

CHAPTER 302
ALLOWED USES

SECTIONS:

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Section 17.302.00 Purpose. The purpose of Chapter 302, Allowed Uses, is to prescribe the uses that are allowed in each regulatory land use district. Variances to the Table of Uses (Table 17.302.05-1 through Table 17.302.05-5) are prohibited by Chapter 702 of the Development Code.

Section 17.302.05 Table of Uses. The uses that are allowed in each regulatory land use district are set forth in Table 17.302.05-1 through Table 17.302.05-5 as follows:

- A. Low Density Rural is indicated as “LDR”;
- B. Medium Density Rural is indicated as “MDR”;
- C. Low Density Suburban is indicated as “LDS”;
- D. Medium Density Suburban is indicated as “MDS”;
- E. High Density Suburban is indicated as “HDS”;
- F. General Commercial is indicated as “GC”;
- G. Neighborhood Commercial is indicated as “NC”;
- H. Industrial is indicated as “I”;
- I. Public/Semi-Public Facilities is indicated as “PSP”;
- J. Open Space is indicated as “OS”
- K. General Rural is indicated as “GR”; and

L. Agricultural-Mining-Recreation is indicated as “AMR”.

Table 17.302.05-1 Table of Uses (Residential Use Types)
(See Sections 17.302.10 and 17.302.15 for explanation)

Residential Use Types (Chapter 17.304.20)	LDR	MDR	LDS	MDS	HDS	GC	NC	I	PSP	OS	GR	AMR
Family Residential												
Attached Accessory Dwelling	A	A	A	A	A	--	--	--	--	--	A	A
Detached Accessory Dwelling	S	S	S	S	S	--	--	--	--	--	S	S
Detached Accessory Structure	A	A	A	A	A	--	A	--	--	--	A	A
Duplex	--	--	--	S	S	--	S	--	--	--	--	--
Multi Family	--	--	--	--	S	--	S	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	--	S	--	--	--	A	A
Single Family, Detached	A	A	A	A	A	--	S	--	--	--	A	A
Manufactured Home Parks	--	--	S	S	S	--	--	--	--	--	--	--
Residential Group Home	S	S	S	S	S	--	S	--	--	--	S	--
Large Group Home	S	S	S	S	S	--	--	--	--	--	--	--

Key: -- = Not Allowed; A = Allowed; S = Planning Commission Special Use Permit.

Table 17.302.05-2 Table of Uses (Civic Use Types)
(See Sections 17.302.10 and 17.302.15 for explanation)

Civic Use Types (Chapter 17.304.25)	LDR	MDR	LDS	MDS	HDS	GC	NC	I	PSP	OS	GR	AMR
Administrative Services	--	--	--	--	--	A	A	A	A	--	--	--
Child Care												
Family Daycare	A	A	A	A	A	--	--	--	--	--	A	A
Large-Family Daycare	S	S	S	S	S	--	--	--	--	--	S	S
Child Daycare	S	S	S	S	S	S	S	S	S	--	S	S
Community Center	--	--	--	--	--	A	--	--	A	--	--	--
Convalescent Services	--	--	S	S	S	S	S	--	S	--	--	--
Cultural and Library Services	S	S	S	S	S	A	A	--	A	--	A	S
Education	S	S	S	S	S	S	S	--	S	--	S	S
Group Care	S	S	S	S	S	S	S	--	--	--	S	--
Hospital Services	--	--	--	--	--	A	A	--	A	--	--	--
Major Services and Utilities	--	--	--	--	--	A	A	--	A	--	--	--
Utility Services	S	S	S	S	S	S	S	S	S	S	S	S
Major Public Facilities	--	--	--	--	--	S	--	S	S	--	S	S
Nature Center	--	--	--	--	--	S	--	--	S	--	S	S
Parks and Recreation												
Active Recreation	S	S	S	S	S	S	S	S	S	--	S	S
Passive Recreation	A	A	A	A	A	A	A	A	A	A	S	S
Postal Services	--	--	--	--	--	A	A	A	A	--	--	--
Public Parking Services	--	--	--	--	--	A	A	A	A	--	--	--
Religious Assembly	S	S	S	S	S	S	S	S	S	--	S	--
Safety Services	S	S	S	S	S	S	S	S	S	--	S	S

Key: -- = Not Allowed; A = Allowed; S = Planning Commission Special Use Permit.

Table 17.302.05-3 Table of Uses (Commercial Use Types)
(See Sections 17.302.10 and 17.302.15 for explanation)

Commercial Use Types (Section 17.304.30)	LDR	MDR	LDS	MDS	HDS	GC	NC	I	PSP	OS	GR	AMR
Administrative Offices	--	--	--	--	--	A	A	A	A	--	--	--
Animal Sale and Services												
Commercial Kennels	S	S	S	--	--	S	--	S	--	--	S	S
Commercial Stables	S	S	S	--	--	--	S	--	--	--	S	S
Grooming and Pet Stores	--	--	S	S	S	A	A	--	--	--	S	S
Pet Cemeteries	--	--	--	--	--	S	--	--	A	--	--	--
Veterinary Services, AG	A	A	A	--	--	S	--	--	--	--	A	S
Veterinary Services, Pets	--	--	S	S	S	A	A	S	--	--	S	S
Automotive and Equipment												
Automotive Repair	--	--	--	--	--	S	--	A	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	A	A	A	--	--	--	--
Cleaning	--	--	--	--	--	A	A	A	--	--	--	--
Commercial Parking	--	--	--	--	--	A	A	A	S	--	--	--
Equipment Repair and Sales	--	--	--	--	--	S	--	A	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	A	--	A	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	A	--	A	--	--	--	--
Truck Stops	--	--	--	--	--	S	--	A	--	--	--	--
Building Maintenance Services	--	--	--	--	--	A	A	A	--	--	--	--
Commercial Centers												
Neighborhood Centers	--	--	S	S	S	A	A	A	--	--	--	--
Community Centers	--	--	--	--	--	S	S	--	--	--	--	--
Regional Centers	--	--	--	--	--	S	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	A	A	A	A	--	--	--
Commercial Recreation												
Commercial Campground/ Recreational Vehicle Park	--	--	--	--	--	S	--	--	--	--	S	S
Destination Resorts	--	--	--	--	--	A	--	--	--	--	S	S
Indoor Entertainment	--	--	--	--	--	A	--	--	S	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	S	S	S	S	--	--	--
Limited Gaming Facilities	--	--	--	--	--	S	S	S	--	--	--	--
Marinas	--	--	--	--	--	S	--	--	S	S	S	--
Outdoor Entertainments	--	--	--	--	--	--	--	S	S	--	--	--
Outdoor Sports & Recreations	S	S	S	S	S	S	S	S	S	--	S	S
Outdoor Sports Club	S	--	--	--	--	--	--	--	S	--	S	S
Unlimited Gaming Facilities	--	--	--	--	--	S	--	--	--	--	--	--
Communications Facilities	S	S	S	S	S	S	S	S	S	S	S	S
Constructions Sales & Services	--	--	--	--	--	S	--	A	--	--	--	--
Convention - Meeting Facilities	--	--	--	--	--	S	S	--	S	--	--	--
Eating - Drinking Establishments												
Convenience	--	--	--	--	--	A	A	S	--	--	--	--
Full Service	--	--	--	--	--	A	A	S	--	--	--	--

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Table of Uses (Commercial Use Types) Continued
(See Sections 17.302.10 and 17.302.15 for explanation)

Commercial Use Types (Section 17.304.30)	LDR	MDR	LDS	MDS	HDS	GC	NC	I	PSP	OS	GR	AMR
Financial Services	--	--	--	--	--	A	A		--	--	--	--
Funeral & Interment Services												
Cemeteries	S	S	--	--	--	--	--	--	A	--	S	S
Undertaking	--	--	--	--	--	A	A	--	--	--	--	--
Gasoline Sales – Service Stations	--	--	--	--	--	A	A	A	--	--	S	--
Helicopter Services												
Heliport	--	--	--	--	--	S	--	S	S	--	S	S
Helistop	S	--	--	--	--	S	S	S	S	--	S	S
Liquor Sales												
Off-Premises	--	--	--	--	--	A	A	S	--	--	--	--
On-Premises	--	--	--	--	--	A	S	S	--	--	--	--
Lodging Services												
Bed & Breakfast Inns	S	S	S	S	S	S	--	--	--	--	S	S
Hostels	--	--	--	--	--	A	A	S	--	--	--	--
Hotels and Motels	--	--	--	--	--	A	S	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	A	S	--	--	--	--	--
Medical Services	--	--	--	--	--	A	A	--	A	--	--	--
Nursery Sales												
Retail	--	--	--	--	--	A	A	A	--	--	--	--
Wholesale	S	S	--	--	--	A	--	A	--	--	S	S
Personal Services	--	--	--	--	--	A	A	--	--	--	--	--
Personal Storage	--	--	--	--	--	A	S	A	--	--	--	--
Professional Services	--	--	--	--	--	A	A	S	--	--	--	--
Recycle Center												
Full Service Recycle Center	--	--	--	--	--	--	--	A	--	--	--	--
Remote Collection Facility	S	S	S	S	S	S	S	A	--	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	S	--	S	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	A	A	A	--	--	--	--
Retail Sales												
Convenience	--	--	S	S	S	A	A	A	--	--	--	--
Specialty Stores	--	--	--	--	--	A	S	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	A	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	A	A	A	--	--	--	--

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Table 17.302.05-4 Table of Uses (Industrial Use Types)
(See Sections 17.302.10 and 17.302.15 for explanation)

Industrial Use types (Section 17.304.35)	LDR	MDR	LDS	MDS	HDS	GC	NC	I	PSP	OS	GR	AMR
Aggregate Facilities												
Permanent	S	--	--	--	--	--	--	S	--	--	S	A
Temporary	S	--	--	--	--	--	--	S	--	--	S	A
Custom Manufacturing	S	S	--	--	--	S	--	--	--	--	S	S
Energy Production	S	S	--	--	--	--	--	S	S	--	S	S
General Industrial												
Limited	--	--	--	--	--	--	--	A	--	--	--	--
Intermediate	--	--	--	--	--	--	--	A	--	--	--	--
Heavy	--	--	--	--	--	--	--	S	--	--	--	--
High Technology Industry	--	--	--	--	--	S	S	A	--	--	S	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--	S	--	--	S	S
Laundry Services	--	--	--	--	--	S	--	A	--	--	--	--
Mining Operations	S	--	--	--	--	--	--	S	--	--	S	A
Petroleum Gas Extraction	--	--	--	--	--	--	--	S	--	--	S	S
Salvage Yards	--	--	--	--	--	--	--	A	--	--	--	--
Wholesaling, Storage & Distribution												
Light	--	--	--	--	--	--	--	A	--	--	--	--
Heavy	--	--	--	--	--	--	--	S	--	--	--	--

Key: -- = Not Allowed; A = Allowed; S = Planning Commission Special Use Permit.

Table 17.302.05-5 Table of Uses (Agricultural Use Types)
(See Sections 17.302.10 and 17.302.15 for explanation)

Agricultural Types (Section 17.304.40)	LDR	MDR	LDS	MDS	HDS	GC	NC	I	PSP	OS	GR	AMR
Agricultural Processing	--	--	--	--	--	--	--	A	--	--	S	--
Agricultural Sales	S	--	--	--	--	A	--	A	--	--	S	A
Animal Production	A	A	A	--	--	--	--	--	--	S	A	A
Animal Slaughtering, AG	A	A	S	--	--	--	--	A	--	--	A	A
Animal Slaughtering, Comm*	--	--	--	--	--	--	--	S	--	--	--	--
Crop Production	A	A	A	--	--	--	--	--	--	S	A	A
Dairies*											S	S
Hog Farms*											A	A
Feedlots, Commercial*											S	S
Feedlots, Non Commercial*											A	A
Forest Products	S	S	--	--	--	--	--	--	--	S		--
Game Farms	S	S	--	--	--	--	--	--	--	S	S	S
Produce Sales	S	S	S	--	--	--	--	--	--	--	S	A

Key: -- = Not Allowed; A = Allowed; S = Planning Commission Special Use Permit.

*Commercial or non-commercial feedlots, commercial or non-commercial slaughterhouses, dairies, hog farms or other similar operations must be located at least one-half (1/2) mile from any dwelling, except those dwellings located on the owners contiguous property and located at least two (2) miles from the Lovelock City limits.

Section 17.302.10 Use Classification System. The land use categories that are listed in Table 17.302.05 – through Table 302.05-5 are described in Chapter 304, Use Classification System.

Section 17.302.15 Types of Review. Table 17.302.05-1 through 17.302.05-5 indicate the types of review required as follows:

- A. Allowed Use. A letter “A”: indicates that a use is allowed but the use shall comply with the provisions of the Development Code.
- B. Uses Not Allowed. A designation “ – ” indicates that a use is not allowed within the land use district.
- C. Special Use Permit. A designation “S” indicates that a use is allowed with special use permit approval within the land use district.

Section 17.302.20 Accessory Uses and Structures. Accessory uses and accessory structures are governed by Chapter 306, Accessory Uses and Structures.

Section 17.302.25 Temporary Uses and Structures. Temporary uses and temporary structures are governed by Chapter 310, Temporary Uses and Structures.

Section 17.302.30 Uses in Airport Critical Areas. In addition to the provisions of this article, uses with the following characteristics shall be prohibited in an airport critical area, as adopted in the Pershing County Master Plan:

- A. High Density. Uses with high residential, labor or other high population concentration characteristics of a permanent or extended duration.
- B. Special Populations. Uses that concentrate people unable to respond to emergency situations such as children, elderly and handicapped persons.
- C. Areawide Utilities. Uses that involve the provisions of utilities and services provided for areawide population where disruption would have an adverse impact (such as telephone, gas, etc.).
- D. Hazardous Characteristics. Uses that involve explosives, fire toxic materials, corrosive materials or other hazardous characteristics.
- E. Hazards to Aircraft. Uses that pose particular hazards to aircraft, as identified and adopted by the Pershing County Commissioners or the Pershing County Airport Advisory Board.

Section 17.302.35 Excavation and Grading. In addition to the uses identified in Table 17.302-05-1 through 17.302.05-5, any excavation, grading, earthwork construction, earthen structures and storage of earth, including fills and embankments, as described in Section 17.302.35(a),

requires a special use permit reviewed by the Planning Commission as prescribed in Chapter 706, Special Use Permits, unless exempted as noted in Section 17.302.35 (b).

- A. A special use permit for such work is required if:
1. The disturbed area exceeds 25,000 square feet per parcel.
 2. More than 1,000 cubic yards of earth will be imported and placed as fill below the flood hazard area or limited flooding area.
 3. More than 5,000 cubic yards of earth will be imported and placed as fill.
 4. More than 1,000 cubic yards of earth will be excavated, whether or not the earth will be exported from the property.
 5. A permanent earthen structure will be established over 4.5 feet high.
 - a. “Permanent”, as applied to earthen structures, means earthen structures; (1) which the plans show will remain at the completion of the work; or (2) which will remain indefinitely under separate permit and approval for purposes or storage until a use is found elsewhere.
 - b. “Temporary”, as applied to earthen structures, means earthen structures which the plans show will not remain at the completion of the work.
 - c. Height of earthen structures is measured from the land surface as it existed prior to applying for the permit or from grade shown on plans, whichever is lower.
 6. The provisions of (2) and (3) above are applicable whether the material is intended to be permanently located on a site or temporarily stored on a site for relocations to another, final site.
- B. A special use permit is exempted if:
1. Earth excavated from a slope greater than seven (7) percent and retained on the slope immediately adjacent to the excavation, where such excavation is for the foundation of a building.
 2. Earthwork performed by the subdivider or developer of an approved subdivision, major project or other projects that have completed a hearing process and review pursuant to which mitigation conditions could have been attached in the same manner as in the special use permit process.

3. Excavation and grading related to agricultural uses.

CHAPTER 304

USE CLASSIFICATION SYSTEM

SECTIONS:

17.304.05	Purpose
17.304.10	Classification Rules
17.304.15	Authority and Responsibility
17.304.20	Residential Use Types
17.304.25	Civic Use Types
17.304.30	Commercial Use Types
17.304.35	Industrial Use Types
17.304.40	Agricultural Use Types

Section 17.304.05 Purpose. The purpose of Chapter 304, Use Classification System, is to classify uses according to a limited number of use types on the basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions shall apply throughout the Development Code.

Section 17.304.10 Classification Rules. Uses will be classified into use types based upon the descriptions in Section 17.304.15 through Section 17.304.40, inclusive. The classifications shall comply with the provisions of this section.

- A. **Types of Uses Regulated.** Only principal uses are included within the use classification system. Accessory uses and temporary uses are regulated by Chapter 306, Accessory Uses and Structures, and Chapter 322, Temporary Uses and Structures, respectively.
- B. **Typical Uses within Use Types.** The description of the use types in this article often contain usual and customary uses classified within that use type. These usual and customary uses are examples and are not to include all uses that may properly be classified within the use type.
- C. **Classifying New Uses.** New uses shall be classified into use types based upon the description of the use types and upon characteristics similar to other uses already classified within the use type, subject to the applicable provisions of Subsection (d) of the section.
- D. **Classifying Several Uses on the Same Parcel.** The principal uses conducted on a single parcel shall be classified separately.

Section 17.304.15 Authority and Responsibility. The Planning Director shall have the following authority and responsibilities with respect to the use classification system:

- A. Classifying Uses. The Planning Director shall have the authority to classify uses according to use types or to determine that a use does not fit under any use type, and therefore, is not permitted. The classification of a use is an administrative decision without notice and hearing, except that an applicant can appeal the decisions pursuant to Chapter 810, Appeals.
- B. List of Uses. The Planning Director shall develop and maintain an administrative list of common uses and the use types into which they are classified.

Section 17.304.20 Residential Use Types. Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis but exclude institutional living arrangements, providing twenty-four hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons.

- A. Family Residential. The family residential use type refers to the occupancy of living quarters by one (1) or more families. The following are family residential use types.
 - 1. Attached Accessory Dwelling. Attached accessory dwelling refers to a portion of a single family dwelling that may provide complete, independent living facilities for living, sleeping, eating, cooking and sanitation within the main dwelling unit, but which is separate from the main dwelling unit's cooking area, bathroom(s) and living areas. An attached accessory dwelling shall not exceed twenty-five (25) percent of the total square footage of the main dwelling unit. Typical uses include guestrooms, guest apartments and "granny flats". These units shall not be used for rental purposes.
 - 2. Detached Accessory Dwelling. Detached accessory or non-farm dwelling refers to a dwelling unit on the same lot as the primary dwelling unit, but physically separated from the primary dwelling unit. An accessory dwelling unit may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. A detached accessory dwelling unit shall be at least six hundred forty (640) square feet, but shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the floor area of the main unit, whichever is smaller. Typical uses include guesthouses, second units, "granny flats" and caretaker's quarters. These units shall not be used for rental purposes.
 - 3. Detached Accessory Structure. A detached accessory structure refers to a building or structure on the same lot as the main residential structure and devoted to a use incidental to that main residential structure. A detached

accessory structure is not designed or used for human habitation. Typical uses include storage buildings and sheds, barns and detached garages.

4. Duplex. Duplex refers to the use of a parcel for two (2) dwelling units in a single structure.
 5. Multi-family. Multi-family refers to the use of a parcel for three (3) or more dwelling units within one (1) or more buildings, including condominium developments.
 6. Single Family, Attached. Single family, attached refers to two (2) or more dwelling units constructed with a common or abutting wall with each located on its own separate parcel.
 7. Single Family, Detached. Single family, detached refers to the use of a parcel for only one (1) dwelling unit.
- B. Manufactured Home Parks. Manufactured home parks use type refers to the occupancy of a dwelling unit defined as a mobile home or a manufactured home and which is located in a site defined as a manufactured home park.
- C. Residential Group Home. Residential group home use type refers to on a weekly or longer basis, the occupancy of living quarters by and the care for a group of six (6) to twelve (12) persons – not defined as families, excluding caregivers and their family, such as adult day care and treatment centers.
- D. Large Residential Group Home. Large residential group home use type refers to, on a weekly or longer basis, the occupancy of living quarters by and the care for a group of six (6) to twelve (12) persons – not defined as families, excluding caregivers and their family, such as adult day care and treatment centers.
- E. Group Care. Group care use type refers to care services provided in residential facilities which accommodate eleven (11) or more persons or in facilities authorized to provide services, but excludes those uses classified under major services and utilities. Typical uses include halfway houses, intermediate care facilities, or senior citizen board and care homes.

Section 17.304.25 Civic Use Types. Civic use types include the performance of utility, educational, cultural, medical, protective, governmental and other uses which are strongly vested with public or social importance.

- A. Administrative Service. Administrative service use type refers to consulting, record keeping, clerical or public contact services that deal directly with the citizen, together with incidental storage of necessary equipment and vehicles.

- B. Child Care. Child care use type refers to the use of a building or a portion thereof for the daytime care of individuals less than eighteen (18) years of age. Child care use types are subject to the regulations and permission of the State of Nevada, Division of Child and Family Services, Bureau of Child Care. This use type includes nursery schools, preschools, daycare centers and similar uses, but excludes those classified under educations. The following are child care use types;
1. Family Daycare. Family daycare refers to daycare services provided for six (6) or fewer full-time children, including those of the child care facility licensee who are under the age of seven (7) years, except that care may also be provided for up to three (3) additional part-time children for three (3) hours before schools are in session, subject to the regulations and permission of the State of Nevada Division of Child and Family Services, Bureau of Services of Child Care.
 2. Large Family Daycare. Large-family daycare refers to services provided for more than six (6) full-time children, including those of the child care facility licensee who are under the age of seven (7) years.
 3. Child Daycare. Child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision, on less than a twenty-four (24) hour basis, but excluding service provided in a private dwelling.
- C. Community Center. Community center use type refers to recreational, social or multi-purpose uses within buildings with no fixed seats and occupancy limited to five hundred (500) or fewer. Typical uses include public or private, non-commercial clubs.
- D. Convalescent Services. Convalescent services use type refers to provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol or drug addiction.
- E. Cultural and Library Services. Cultural and library services use type refers to non-profit, museum like, preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.
- F. Education. Education use type refers to educational services provided by public, private or parochial institutions, but excludes uses classified under commercial education services. Typical uses include elementary, junior high, and senior high schools, and junior colleges. Curriculum must be approved by the State Department of Education.

- G. Group Care. Group care use type refers to care services provided in residential facilities which accommodate eleven (11) or more persons or in facilities authorized to provide services, but excludes those uses classified under major services and utilities. Typical uses include halfway houses, intermediate care facilities, or senior citizen board and care home.
- H. Hospital Services. Hospital services use type refers to medical, psychiatric or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration and services to patients, employees or visitors.
- I. Major Services and Utilities.
1. Utility Services. Utility services use type refers to the provisions of electricity, water or other liquids, or gas, through wires, pipes or ditches through utility services involving major structures that have flexibility in location. Typical uses include natural gas transmission lines and substations, petroleum pipelines, and irrigation water ditches.
 2. Major Public Facilities. Major public facilities use type refers to public facilities that provide a significant service and have a substantial impact on the community. Typical uses are sanitary landfills, airports, and detention and correction facilities.
- J. Nature Center. Nature center use type refers to an area set aside for the public viewing and display of indigenous or exotic wildlife and/or indigenous or exotic plant life on either a for-profit or non-profit basis in a structured setting. Typical uses include zoos, wildlife sanctuaries, arboretums and gardens.
- K. Parks and Recreation. Parks and recreations use type refers to publicly owned parks, recreation facilities and open space facilities within the recreation areas. These may be operated by a concessionaire. The following are park and recreation use types:
1. Active Recreation. Active recreation refers to public park recreational uses that may have a potential impact on the area or adjacent land uses. Uses include participant sports and developed family recreational areas. Typical uses include group picnicking, tennis courts, swimming pools, softball diamonds, group campgrounds, and community centers operated by a public entity.
 2. Passive Recreation. Passive recreation refers to public park recreational uses that have no or a minimal impact on the area and adjacent land uses. Uses include hiking, nature study, wildlife refuge, fishing and viewing.

No active uses, such as group picnicking, camping and sporting activities, are included.

- L. Postal Services. Postal services use type refers to mailing services, excluding major processing, as provided by the United States Postal Service, including branch post offices and public and private facilities.
- M. Public Parking Services. Public parking services use type refers to parking services involving buildings and lots which may be privately and/or publicly owned and operated and are assigned to meet a parking demand. Commercial parking is that which is not designated for any identified use.
- N. Religious Assembly. Religious assembly use type refers to religious services involving public assembly such as customarily occurs in synagogues, temples and churches.
- O. Safety Services. Safety services use type refers to public safety and emergency services, including police and fire protection services, and emergency medical and ambulance services.

Section 17.304.30 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provisions of services other than those classified as civic or industrial use types.

- A. Administrative Offices. Administrative offices use type refers to offices or private firms or organizations which are primarily used for the provisions of executive, management or administrative services. Typical uses include administrative offices and services including travel, secretarial services, telephone answering, photo-copying and reproduction, business offices of public utilities, organizations and associations, or the use classifications when the service is rendered is that customarily associated with administrative office services.
- B. Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Chapter 306, Accessory Uses and Structures. The following are animal sales and services use types:
 - 1. Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size of two-and-one-half (2 ½) acres, regardless of the regulatory land use district within which it is located.

2. Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.
 3. Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.
 4. Pet Cemeteries. Pet cemeteries refer to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.
 5. Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services, agricultural requires a parcel size minimum of two-and-one-half (2 ½) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
 6. Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.
- C. Automotive and Equipment. Automotive and equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipments sales or services. The following are automotive and equipment use types:
1. Automotive Repair. Automotive repair refers to repair of automobiles and the sale, installation and servicing of automobile equipment and parts. Typical uses include muffler shops, automobile repair garages or automobile glass shops.
 2. Automotive Sales and Rentals. Automotive sales and rentals refer to on-site sales and/or rentals of automobiles, non-commercial trucks, motorcycles, motor homes and trailers together with incidental maintenance. Typical uses include automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies.
 3. Cleaning. Cleaning refers to washing and polishing of automobiles. Typical uses include automobile laundries or car washes.
 4. Commercial Parking. Commercial parking refers to parking of operable motor vehicles on a temporary basis within a privately owned off-street

parking area with or without a fee. Commercial parking is that which is not designated for any identified use. Typical uses include commercial parking lots or garages.

5. Equipment Repair and Sales. Equipment repair and sales refers to repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc.; the sale, installation and servicing of automobile equipment and parts; and body repair, painting and steam cleaning. Typical uses include truck transmission shops, body shops, motor freight maintenance groups or agricultural equipment sales.
 6. Fabricated Housing Sales. Fabricated Housing Sales refers to the sales of new and used modular housing, manufactured homes and/or mobile homes; and ancillary minor repair of modular housing, manufactured homes and/or mobile homes sold from the same location as the new or used units. Typical uses include mobile home sales lots and minor repairs of units sold on site that do not include changes in walls and do not include changes in undercarriage plumbing or support systems.
 7. Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include car and truck rental lots.
 8. Truck Stops. Truck stops refers to businesses engaged in the sale of fuel and lubricants primarily for trucks, routine repair and maintenance of trucks, and associated uses such as selling food and truck accessories.
- D. Building Maintenance Services. Building maintenance services use type refers to establishments primarily engaged in the provisions of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape and maintenance or window cleaning services.
- E. Commercial Centers. Commercial centers use type refers to a group of unified commercial establishments built on a site which is planned, developed, owned and managed as an operating unit. The following are commercial center use types;
1. Neighborhood Centers. Neighborhood centers refer to sales of convenience goods (food, drugs, and sundries) and personal services, those which meet daily needs of an immediate neighborhood trade area. A neighborhood center typically includes convenience retail and services approximately 500 to 1,500 people.
 2. Community Centers. Community Centers refers to shopping establishments containing some services of the neighborhood center plus other services providing a greater depth and range of merchandise than

contained in the neighborhood center. A community center may include a variety store as the major tenant. A community center generally serves the larger trade area.

3. Regional Centers. Regional centers refers to centers that provide shopping goods, general merchandise, apparel, furniture and home furnishing in full depth and variety. They usually are built around more than one department store. Typical design uses the pedestrian mall, either open or enclosed, as a connector between major anchor stores. A regional center serves as a major commercial center for the entire region and typically has more than 150,000 square feet of gross leaseable area.
- F. Commercial Education Services. Commercial educational services use type refers to educational services provided by private institutions or individuals with the primary purposes of preparing students for jobs in trade or profession. Typical uses include businesses and vocational schools, music schools, and hair styling schools.
- G. Commercial Recreation. Commercial recreation use type refers to commercial establishments or places of business primarily engaged in the provisions of sports, entertainment or recreation for participants or spectators. The following are commercial recreation use types:
1. Commercial Campground Facilities/RV Park. Commercial campground facilities/RV Park refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.
 2. Destination Resorts. Destination resorts refer to commercial enterprises for recreation that can include lodging. Typical uses include ski resorts, dude ranches, and hunting and fishing lodges.
 3. Indoor Entertainment. Indoor entertainment refers to predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls.
 4. Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports, conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts and athletic clubs.
 5. Limited Gaming Facilities. Limited gaming facilities refers to establishments which contain no more than fifteen (15) slot machines (and

no other game or gaming device) where the operation of the slot machine is incidental to the primary business of the establishment.

6. Marinas. Marinas refers to docking, storage, rental and minor repair of recreational and fishing boats. Typical uses include recreational boat marinas and boat rental establishments.
 7. Outdoor Entertainment. Outdoor Entertainment refers to predominantly spectator-type uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.
 8. Outdoor Sports and Recreation. Outdoor sports and recreation refers to predominantly participant sports conducted in public facilities that are open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, paintball shooting ranges, shooting ranges, swimming pools and tennis courts.
 9. Outdoor Sports Club. Outdoor sports club refers to sports clubs using agricultural land or open space for private membership based activities including hunting, paintball, shooting or fishing purposes. Typical uses include duck clubs, hunting clubs, skeet clubs and rifle ranges.
 10. Unlimited Gaming Facilities. Unlimited gaming facilities refer to an establishment which contains fifteen (15) or more electronic gaming devices or operation of other gaming devices as authorized by the State of Nevada.
- H. Communication Facilities. Communication facilities use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television stations, radio stations, satellite dishes, antennas and wireless communication facilities.
- I. Construction Sales and Services. Construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures and hardware, or those uses classified as one of the automotive and equipment use types. This type does not refer to actual construction sites. Typical uses include tool and equipment rental, or sales and building material stores.
- J. Convention and Meeting Facilities. Convention and meeting facilities use type refers to establishments which primarily provide convention and meeting facilities.

- K. Eating and Drinking Establishments. Eating and drinking establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under the liquor sales use type. The following are eating and drinking establishments use types:
1. Convenience. Convenience refers to establishments or places of business primarily engaged in the preparation and retail sale of food and beverages, and have a short customer turnover rate (typically less than one hour). Typical uses include drive-in and fast-food restaurants, ice cream parlors, sandwich shops and delicatessens.
 2. Full Service. Full service refers to establishments or places of business primarily engaged in the sale of prepared food and beverages on the premises, which generally have a customer turnover rate of one hour or longer, and which include sales of alcoholic beverages at the table or at a bar as an accessory or secondary service. Typical uses include full-service restaurants.
- L. Financial Services. Financial services use type refers to establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, loan and lending activities, and check cashing facilities.
- M. Funeral and Internment Services. Funeral and internment services use type refers to provisions of services involving the care, preparation or disposition of human dead. The following are funeral and internment services use types:
1. Cemeteries. Cemeteries refer to undertaking services and services involving the keeping of bodies provided on cemetery grounds. Typical uses include crematoriums and mausoleums.
 2. Undertaking. Undertaking refers to services involving the preparation of the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.
- N. Gasoline Sales and Service Stations. Gasoline sales and service stations use type refers to retail sales of petroleum products from the premises of the establishment. Incidental sale of tires, batteries, replacement items, lubricating services and minor repair services may also be available. Typical uses include automobile service stations.

- O. Helicopter Services. Helicopter services use type refers to areas used by helicopter or steep-gradient aircraft. The following are helicopter services use types:
1. Heliport. Heliport refers to areas used by helicopters or by other steep-gradient aircraft, which includes passenger and cargo facilities, maintenance and overhaul, fueling service, storage space, tie-down space, hangars and other accessory buildings, and open space.
 2. Helistop. Helistop refers to areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance or overhaul.
- P. Liquor Sales. Liquor sales use type refers to retail sales of alcoholic beverages for consumption either on or off the premises of the establishment, but excludes uses classified under either the retail sales or eating and drinking establishments use types. The following are liquor sales use types:
1. Off-Premises. Off-premises refers to sale of liquor for off-site consumption. Typical uses include packaged liquor sales.
 2. On-Premises. On-premises refers to sale of liquor for on-site consumption. Typical uses include taverns, cabarets, service bars, retail beer and wine sales.
- Q. Lodging Services. Lodging services use type refers to establishments primarily engaged in the provision of lodging on a less-than-weekly basis within incidental food, drink, and other sales and services intended for the convenience of guests, but excludes those classified under residential group home and commercial recreation. The following are lodging services use types;
1. Bed and Breakfast Inns. Bed and breakfast inns refer to single family dwellings with guest rooms (no cooking facilities in the guest rooms) where, for compensation, meals and lodging are provided.
 2. Hostels. Hostels refers to supervised transient facilities offering dormitory type lodging, usually with a minimum of facilities.
 3. Hotels and Motels. Hotels and motels refers to temporary residences for transient guests, primarily persons who have residence elsewhere, with access to each room through an interior hall and lobby or outside porch or landing.

4. Vacation Time Share. Vacation time share refers to real properties that are subject to a time share program.
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- R. Medical Services. Medical services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses and other health personnel as well as the provisions of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical office, dental laboratories, health maintenance organizations, immediate care facilities or sports medicine facilities.
 - S. Nursery Sales. Nursery sales use type refers to the sales of plants, flowers, and related nursery items. The following are nursery sales and use types:
 1. Retail. Retail refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.
 2. Wholesale. Wholesale refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.
 - T. Personal Services. Personal services use type refers to establishments primarily engaged in the provisions of informational, instructional, personal improvement and similar services of a non-professional nature, but excludes services classified as commercial recreation or lodging services. Typical uses include photography studios, driving schools or weight loss centers.
 - U. Personal Storage. Personal storage use type refers to storage services primarily for personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.
 - V. Professional Services. Professional services use type refers to establishments which provide professional services to individuals or businesses, but excludes offices servicing walk-in customers which are classified under the administrative offices use type. Typical uses include law offices, travel offices, real estate offices, insurance offices, accounting and architectural firms.
 - W. Recycle Center. Recycle center use type refers to facilities for the collection, as a commercial enterprise, of household recyclables such as newspapers, bottles and cans. Recycle centers do not include recycle facilities existing as part of a refuse pickup service or recycle bins used for donations to non-profit organizations. The following are recycle center use types:

1. Full Service Recycle Center. Full service recycle center refers to large, fully attended recycle centers accepting paper, plastic and glass, household recyclables and may include processing or sorting of the recyclables.
 2. Remote Collection Facility. Remote collection facility refers to a center for the acceptance, by redemption or purchase of recyclable materials from the public. Such a facility does not process the recyclables on site. Typical uses include reverse vending machines.
 3. Residential Hazardous Substance Recycle Center. Residential hazardous substance recycle center refers to specialized recycling centers that receive household hazardous substances such as household paint, household cleaners and automobile engine oil.
 4. Septage Storage. Refers to biodegrade and storage of natural sludge which should not be located nearer to residential than within one (1) mile of a homesite.
- X. Repair Services, Consumer. Repair services, consumer use type, refers to Establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excludes automotive repair. Typical uses include appliance repair shops, apparel repair firms or instrument repair firms.
- Y. Retail Sales. Retail sales use type refers to retail sales of neighborhood or commonly used goods and merchandise, either free-standing or within a commercial center, but excludes those uses classified under other use types. The following are retail sales use types:
1. Convenience. Convenience refers to establishments which provide a limited number of frequently or recurrently needed personal items or services for residents of an immediate neighborhood. Typical uses include convenience stores, small grocery stores, barber shops, beauty parlors, dry cleaners and self-service laundromats.
 2. Specialty Stores. Specialty stores refer to establishments which provide a variety of retail or personal services needs for residents in the larger community area. Typical uses include supermarkets, super drug stores, clothing boutiques, antiques bookstores, furniture stores and auto parts.
 3. Comparison Shopping Centers. Comparison shopping centers refer to retail establishments that provide a wide variety of retail and personal services that cater to the regional needs. Typical uses include full-line department stores and warehouse-styled retail outlets.

- Z. Secondhand Sales. Secondhand sales use type refers to establishments primarily engaged in the sale of goods and merchandise which are not being sold for the first time, but excludes those classified as animal sales and services and automotive and equipment. Typical uses include secondhand stores and thrift shops.

- AA. Transportation Services. Transportation services use type refers to establishments which provide private transportation of persons and goods. Typical uses include taxi services and commercial postal service.

Section 17.304.35 Industrial Use Types. Industrial use types include the on site production of goods by methods not agricultural in nature, including certain accessory uses.

- A. Aggregate Facilities. Aggregate facilities use type refers to the extraction and processing of sand, gravel and rock from the ground. Typical uses include sand and gravel pit and ancillary uses such as concrete and asphalt batch plants.

- B. Custom Manufacturing. Custom manufacturing use type refers to the on-site production of goods by hand manufacturing or artistic endeavor which involves only the use of hand tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers.

- C. Energy Production. Energy production use type refers to the commercial production of electricity from geothermal, petroleum, solar, wind and other sources.

- D. General Industrial. General industrial use type refers to the on-site production of goods other than those that are agricultural or extractive in nature, but excludes those uses classified under custom manufacturing and high technology use types. The following are general industrial use types:
 - 1. Limited. Limited refers to production processes which use already manufactured components to assemble, print or package a product such as cloth, paper, plastic, leather, wood, glass or stones, but not including such operations as paper, saw or planer mills, steel, iron or other metal works, rolling mills, or any manufacturing uses involving primary production of commodities from raw materials. By the nature of the activity performed and/or the scale of operation, these uses can be located near residential or commercial uses with minimal impact to adjacent uses. Typical uses include apparel manufacturing, paper products finishing, furniture production and production of fabricated metal products.

 - 2. Intermediate. Intermediate refers to production processes which can be located near residential or commercial uses only if special control measures are taken to mitigate the land use conflicts which can result from

such operations. Typical uses include production of food substances, household appliance manufacturing, prefabrication of manufactured buildings, and major repair/reconstruction and storage of fabricated housing.

3. Heavy. Heavy refers to production processes which should not be located near residential or commercial uses due to the intensive nature of the industrial activity and/or the scale of operation. These uses may be located near other manufacturing uses exhibiting similar characteristics although special control measures may be required for some extremely intensive operations to ensure compatibility with similar industrial uses. Typical uses include geothermal energy production, motor vehicle assembly, sawmills, textile dyeing, leather tanning, hazardous chemical production, petroleum refining, primary metal processing and production of explosives or propellants.
- E. High Technology Industry. High technology industry use type refers to the research, development and controlled production of high technology electronic, industrial or scientific products. Typical uses include biotechnology firms and computer component manufactures.
- F. Inoperable Vehicle Storage. Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include truck and car storage yards.
- G. Laundry Services. Laundry services use type refers to establishment primarily engaged in the provision of large scale laundering, dry cleaning or dyeing services other than those classified as personal services. Typical uses include laundry agencies, diaper services or linen supply services.
- H. Mining Operations. Mining operations use type refers to the extraction and processing of rocks and minerals from the ground, but excludes use classified under the petroleum gas extraction use type. Typical uses include the mining of precious metals and industrial minerals.
- I. Petroleum Gas Extraction. Petroleum gas extraction use type refers to the extraction of oil and natural gas from the ground and the temporary storage of oil at the well site. Typical uses include oil and gas wells.
- J. Salvage Yards. Salvage yards use type refers to the collection, storage or sale of rags, scrap metal or discarded material; or the collection, dismantling, storage, salvaging or demolition of vehicles, machinery or other materials. Typical uses include junkyards and auto wrecking facilities.

K. Wholesaling, Storage and Distribution. Wholesaling, storage and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including, but not limited to, open-air handling of material and equipment other than live animals and plants. The following are wholesaling, storage and distribution types:

1. Light. Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
2. Heavy. Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.

Section 17.304.40 Agricultural Use Types. Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- A. Agricultural Processing. Agricultural processing use type refers to the processing of foods and beverages from agricultural commodities, including compost production, but excludes animal slaughtering. Typical uses include canning of fruits and vegetables, processing of dairy products, and the production of prepared meats from purchased carcasses, and the production of compost from natural agricultural and household waste.
- B. Agricultural Sales. Agricultural sales use type refers to the sale of agricultural supplies such as feed, grain and fertilizers. Typical uses include feed and grain stores.
- C. Animal Production. Animal production use type refers to raising of animals or production of animal products, such as eggs, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, and poultry farming.
- D. Animal Slaughtering, Agricultural. Agricultural animal slaughtering use type refers to the slaughtering of animals to be used in making meat products on the same premises.
- E. Animal Slaughtering, Commercial. Commercial animal slaughtering use type refers to the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Typical uses include slaughter houses.
- F. Crop Production. Crop production use type refers to raising and harvesting of tree crops, row crops or field crops on an agricultural or commercial bases, including packing and processing.

- G. Dairy. Any establishment for the processing of dairy products, including cheese and milk.
- H. Game Farms. Game farms use type refers to boarding or breeding of exotic animals generally considered as wild or not normally domesticated.
- I. Produce Sales. Produce sales use type refers to on-site sale of farm produce and/or shell eggs from property owned, rented or leased by the farmers who grow or produce all or part of the farm produce or shell eggs, offered for sale. Only products grown or produced on site may be sold. Typical uses include produce stands, and fruit and vegetable stands.
- J. Feed Lot. Feed lot use type refers to confined areas or structures used for feeding, breeding, or holding livestock for eventual sale.