any program of neighborhood conservation nor will it interfere with any program of urban renewal.

FIGURE: 18.02-2: ADULT MOTION PICTURE ARCADE ENCLOSURE



f. Scope of establishing a business. Establishment of an adult business, as used in this section, shall include the opening of such business as a new business, the relocation of such business, the enlargement of such business in either scope or area, or the conversion of an existing business location to any of the uses described in this section.

g. Nonconformance. All adult businesses legally established prior to the effective date of this ordinance which do not comply with the provisions of its sections shall be deemed nonconforming and may continue to operate provided, however, that any preexisting adult businesses will further be subject to the provisions of Article V (Nonconformities) of this chapter. No legally established adult business shall be deemed nonconforming solely by virtue of the subsequent creation or

expansion of any other use or zone.

h. Amortization. Those licensees not in conformance with the provisions of this chapter at the date of adoption of this ordinance shall have a period of one year to conform to the requirements of this chapter unless, by application to the city council, a further time period is allowed by the city council based upon undue hardship. If the business is nonconforming due to its location, and the business owner has title to the subject real property, the requirement to discontinue the locational non-conformity by relocating the business will apply only in the event of a change of ownership by sale or transfer or bequest.

i. Written decision required.

1. Decisions shall be in writing.

2. Decisions shall include an explanation setting forth the reasons for the decisions.

j. Time limitations on review of applications.

1. The following are time limitations on the pertinent decision-maker to review applications for adult businesses as applicable:

I. The administrator shall make a decision within five working days after an application is accepted as complete in accordance with NRS 278.02327.

II. The city council shall hold a hearing promptly but in no event longer than 65 days from the date the appeal is filed.

III. If the applicant requests a continuance or a specified time or date for the matter to be heard, the time limitations provided herein are deemed waived.

k. Appeal. An aggrieved person may appeal the decision of the administrator by paying the appeal fee and filing an appeal to the city clerk with ten days of the date of the administrator's or building official's decision, as applicable.

l. Setting the appeal.

1. The city clerk shall set the appeal for the next available city council meeting at least 15 days in the future from the date of the appeal.

m. Judicial review.

1. Judicial review may be sought it accordance with Chapter 34 of the NRS.

2. If the city denies a "First Amendment" application, the city will institute legal proceedings within ten working days of its final action to determine in an adversarial proceeding the constitutionality of the denial on prior restraint grounds, unless otherwise waived by the applicant. For purposes of this subsection, a "First Amendment" application is one in which the applicant has inserted the words, "First Amendment" in the caption of the application.

(2) Animal clinic, shelter, hospital or boarding/kennel. Except in the industrial zoning districts (I, IC, and IB), all animal clinic/shelter/hospital or boarding kennel uses shall comply with the following regulations, as applicable:

a. Where permitted as a use only as shown in the Summary Land Use Tables (GO, NC, AC, CC, MU Districts), all pens, boarding and activities shall be inside.

b. Where permitted as a "SUP" use only as shown in the Summary Land Use Tables (LLR2.5, LLR1, LLR.5 Districts):

1. Shall have a minimum lot size of two and one-half acres.

2. Outside pens may not be closer than 150 feet to residentially zoned property.

3. A four-foot tall, 25-foot wide landscaped berm shall be provided on any property line in common with a residentially zoned property.

(3) Auto repair garage/paint and body shop. All auto repair garage/paint and body shop uses shall comply with the following regulations, as applicable:

a. In the AC, CC, MU Zoning Districts only:

1. Openings in service bays shall not face public rights-of-way and shall be designed to minimize visual intrusion into adjoining properties.

2. All repair work shall be performed within an enclosed building.

3. In the CC District, all painting shall be performed within a paint booth approved by staff.

4. Outdoor storage is not allowed in the CC or MU Districts.

5. In the AC District, all disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.

b. In the I and IC Zoning Districts only:

1. All disabled or wrecked vehicles shall be stored in an area that is screened from view from the surrounding properties and adjoining streets.

2. All painting shall be performed within a paint booth approved by the administrator.

(4) Automobile Rental

a. Shall be allowed as an accessory use to automobile sales in all districts.

([4]5) Bakery, retail (NC). In the NC Zoning District only, retail bakery uses.

a. Shall only prepare baked goods to be sold on the premises.

([~~5~~]6) Building and landscape material/lumber yard (CC, IC, I, MU). In the MU, CC, IC, I Zoning Districts only, building and landscape material/lumber yard uses shall comply with the following regulations, as applicable:

a. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.

b. Outdoor storage shall be screened from view of adjacent properties and streets.

c. An all-weather surface or paving shall be provided.

d. In the MU and CC Districts only, shall not exceed four acres in the aggregate.

e. In the I District only, shall be primarily wholesale of merchandise.

([~~6~~]7) Child care center/facilities. All child care centers and facilities, including accessory in-home child care uses, shall comply with the following regulations, as applicable:

a. Child care center regulations. The following regulations shall apply to all child care centers:

1. Access to the child care center shall be by means of a collector or arterial street.

2. The maximum lot coverage shall not exceed 40 percent.

3. The site shall be designed so that all discharging or loading of passengers from a vehicle is accomplished on the site. The layout of driveways, circulation patterns and parking shall be approved by the administrator prior to the issuance of any building permits.

4. Where structures or play areas are adjacent to residentially zoned property:

i. A six-foot high block wall shall be installed along the common property line, with an additional buffer of plant materials along the play area.

ii. The building entrance and access shall be oriented away from residential uses on local streets.

iii. Outdoor play shall be limited to daylight hours.

iv. Outdoor lighting shall be designed so as to not shine directly onto any abutting residential property.

b. In-home child care regulations. The following regulations shall apply to all in-home child care uses:

1. The residence or dwelling unit in which the in-home child care use is operated shall be the permanent residence of the provider of the in-home child care.

c. Child care facilities in the PO District. Child care centers shall only be an accessory use to an office use in the PO District.

([~~7~~]8) Cleaners, commercial (NC). In the NC Zoning District only, all commercial cleaner uses shall comply with the following regulations:

a. Shall only be permitted on the first floor unless the building is over three stories, then may be placed on first or second floor.

b. Drop-off only. Cleaning shall be performed off-site.

([~~8~~]9) Copy center (MF30, PO). In the MF30 and PO Zoning Districts only, copy center uses shall comply with the following regulations, as applicable:

a. In the MF30 Zoning District only:

1. Shall only be permitted on the first floor.

2. In the MF30 District, access shall be from a collector or larger street.

b. In the PO Zoning District only:

1. Shall only occupy up to 30 percent of office building.

([~~9~~]10) Custom and craft work (NC, AC, CC, MU). In the NC, AC, CC, and MU Zoning Districts only, custom and craft work uses shall comply with the following regulations:

a. All work shall be performed within an enclosed building.

b. No outdoor storage permitted.

([~~10~~]11)Drive-through facility. All drive-through facilities shall comply with the following use regulations, as applicable:

a. Drive-throughs shall be separated from residential properties by an intervening building.

b. Drive-throughs shall not have access to local residential streets unless needed for traffic safety.

c. Stacking lanes for drive-through service windows shall be provided according to Section 18.12.1102, shall be visually screened as required in Section 18.12.1205(e), and shall be situated so as to not block any other drive aisle or parking space.

d. In the IC and IB Districts only, shall be accessory to permitted uses.

([~~11~~]12)Financial institution (MF30). In the MF30 Zoning District only, financial institution uses shall comply with the following regulations:

a. Shall only be permitted on the first floor.

b. No drive-through permitted.

c. Access shall be from a collector or larger street.

([~~12~~]13)Freestanding automated teller machine (PO, GO, PF, NC, I, IB, IC). In the PO, GO, PF, NC, I, IB, and IC Districts only, all freestanding ATM uses shall comply with the following regulations:

a. Adequate off-street parking and/or queuing spaces for four cars shall be provided.

([~~13~~]14)General personal service (MF30, PO, GO). General personal service uses shall comply with the following regulations, as applicable:

a. In the MF 30 District only:

1. Shall only be permitted on the first floor.

2. Access shall be from a collector or larger street.

b. In the PO and GO Districts only:

1. Must provide a service to the occupants of the office buildings.

2. Must be less than 20 percent of the entire floor area of the building.

([~~14~~]15)General retail store or commercial use other than listed (MF30, NC). In the MF30, and NC Districts only, all general retail store or commercial uses, other than those

specifically listed, shall comply with the following regulations, as applicable:

a. In the MF30 District only, access shall be from a collector or larger street.

b. In the MF30 District, shall only be permitted on the first floor for one, two, and three story buildings. Only permitted on the first and second floors for buildings over three stories.

c. In the NC District only, shall not exceed 80,000 square feet in any one building.

([~~15~~]16)Household goods, light service, repair and assembly. In all zoning districts where permitted, except the I District, household goods/light service, repair and assembly uses shall comply with the following regulations:

a. All work shall be in an enclosed building.

b. Must have Health and Fire Department approval for hazardous material handling and painting.

c. No outdoor storage or display shall be permitted except in the IC District. In the IC District, outdoor storage shall be subject to the same conditions as required for outdoor storage as a stand-alone use.

([~~16~~]17)Laboratory. All laboratory uses shall comply with the following regulations, as applicable:

a. Shall be demonstrated that the lab is in compliance with health and fire codes.

b. Testing on animals requires approval by Washoe County District Health Department.

c. In all zoning districts, laboratories are only permitted by-right when accessory to dental, medical, professional office, or manufacturing uses, or when less than 4,000 square feet.

d. In MU Zoning Districts a special use permit is required if the use meets the "Group H" occupancy, as defined in the building code in effect in the city, or if more than 4,000 square feet.

e. In the MRC District a medical or dental laboratory of any size is permitted without discretionary review.

([~~17~~]18)Laundry, drop-off/pickup (MF30, GO, NC). In the MF30, GO, and NC Zoning Districts only, drop-off/pickup laundry uses shall comply with the following regulations, as applicable:

a. Shall not exceed 2,000 square feet in size.

b. In the MF30 District only, access shall be from a collector or larger street.

c. In the MF30 District only, shall only be permitted on the first floor.

([~~18~~]19)Laundry, self service (MF30). In the MF30 Zoning District only, self-service laundry uses shall comply with the following regulations:

a. Shall only be permitted on the first floor.

b. Access shall be from a collector or larger street.

([~~19~~]20)Office, other than listed (MF30 and MU/SVTC).

a. In the MF30 Zoning District only, office uses other than those specifically listed in the Summary Land Use Tables shall comply with the following regulations:

1. Shall only be permitted on the first floor.

2. In the MF30 District only, access shall be from a collector or larger street.

b. In the MU/SVTC for conversions from existing single family residential use, backing out into the right-of-way and tandem parking spaces are allowed for a maximum of two parking spaces, on streets smaller than a collector and if a minimum of 50 feet from the driveway to the curb return of any intersection is provided.

([~~20~~]21)Open lot parking.

a. Open lot parking uses in the PO, GO, PF, NC, and AC zoning districts shall comply with the following regulations, unless the property also falls within a redevelopment district, as amended, then the conditions of (20)b. shall apply:

1. Shall demonstrate the need for the lot through a parking study submitted to the administrator for approval prior to issuance of a permit.

2. Approval for an open lot parking may be granted only for a period of three years. Requests to continue usage beyond that period shall require the renewal of a site plan, or special use permit, as required in the original application. The renewal shall not exceed three years in duration.

b. Open lot parking uses in the DRRC Overlay Zoning District and the Redevelopment Districts, as amended, shall comply with the following:

1. Open Lot Parking Uses. Approval of open lot parking may be granted by the administrator for a period of three years. Requests to continue usage beyond that period shall require a time extension renewed every year according to Section 18.06.405(i)(1) and with the approval of city council.

2. Approved open lot parking pursuant to subsection 1 (above) shall include lighting, sidewalks and street trees required under RMC Title 18. The sidewalks may exclude the four and one-half-foot portion required for window shopping and outdoor seating as applicable per this chapter.

3. By reviewing an application for extension of time filed at least 30 days preceding the end of the initial duration of an approved open lot parking, the administrator may extend the initial period, not to exceed one year, of the approved open lot parking. The administrator's grant of approval or denial of an extension is subject to approval by the city council.

4. The required site improvements during the extension period shall be as required for the initially approved open lot parking.

([~~21~~]22)Pawn shop. In all zoning districts, all pawnshop uses licensed, constructed or approved after September 15, 2000, shall meet the following standards:

a. A 1,000-foot separation measured property line to property line from Washoe County School District schools, private schools K--12 licensed by the State of Nevada and UNR.

b. Pawnshops are specifically prohibited from parcels contiguous to the following streets:

1. Virginia Street south of North McCarran Boulevard.
2. Kietzke Lane from Mill Street to South Virginia Street.
3. Plumb Lane east of South Virginia Street.
4. Moana Lane between South Virginia Street and Kietzke Lane.
5. McCarran Boulevard.

([~~22~~]23)Plant nursery/garden supply (NC, AC, CC, MU). In the MU, NC, AC, and CC Zoning Districts only, plant nursery/garden supply uses shall comply with the following regulations:

a. Outdoor storage of materials (bark, soil, etc.) shall be screened from view of the street and adjacent residentially zoned property.

([~~23~~]24)Restaurant with alcohol service (AC, CC, I, IB, IC, MU). In the AC, CC, I, IB, and IC Zoning Districts only, restaurant with alcohol service uses shall comply with the following regulations, as applicable:

a. Lounge areas shall occupy no more than 30 percent of the total floor area.

b. Shall include a full commercial kitchen with a complete menu.

c. Food shall be served all hours that the business is open.

d. In the CRC/General Mixed Use District a special use permit is required adjacent to Residential Master Plan land use designation.

([~~24~~]25)Service station. All service station uses shall comply with following regulations:

a. All activities and operations shall be conducted entirely within an enclosed structure, except as follows:

1. The dispensing of petroleum products, water and air from pump islands.
2. The provision of emergency service of a minor nature.
3. The sale of items via vending machines which shall be located within the main structure.
4. Only allowed in the DRC and NVTC Districts with direct or indirect access to the freeway.

b. Pump islands shall be located a minimum of 20 feet from a street right-of-way line. A canopy or roof structure over a pump island may be located no closer than ten feet from the street right-of-way line if it matches the architecture and color of the building.

c. No vehicle shall be parked on the premises for the purposes of offering the vehicle for sale.

d. No used or discarded automotive parts or equipment or disabled, junked, or wrecked vehicles shall be located in any open area outside the main structure.

e. Noise from bells or loudspeakers shall not be audible beyond the property line at any time.

f. Light shall be shielded from adjacent residentially zoned properties.

([~~25~~]26)TV broadcasting and other communication service (LLR2.5, LLR1, LLR.5, PO, GO, PF, NC, AC, CC, MU).

a. TV broadcasting and other public communication service uses shall comply with the following regulations, as applicable, in the PO, GO, PF, NC, AC, CC, MU Districts only:

1. No freestanding towers shall be permitted.

2. Any antennae or dishes shall be incorporated into the architecture of the building.

b. In the LLR2.5, LLR1, and LLR.5 Districts only:

1. Towers shall be subject to the use regulations for "communication facilities, equipment only" uses stated in Section 18.08.202(e) below.

(c) Recreation, Entertainment, and Amusement Use Regulations.

(1) Country club, private. In all zoning districts where permitted, except the MU District, private country club uses shall comply with the following regulations:

a. Shall have a minimum lot area of two acres.

(2) Gaming operation, restricted.

a. In all zoning districts where permitted, restricted gaming operations shall be located in the same building as, and operated as incidental to, one of the following principal uses:

1. Restaurant with or without alcohol service.

2. Bar.

3. Delicatessen.

4. Grocery store.

5. Convenience store.

6. Drug store.

7. Liquor store.

8. Bowling alley, billiard hall, and other similar indoor commercial amusement/recreation establishments.

9. Hotel.

10. Motel

11. General retail store or commercial use not otherwise listed in this subsection and having greater than 3,000 square feet of retail floor area.

b. To prohibit establishments that are allowed to operate restricted gaming from creating the perception of a casino, non-restricted gaming establishment, or the like, the use shall comply with the following:

1. Establishments shall be physically separated by solid wall.

2. Establishments shall not share common building facilities such as bathroom, kitchens, storage areas or the like.

3. Establishment signage shall in no way identify them as a non-restricted gaming establishment or the like.

4. Establishments shall maintain separate entrances and addresses.

(3) Stable, commercial or riding academy (CC, HC, MU). In the CC, HC, and MU Zoning Districts only, commercial stable or riding academy uses shall comply with the following regulations:

a. Stable and riding area shall be indoor only.

(4) Stable, private. All private stable uses shall comply with the following regulations:

a. Stables for more than four horses shall be located on one acre or larger lots.

(5) Tennis courts (All districts except OS, HC). In all zoning districts except the OS, and HC Districts, tennis courts shall comply with the following regulations:

a. Lights shall be shielded from adjacent residences.

b. Courts shall be screened from adjacent residences.

c. All lighting shall be subject to site plan review.

d. Fences shall meet side and rear yard setbacks.

(d) Lodging Use Regulations.

(1) Bed and breakfast inn (SF9, SF6, MF14, MF21, MF30, PO, NC, RTIARC, RSARC). Bed and breakfast inn uses shall comply with the following regulations, as applicable:

a. In the SF9, SF6, MF14, MF 21, MF30, PO, and NC Districts only:

1. The establishment shall be located in an existing residential structure containing not more than six guest rooms.

2. Cooking facilities in guest rooms are not permitted.

3. Individual guest occupancy is limited to no more than one month in any three-month period.

4. Off-street parking shall be provided at a ratio of one space for each inn bedroom, plus two for the resident's use.

5. The required off-street parking for guests shall be screened by a six-foot fence or by dense landscaping.

6. The operator of the establishment shall reside on-site.

7. Twenty percent of the site shall be landscaped.

b. In the SF9, SF6, MF14, PO, and NC Districts only:

1. This use shall only be permitted in structures on a historic register or zoned historic overlay.

(2) Hotel. A principal hotel use may be combined with such ancillary business uses as are customarily conducted in conjunction with hotel uses; including but not limited to retail, restaurants, fitness, personal services, car rental, recreation and special events. For

purposes of interpreting and administering this chapter, such ancillary business uses may be considered principal uses to allow different ownership and operation from the principal hotel use, but in all other respects shall be treated as accessory uses according to Section 18.08.204, below.

(3) Hotel, with nonrestricted gaming (HC, MU). In the HC and MU Zoning Districts only, hotel with nonrestricted gaming uses shall comply with the following regulations, as applicable:

a. Regulations applicable in the HC and MU Districts. All hotel with nonrestricted gaming uses in the HC and MU Districts shall comply with the following regulations:

1. Use.

i. Only the establishment of a new primary use requires a special use permit.

2. Operator.

i. Each application for a special use permit shall include the name(s) of the person(s) and/or firm which will operate the hotel/casino.

3. Minimum room requirements.

i. There shall be a minimum of 201 rooms per facility.

4. Gaming space and site area.

i. A maximum of 37,500 square feet of gaming space will be allowed without requiring an increase in the minimum number of rooms.

ii. Expansion of the gaming area beyond the 37,500 square feet will require the construction of additional rooms over 201 by the proportionate ratio of 125 square feet of gaming space to each room up to a maximum of 500 rooms at which point no additional rooms will be required.

5. Landscaping, parking lot.

i. All interior parking lot landscaping requirements (islands) may be satisfied by relocation of the total amount required by Section 18.12.1205(e) to the perimeter of the parking lot. This amount shall be added to whatever would have been required on the perimeter of the lot.

b. Regulations applicable in HC District only. In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the HC District shall comply with the following regulations:

1. Locational criteria.

i. The site must have direct access from a major arterial as designated in the Land Use/Transportation Guide.

ii. The building footprint of the casino must be located at least 500 feet from the nearest existing school, church, residentially zoned

property, or hospital.

iii. The structure must be located outside of the Airport Flight Path overlay of the Reno-Tahoe International Airport (See Figure 18.08-5.)

2. Gaming space and site area.

i. The maximum area of all gaming space shall not exceed ten percent of the net land area of the site.

ii. No hotel with or without gaming shall be permitted on a site of less than three acres in net land area.

3. Landscaping/recreation.

i. The minimum area devoted to landscaping and recreational uses shall be equal to 30 percent of the net land area.

ii. A minimum of 15 percent of the net land area is to be landscaped in such a manner as to soften the appearance of the project from the street; break up the parking lot(s); and buffer adjoining land uses.

iii. The minimum area devoted to recreational uses shall be equal to seven and one-half percent of the net land area. Recreational uses shall include putting greens, jogging paths, fitness centers, video arcades, tennis courts, outdoor picnic areas, court games, swimming pools, playgrounds, theaters, bowling alleys, ice skating rinks and other similar facilities.

4. Convention access/space.

i. If the site is located within one-quarter mile (measured from property line to property line) of the Reno-Sparks Convention Center, the applicant must provide an access plan, showing safe and usable year-round access from the project to the Convention Center, which avoids traffic congestion, particularly that caused by pedestrian traffic or vehicular shuttle service; or

ii. If located more than one-quarter mile (measured from property line to property line) from the Reno-Sparks Convention Center, the project must provide convention space at a minimum ratio of 50 square feet per hotel room.

c. Regulations applicable in MU District only. In addition to the regulations in subsection a. above, hotel with nonrestricted gaming uses in the MU District shall comply with the following regulations:

1. A minimum lot size of one acre shall be met.

2. A minimum ratio of 1:1 (one square foot to one square foot) of public space to gaming space shall be maintained.

3. Gaming space may not exceed public space until a maximum of 37,500 square feet of public space is reached.

4. In the CRC/TC District the following shall be demonstrated:

i. A minimum of 20,000 square feet of convention space shall be provided on site.

ii. A minimum of 35,000 square feet of gaming area consisting of both slot machines and live games.

iii. Three restaurants shall be provided, one of which must be open for service to the public 24 hours per day, seven days a week and which has a minimum seating capacity of 60 patrons at one time.

iv. Safe connections and amenities supporting the convention center.

vi. All off the above improvements shall be constructed or provided prior to any certificate of occupancy for any new development.

5. In the RRC/TC, only one Hotel with Nonrestricted Gaming Operation shall be allowed. An additional Hotel with Non restricted Gaming Operation shall not be approved unless any existing special use permit for this use is simultaneously revoked.

6. In the SVTC, NVTC, E4TC, and W4TC, only allowed where currently operating and existing and /or entitled at the adoption of the associated TOD ordinance.

(4) Hotel (Without Nonrestricted Gaming Operation).

a. Only allowed in the RTIARC and RSARC within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.

b. Only allowed in the SVTC/PLC for over 60 units with the approval of a special use permit.

(5) Hotel Condominium within the RTIARC only allowed within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.

(6) Motel within the RTIARC and RSARC only allowed with ½ mile of the airport terminal, except prohibited in the Airport Critical Area.

(7) Motel with nonrestricted gaming. All motel with gambling uses shall comply with the following regulations:

a. All requirements and regulations for hotels with nonrestricted gaming in the HC District shall be met.

(8) Recreational vehicle park. All recreational vehicle park uses, where permitted in a zoning district as shown in the Summary Land Use Tables, shall comply with the following regulations:

a. Vehicle may not stay longer than 90 days pursuant to NRS.

b. All recreational vehicle parks shall be subject to issuance of a special use permit. Applications and procedures shall be in the manner provided by this title. Additionally, recreational vehicle parks shall comply with any applicable statutes and ordinances and any regulations of the state and county district health departments.

1. Uses permitted.

i. Recreational vehicles;

ii. Cabana, ramada, or patio, and one detached storage room per recreational vehicle space;

iii. Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill-up, boat or storage facilities serving the recreational vehicle park only;

iv. Management offices or one single-family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.

2. Area, space, and bulk development standards.

TABLE 18.08-8: AREA, SPACE, AND BULK DEVELOPMENT STANDARDS FOR RECREATIONAL VEHICLE (RV) PARKS	
Minimum overall area:	2 acres
Maximum building height:	Same as the underlying zone
Minimum net space area per RV:	690 sq. ft.
Minimum net RV space width:	23 ft.
Minimum setback of any building or RV from a bordering public street line:	15 ft,
Minimum front setback from internal street:	5 ft.
Minimum setback line from the exterior boundary line of the RV park:	5 ft.
Minimum distance between RV sides or side and end:	15 ft.; between ends: 10 ft.

3. Street system.

   i. All recreational vehicle spaces shall be provided with safe and convenient vehicular access from public or private streets. Alignment and gradient of streets shall be properly adapted to topography.

   ii. All streets shall be paved and drained with a minimum two inches asphalt; four inches base.

   iii. Access to recreational vehicle parks shall be designed to minimize congestion and traffic hazards and provide for safe movement of traffic at the entrance or exits to adjoining streets.

   iv. Streets provided for two-way traffic shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet. Streets provided for one-way traffic shall have a paved section of not less than 12 feet in width and a right-of-way of not less than 12 feet.

   v. All streets shall be properly signed and lighted at night with at least the equivalent of a 50 watt lamp for each 100 lineal feet of street, or guard light each 300 feet.

   vi. When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.

4. Vehicle parking spaces and driveways. All vehicle parking spaces and driveways shall be paved.

5. Exposed ground surfaces. Exposed ground surfaces in all other parts of a recreational vehicle park shall be paved or covered with stone screening or other material or protected with a vegetative growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.

6. Recreation area. All recreational vehicle parks shall have at least one recreation area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half percent of the gross recreational vehicle park area. It shall be landscaped

as per plans approved as part of special use permit.

7. Pedestrian ways. When included, pedestrian ways shall have a minimum width of three feet and shall be appropriately surfaced.

8. Service facilities. All recreational vehicle parks shall provide restroom and bath facilities in conformance to regulations of the state and county district health departments. Additionally, all recreational vehicle parks shall provide sanitary stations for the discharge of vehicle retention tanks, such stations to be in conformance with any applicable statutes and ordinances and any regulations of the state and county district health departments.

9. Water supply. An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided within 100 feet of each recreational vehicle space. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

10. Sewage facilities. An adequate and safe sewer system shall be provided in each recreational vehicle park. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

11. Refuse and garbage. Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the state and county district health departments.

12. Fuel supply and storage. Installation of liquefied petroleum gas or fuel oil containers within a recreational vehicle park shall be in conformance to any applicable statutes and ordinances, any regulations of the state or county district health departments, and to the satisfaction of the chief of fire department.

13. Fire protection. In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of fire department.

14. Fences. A recreational vehicle park shall be fenced with a solid view-screening fence not more than six feet nor less than four feet in height around the entire boundary of the park.

15. Management. The holder of a valid city business license for operation of a recreational park shall be responsible for compliance with this chapter and any other applicable ordinances or statutes. He shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.

16. Register.

    i. The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:

    ii. The name and occupation of each occupant;

iii. The make, model and year of all motor vehicles and trailer coaches;

iv. The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park;

v. The dates issuing such license;

vi. The dates of arrival and departure of each trailer coach.

17. Plan. A copy of the final approved plan for the recreational vehicle park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.

c. Location outside parks.

1. *Use for dwelling or sleeping purpose unlawful.* Parking any recreational vehicle outside a recreational vehicle park, when such recreational vehicle is used for dwelling or sleeping purposes, is unlawful, except if such use of self-contained recreational vehicles is permitted by the administrator on the premises of a public use event in a residential zone or on the premises of a public use event in a commercial zone. The administrator may grant such permission only after determining that at least one of the criteria stated in Resolution No. 3831, or its successor, is met. The administrator, in granting such permission, may impose conditions to protect the public health, safety and welfare. Upon granting such permission, the administrator shall immediately notify the police department.

2. *Storage.* Nothing in this section shall be deemed to prohibit the storage of a recreational vehicle on the premises of its owner when not used for dwelling or sleeping purposes.

d. Violations. Any person violating any of the provisions of this section:

1. Upon conviction, shall be guilty of a misdemeanor and punished as provided in RMC Section 1.04.010; or

2. Shall be subject to provisions of RMC Chapter 1.05.

(e) Institutional, Public, and Community Service Use Regulations.

(1) Blood plasma donor center. All blood plasma donor center uses shall comply with the following regulations:

a. An enclosed waiting room which is screened from the street shall be provided. May be indoor or obscured in an outdoor courtyard.

(2) Cemetery/mausoleum. All cemetery/mausoleum uses shall comply with the following regulations:

a. Cemeteries shall only be allowed on parcels abutting and having access to a collector or arterial street.

(3) Child care, in-home. All accessory in-home child care uses shall comply with the applicable use regulations for child care centers/facilities stated in Section 18.08.202(b)(6), above.

(4) Church/house of worship (NC). In the NC Zoning District only, church/house of worship uses shall comply with the following regulations:

a. Driveways shall be placed to reduce traffic impacts on adjacent residential uses.

b. Primary access to the facility shall be by means of a collector or arterial street.

(5) Communication facilities, equipment only. The purpose of the following standards is to treat all telecommunication developers equitably, promote community aesthetics and to visually protect residential districts and public parks. Communication facilities (a.k.a. telecommunication facilities) include satellite, microwave, cellular telephone and other radio transmission devices. All communication facility (equipment only) uses shall comply with the following regulations (see also Section 18.08.203(e)(4) below for regulations governing satellite dishes):

a. Communication facilities that are permitted-by-right in the respective zoning district, however do not meet the standards below, shall obtain approval of a site plan review by the zoning administrator.

b. Exceptions. Communication facilities in the I, IB, IC, CC, AC, and MU Districts are not required to meet c., f., and i. below. Communication facilities located on top of a three or more story building are not required to meet c., f., and g. below.

c. A primary use on the parcel must be established.

d. The mechanical equipment shall be buried, integrated into a building or structure by virtue of its location inside the building or as an addition to the structure unless an alternate means such as landscaping, camouflage and/or screening is proposed to the satisfaction of the administrator. Additions shall be architecturally compatible with the building or structure utilizing the same siding (color and materials), roof covering and roof lines.

e. Antenna(s) shall be installed inside a radome or similar enclosure that conceals all equipment from public view, as applicable. Existing towers in which antenna(s) are not installed inside a radome or similar enclosure, shall enclose any new antenna(s) proposed for collocation using this technology, unless otherwise approved by the administrator.

f. Antenna(s) shall be attached to a building or located on a monopole or monotower whose support is entirely within the building footprint and installed on the highest point of the roof of the primary structure. When camouflaged, antenna(s) may be located on existing poles used for lighting or power, or on an architecturally compatible replacement pole.

g. All poles shall be designed to be integrated into their surroundings.

h. The pole and antenna shall be setback four feet for every one foot in overall height from residentially zoned property and parks. Alternatively, a pole and antenna may be setback two feet for every one foot of overall height from residentially zoned property and parks if concealed using design solutions complementary to the site which are compatible with their surroundings (i.e. a tree, street lamp, flagpole, architectural tower feature), to the satisfaction of the administrator. The setback does not apply when the antenna is installed on top of a building or on an existing pole when the proposed antenna is placed lower than the existing antenna.

i. Overall antenna and pole height shall not exceed 55 feet, except that antennas which are attached to a building, existing pole or tower and do not increase building pole or tower height may exceed 55 feet.

j. All antennas and towers shall meet applicable requirements of the Federal Aviation Administration, the Federal Communications Commission, and any other agency of the county, state or federal government with the authority to regulate towers and antennas. If such requirements are changed, then the owners of the towers and antennas governed by this ordinance shall bring such towers and antennas into compliance with such revised standards and regulations with the compliance schedule mandated by the controlling agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense. No more than 60 days after the compliance period has elapsed, the owner or operator of the tower or antenna shall send a letter to the administrator certifying that changes have been made to bring the tower or antenna into compliance.

k. All towers installed at grade shall be non-climbable or fenced for security.

l. All towers constructed under these provisions shall allow collocation with other providers. If collocation at existing and applied for telecommunications facilities sites would result in less visual impact than the visual impact of the proposed facility, applicants shall justify why such collocation is not being proposed.

m. Applicants must identify all available telecommunication facility sites within the proposed coverage area, including applications currently on file with the community development department. If the proposed site is in a residential district and there are alternate sites in commercial and/or industrial districts within the proposed coverage area, applicants shall justify to the satisfaction of the administrator why those alternate sites have not been proposed.

n. Each commercial telecommunications facility site will be clearly marked with signs which indicate the use of the facility and an emergency contact name(s) and telephone number(s).

o. A telecommunication tower that is not operated for a continuous 12-month period shall be considered abandoned and the owner of such facility shall remove the same, at the expense of the owner, within 60 days of receipt of notice from the City of Reno.

p. In addition to the on-site posting required by a site plan review, applicants requesting location of a commercial telecommunications facility at a primary or secondary school (public or private) must verify that the Washoe County School District (or equivalent) has presented this proposal to locate the telecommunications facility on the school site at a parent teachers association meeting (or equivalent).

q. Applications for all telecommunication facilities outside of the commercial and industrial districts shall be accompanied with sufficient information to justify the need for the facility at the proposed location and height within the next 12-month period. A map shall accompany the application depicting the zoning on parcels within 1,000 feet of the proposed site, and all acceptable nonresidential sites. Evidence shall be provided demonstrating why more acceptable nonresidential properties are not being pursued. "Acceptable sites" are those that meet the

provider's technical requirements (location, elevation, clear line of sight).

r. The applicant shall submit written documentation demonstrating that the emissions from the proposed project are within the limits set by the FCC.

s. Telecommunication facilities shall require a site plan review in all residential districts, on school sites, public parks and day care centers (12 or more children or adults). Where an existing facility received approval of a special use permit or site plan review, additional antenna may be collocated on the pole without compliance with subsection p. above or a site plan review, when installation will not increase pole height.

t. In the RTIARC and the RSARC only allowed for the purposes of air traffic control are allowed without conditions, unless in a residential interface areas.

(6) Electric generating plant, electric utility substation. Electric generating plant/electric utility substation uses shall comply with the following regulations:

a. Facility shall be screened from view of the street and adjacent properties using any combination of the following:

1. Landscaping shall consist of a combination of trees and shrubs as described in Section 18.12.1207(c), (Semi-Opaque Screening), except that beneath overhead power lines no trees with an expected height greater than 25 feet at maturity shall be planted. Selection of plant material shall coordinate with the vegetation in the surrounding land uses, or expected land uses (i.e., domestic plants shall be used in areas where surrounding development has used domestic plants. Native vegetation shall be emphasized in rural locations, or where surrounding development has used native plantings).

   All ground within landscaped area shall be covered with ground covering. If rock is used, rock color and size shall be selected to blend in with the surroundings.

2. Chain link fencing with vinyl slats, eight feet in height, will be allowed in combination with semi-opaque screening as required in subsection a.1. above.

3. Other solid screening materials may be substituted at the approval of the administrator. These screenings may include solid wood fencing, provided it blends with surrounding land uses, solid masonry walls, or precast concrete walls with suitable architectural finish.

4. Landscape buffers shall be constructed in the front and side setbacks. Dimensions of these setbacks shall be greater than or equal to those defined in the section governing each zone.

5. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.

b. Noise shall comply with Section 18.12.304(g).

c. Barbed wire may be permitted on facilities with a history of vandalism.

d. In the MU Zone a site plan review is required if adjacent to residentially zoned

property.

(7) Public meal provider/homeless service. All public meal provider/homeless service uses shall comply with the following regulations:

a. Any public meals facility shall include an internal dining room and a lobby or waiting area designed to prevent the formation of a queue outside of the building. Such lobby shall open at least 30 minutes before the dining room opens so that patrons may wait inside.

b. In public meals facilities, interior restrooms shall be available to patrons at least 30 minutes before meals are served, while meals are being served, and at least 30 minutes after meals have been served.

c. Queuing of patrons on private property in public view is prohibited.

d. Use shall not be located closer than 600 feet from residentially zoned property, K--12 school licensed by the State of Nevada, or a child care center.

e. Use shall not be located on an arterial or within the redevelopment district.

f. Facilities serving men or the mentally ill may not be located within 600 feet of a public park.

g. Any public meal provider and all homeless service providers shall obtain a business license regardless of federal tax status.

h. Only one public meal provider may be licensed and operate within city limits.

i. Only one of each of the following described providers may be licensed and operate within city limits: men, women and families and the mentally ill (for a total of three).

j. Any public meal provider must be associated with an on-site homeless shelter or transitional living facility.

(8) School, primary (public or private). All primary schools (public or private) shall comply with the following use regulations:

a. Parking. Pick-up and drop-off areas shall be provided on site.

b. Up to three mobile classroom units shall be allowed without the requirement of a special use permit or site plan review for proximity to residentially zoned property provided that the following conditions are met:

1. Architectural elements of the mobile classroom, including color, shall complement the existing school building(s).

2. Paved access shall be provided to each mobile classroom unit.

3. Sufficient parking shall be provided to serve any additional staff assigned to the mobile classroom unit(s).

4. Existing landscaping shall not be removed or otherwise displaced by any mobile classroom unit.

5. If a special use permit or site plan review would have otherwise been required the mobile classroom(s) shall be removed within five years. Alternatively, the installation of the mobile classrooms can be reviewed

through the special use permit/site plan review process.

(9) School, secondary (public or private). All secondary schools (public or private) shall comply with the following use regulations:

a. Schools shall be located on a collector street or greater.

b. In the RTIARC enrollment is limited to a maximum of 200 students.

(10) School, Non-traditional, Secondary (public or private). All non-traditional secondary schools (public or private) shall comply with the following use regulations based on category:

a. Common regulations:

1. All uses shall be allowed indoors only.

2. No facilities or provisions for outdoor sports or activities are allowed.

3. Operational days and hours shall be limited to Monday through Friday between 7:00 a.m. and 9:00 p.m.

4. This school classification shall be limited to closed campus operations only

5. With the exception of those students waiting for a bus or other transportation after the completion of classes, no loitering outside the facility is allowed.

b. Industrial/technical arts secondary schools:

1. Individual school sites shall not exceed 20 acres in size.

2. Maximum number of enrolled students per school is 650.

c. Diploma granting special academic needs secondary schools:

1. Individual school sites shall not exceed five acres in size.

2. Maximum number of enrolled students shall not exceed 350.

(11) School, vocational/trade (AC, CC, GO, MU). In the GO, AC, CC, and MU Zoning Districts only, vocational/trade school uses shall comply with the following regulations, as applicable:

a. In the GO District only:

1. Training shall be limited to professional or technical skills most often associated with office workers.

b. In the AC, CC, and MU Districts only:

1. Welding shall be permitted indoors only.

2. Working on vehicles or equipment shall be permitted indoors only.

3. Inoperable vehicles or those with obvious body damage shall be stored within a building.

c. In the RTIARC enrollment is limited to a maximum of 200 students.

(12) Transitional Living Facility. All transitional living facility uses shall comply with the

following regulations:

a. Shall not be located within 600 feet of another transitional living facility.

b. Shall not be located within 1,000 feet of a school.

c. Twenty-four-hour management and supervision shall be required.

d. A management plan that includes life-skills training shall be submitted to the administrator with an application for certificate of occupancy and approved by the administrator prior to issuance of the certificate of occupancy.

(13) Utilities, major.

a. Major utilities shall be sited in an existing utility corridor or facility site as adopted in the Regional Utility Corridor report.

b. Major utilities shall not be located in the Truckee River Corridor, public parks, or Airport Flight Path overlay zones unless it can be demonstrated that there will be no detrimental residual impact.

c. Installation of electric overhead utilities shall maintain the following separations from property lines of licensed K--12 schools and day care centers, and from residential structures and hospital structures housing patients:

TABLE 18.08-9: SEPARATIONS BETWEEN UTILITY AND PROTECTED USES	
ELECTRIC OVERHEAD UTILITY	**REQUIRED SEPARATION**
60 kv	100 feet
120 kv	150 feet
345 kv	250 feet

d. Utilities that cannot meet the requirements of subsections (13)b. and c. above shall be mitigated with underground construction, low EMF designs, low-visibility designs and/or off-site mitigation as described in the regional utility corridor report.

e. These setbacks have been established in the regional utility corridor report. In the event that plan is amended, this section will be automatically revised to maintain conformity.

(14) Utility box/well house, back-up generator, pumping or booster station. In all zoning districts, all utility box/well house, back-up generator, pumping or booster station uses shall comply with the following regulations:

a. Facilities shall be screened from view of adjacent properties using any combination of the following:

1. Yards and setbacks shall be landscaped to blend with the surrounding land uses.

2. Solid fencing will not be required for facilities where all equipment is contained within a building. Architectural features of buildings shall be designed to blend with surrounding land uses.

3. All landscaped areas shall have complete ground cover. If rock is used, rock color and size shall be selected to blend with the surroundings.

4. At the discretion of the administrator, installation of landscaping and irrigation may be delayed until development is constructed adjacent to the utility facility.

b. Noise shall comply with Section 18.12.304(g).

c. One utility box with no dimension exceeding six feet is exempt from a. above.

(f) Industrial, Manufacturing, Wholesale, Distribution, and Transportation Use Regulations.

(1) Animal and animal byproduct processing. All animal and animal byproduct processing uses shall comply with the following regulations:

a. All activities shall occur indoors.

b. Site must be adjacent to industrial zoning on all sides or a major arterial.

c. Shall not include any processing of materials collected.

(2) Bus or other transportation terminal (CC, IC, MU). In the CC, IC, and MU Zoning Districts only, bus or other transportation terminal uses shall comply with the following regulations:

a. All storage and repair areas shall be screened from view of the street and adjacent properties.

b. All pre- and post-trip operations shall be performed on-site. Transient discharge, boarding, or queuing shall not be performed on the street or public sidewalk.

c. In the CB and MU Districts only, all on-site repairs shall be indoors only.

(3) Collection station (NC, AC, CC, MU). In the NC, AC, CC, and MU Zoning Districts only, collection stations shall not include any processing of materials collected.

(4) Crematorium. All crematoriums must comply with the following regulations:

a. All equipment shall be located within a completely enclosed building.

b. There shall be no audible or visible indication of the use from outside of the building.

(5) Hazardous waste. All hazardous waste uses shall comply with the following regulations:

a. Uses that meet the Washoe County District Health Department threshold as a "small quantity generator" are exempt from the requirement for a special use permit.

(6) Heavy Machinery & Equipment (Rental, Sales & Service).

a. In the NVTC, E4TC, and W4TC the use shall only operate indoors and only between the hours of 6:00 a.m. and 9:00 p.m.

b. In the E4TC outdoor noise typically associated with the moving of motor vehicles and equipment is permitted and outdoor sales display of machinery and

equipment shall not be located in the front of the main structure.

(7) Helipad. All helipad uses shall comply with the following regulations:

a. Shall be no closer than 300 feet from a single-family residential use. If on top of a building, the distance is measured from the corner of the building nearest the residential use.

b. Flight paths shall be reviewed to eliminate flying over residential uses to the extent possible.

c. In the MRC Helipads for patient transport are allowed adjacent to single-family residential uses without any discretionary review and are not subject to spacing and flight path limitations.

(8) Indoor manufacturing, processing, assembly or fabrication (GO, MU/DRC).

a. In the GO Zoning District only, indoor manufacturing, processing, assembly or fabrication uses shall comply with the following regulations:

1. A 600-foot separation, measured property line to property line, shall be provided from property zoned single-family.

2. Manufacturing shall be "light" as defined in Chapter 18.24.

b. In the MU/DRC Zoning District, indoor manufacturing, processing, assembly or fabrication uses shall not be located adjacent to residentially zoned property.

(9) Maintenance, repair or renovation business (AC, MU). In the AC and MU Zoning Districts only, maintenance, repair or renovation business uses shall comply with the following regulations:

a. No outdoor storage or display shall be permitted.

b. All work shall be in an enclosed building.

c. Must have Health and Fire Department approval for hazardous material handling and painting.

(10) Mini-warehouse (SF Districts, MF14, MF21, MF30, MU, AC, CC, NC). In all zoning districts except the I and IC Districts, mini-warehouse uses shall comply with the following regulations:

a. No more than one manager's or security residence shall be permitted.

b. All storage shall be within an enclosed building except for the storage of recreational vehicles which shall be completely screened from view from surrounding properties and abutting streets at the first floor level. Screening from an adjacent two-story building is not anticipated.

c. No business shall be conducted from or within a mini-storage facility.

d. Retail sale of stored items on the premises is prohibited.

e. Auction sales of stored items on the premises are prohibited.

f. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

g. The operation of spray painting equipment, power tools, welding equipment or

other similar equipment shall be prohibited.

h. The production, fabrication or assembly of products shall be prohibited.

i. Storage units shall not be used as a musical practice or recording space.

(11) Outdoor storage. Outdoor storage uses shall comply with the following regulations:

a. In the I, IC, and IB Districts only:

1. Storage shall not be permitted within required setbacks and shall be a minimum of ten feet from adjacent property lines.

2. Storage shall be visually screened from streets and residentially zoned property within 750 feet of the use with a solid-view screening fence in the I District, and according to the screening standards in (10)b. below in the IC and IB Districts.

3. Truck and trailer parking shall be screened from streets.

4. Storage of lumber, coal or other combustibles shall not be less than ten feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times.

5. Fences may be up to ten feet tall to screen outdoor storage.

b. In the IC and IB Districts only:

1. The outdoor storage shall be associated with the primary use of the property.

2. No direct sale of products or material stored in the outdoor storage area of any site shall be permitted.

3. No outdoor storage shall be permitted on any site adjoining a residentially zoned property.

4. Only materials actively used in the business may be stored.

5. Stacked material must not exceed the height of the wall or fence.

6. Outdoor storage shall only be located on the rear one-half of any site.

7. The outdoor storage shall not exceed 20 percent of the total gross area of the site.

8. The size of the outdoor storage area must not exceed the square footage of the main building on the site.

9. The outdoor storage area must be enclosed with a solid wood fence, masonry wall or material of equal opacity. Landscaping must be provided on the outside of the fence or wall to provide a more pleasing appearance from the street.

10. Walls or fences which are visible from the street must be architecturally compatible with the primary building.

11. Outdoor storage of mobile homes is not permitted.

c. In the W4TC, NVTC, E4TC, and southern portion of SVTC only allowed as an

accessory use.

(12) Railroad yard or shop (PF). In the PF Zoning District only, railroad yard or shop uses shall comply with the following regulations:

a. Shall be associated with a working railroad.

(13) Towing and impound yard. All towing and impound yard uses shall comply with the following regulations:

a. All stored, damaged, or wrecked vehicles, parts and equipment shall be stored at least ten feet from the property line.

b. Storage shall be visually screened from streets and adjacent uses with a solid view screening fence. Landscaping shall be provided between the fence and public right-of-way.

c. Accessory sales permitted.

d. Fences may be up to ten feet tall to screen outdoor storage.

(14) Transfer station. All transfer station uses shall comply with the following regulations:

a. All storage shall be inside a permanent structure.

(15) Truck stop/travel plaza. The following are minimum standards for all truck stops:

a. Minimum parcel size - ten acres.

b. Maximum number of motel/hotel rooms in conjunction with a truck stop within the I (Industrial) and IC (Industrial Commercial) Zoning Districts shall be as follows:

1. With 100 truck parking spaces or fewer no motel/hotel rooms shall be allowed;

2. Over 100 truck parking spaces but fewer than 200 truck parking spaces, a maximum of 100 motel/hotel rooms shall be allowed; and

3. With 200 or more truck parking spaces, a maximum of 200 motel/hotel rooms shall be allowed.

c. Other business activities which are customarily accessory and clearly incidental and subordinate to the truck stop, may include but not be limited to; scales, truck wash, tire repair and sales, barber shop, restaurant with or without alcohol service, shower facility, convenience store, truckers lounge (for services such as television/exercise/internet access etc.), motel/hotel (see subsection b. above), laundry, chain rental and gasoline and propane dispensing.

d. The applicant shall furnish a traffic impact study and any necessary mitigation measures prepared by a civil engineer registered in the State of Nevada.

e. The applicant shall furnish a noise impact study and any necessary mitigation measures prepared by qualified acoustical consultant.

f. All commercial vehicle truck traffic accessing the site shall access the site via an arterial roadway.

g. In addition to designated commercial truck parking, off-street parking shall be provided at a rate equal to that which is required for each use comprising the

truck stop.

h. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Parts, equipment, lubricants, fuels, tires or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.

i. Outdoor storage shall be prohibited.

j. The minimum distance from property zoned Mixed Use (MU) or any residentially zoned property shall be at least one-quarter mile (1,320 feet), measured from property line to property line.

k. Compliance with diesel idling regulations adopted by the Washoe County District Board of Health as amended shall be maintained. Adequate signage shall be provided to inform drivers of idling time restrictions. A minimum of 15 percent of truck parking spaces must be equipped with approved Engine Idle Reduction Technology or similar comprising of "plug-in" locations for trucks with sleepers and/or refrigeration to avoid idling engines.

l. Additional location requirements shall include:

1. The primary parcel of the truck stop shall not be located more than 1,500 feet from the right-of-way limits surrounding an interstate highway interchange, measured from property line to property line.

2. No more than one truck stop shall have primary access from any interstate highway interchange.

3. The minimum distance between truck stops shall be 7,000 feet, measured from property line to property line.

4. The minimum distance from commercial amusement/recreation (outside) use, public park/recreation area/or facility, or school shall be 750 feet, measured from property line to property line.

m. Landscaping standards shall be as follows:

1. Parking lot landscaping for areas not designated for circulation or parking of commercial vehicles shall comply with Title 18 unless otherwise noted in this section.

2. Property line or boundaries adjacent to residentially zoned property must provide a six-foot tall solid wall (unless separated by an arterial roadway) and a minimum 20-foot wide landscape buffer interior to the site which includes one ten-foot tall evergreen tree every 20-feet on center in staggered rows. Shrubs shall be provided per code.

3. Property line or boundaries adjacent to public streets must provide a two-foot tall berm, wall or hedge and a minimum 20-foot wide landscape buffer which includes a mixture of evergreen and deciduous trees per code, based on one tree for every 20 lineal feet. Shrubs shall be provided per code.

4. Property line or boundaries adjacent to non-residential zoned properties must provide a minimum ten-foot wide landscape buffer interior to the site, which includes one ten-foot tall evergreen tree 20 feet on center.

Shrubs shall be provided per code.

5. All buildings shall have a minimum five-foot wide perimeter landscape area, excluding areas for pedestrian and vehicular entrances. These landscape areas shall be adjacent to building walls and landscaped with trees and shrubs per code.

6. All areas required to be landscaped shall be constructed utilizing "Low Impact Development" concepts (as included in the Truckee Meadows Structural Controls Design Manual) as amended.

n. Lighting standards shall be as follows:

1. All outdoor lighting shall be fully shielded. Fully shielded requires a lighting fixture to be constructed so that all the light emitted by the fixture is projected below the horizontal plan of the lowest plane of the lowest point of the fixture.

2. Lighting fixtures used to illuminate a sign shall be mounted on the top of the sign structure, lighting the sign downward.

3. Low-pressure Sodium (LPS) lamps or other dark sky alternative are required throughout the site.

4. Search lights, laser source lights, or any similar high-intensity light shall not be permitted.

o. For this definition, the primary parcel for a truck stop shall be considered that parcel on which the above-listed business activities are located.

(16) Welding repair. All welding repair uses shall comply with the following regulations:

a. Outside activities shall be visually screened from adjacent properties and public streets.

b. Indoor operation only within the NVTC, E4TC, W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(17) Wholesale of construction materials (I, IB, and MU where allowed). In the I, IB, and MU (where allowed) Zoning Districts only, wholesale of construction material uses shall comply with the following regulations:

a. The primary or predominant use shall be wholesale sales of construction related materials, with sales to the general public allowed, via a mix of internal storage, showroom, and offices. All sales and storage must occur within an enclosed structure.

b. A maximum 20,000 square feet of gross building area is allowed for an individual business entity with a maximum combined square footage of 50,000 square feet on a given lot or parcel.

c. At least one square foot of non-storage area per each four square feet of storage and staging/pick up areas is required. Products stored on site shall be limited to those displayed and sold on the showroom floor.

d. Indoor operation only within the DRC, NVTC, E4TC, and W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(18) Wholesale of Products Manufactured or Assembled on Site. Indoor operation only within

the NVTC, E4TC, and W4TC and only between the hours of 6:00 a.m. and 9:00 p.m.

(g) Other Principal Use Regulations.

(1) Farm (LLR2.5, LLR1, LLR.5, OS). All farm and ranch uses shall comply with the following regulations:

a. Buildings for the sale and display of products grown and raised on the premises shall not be situated closer than 50 feet to any residentially zoned property with an allowed density of greater than one dwelling unit per acre, or closer than 30 feet to any public street.

b. Buildings, corrals, coops, pens, or structures used in conjunction with commercial farming or ranching shall not be located closer than 100 feet to any public street or to any public park or school, or to any property residentially zoned with an allowed density or greater than one dwelling unit per acre.

c. In the LLR2.5 and LLR1 Districts only, a poultry or hog farm shall be permitted only as a home-based (home occupation) business, subject to the home occupation regulations stated in Section 18.08.203 below.

(Code 1966, § 16.33.060, § 16.33.070; Ord. No. 3031, § 1, 9-27-82; Ord. No. 5089, § 1, 11-9-99; Ord. No. 5189, § 1, 9-26-00; Ord. No. 5468, § 1, 6-25-03; Ord. No. 5755, § 4, 10-12-05; Ord. No. 5767, § 2, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5875, § 1, 9-27-06; Ord. No. 5876, § 1, 9-27-06; Ord. No. 5881, § 1, 10-11-06; Ord. No. 5925, § 1, 5-9-07; Ord. No. 5972, § 2, 9-26-07; Ord. No. 5983, § 2, 11-28-07; Ord. No. 5993, § 2, 12-12-07; Ord. No. 6000, § 6, 1-30-08; Ord. No. 6015, § 2, 4-9-08; Ord. No. 6016, § 4, 4-9-08; Ord. No. 6035, § 2, 6-25-08; Ord. No. 6042, § 2, 7-16-08; Ord. No. 6111, § 2, 7-15-09; Ord. No. 6118, § 2, 9-9-09; Ord. No. 6124, § 3, 9-23-09; Ord. No. 6171, § 10, 1-19-11; Ord. No. 6202, § 1, 9-14-11; Ord. No. 6235, § 1, 6-13-12)

SECTION 3: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 4. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 5. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ___ day of _____, ___, by the following vote of the Council:

AYES:_____

NAYS:_____

ABSTAIN:_____ABSENT:_____

APPROVED this _____ day of _____, ___.

EXHIBIT A

_____
MAYOR OF THE CITY OF RENO

ATTEST:

_____
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

TXT13-000__ (Accessory Automobile Rental Use) - ord - LB.doc