

SUMMARY: An Ordinance Amending Washoe County Code Chapter 110, Development Code, Article 302, Article 304 and Article 410: Table 302.05.1 by allowing attached accessory dwellings in the General Rural regulatory zone; Table 302.05.3 to require special use permits instead of administrative permits to approve commercial stables in the Low, Medium and High Density Rural, Low Density Suburban, Parks and Recreation, and General Rural regulatory zones; Table 302.05.3 and Section 304.25 to create a new use for senior continuum of care facilities; Table 302.05.5 to allow Agricultural Sales subject to a special use permit in the Medium and High Density Rural and the Low Density Suburban regulatory zones; Section 304.35(c) to add "aquaculture" to the definition of "Animal Production"; Section 304.25(d) (5) and 304.30(d) (3) and 304.30(f) to add storage of manufactured homes to the typical uses of "Equipment Repair and Sales," "General Industrial - Heavy" and "Inoperable Vehicle Storage"; Section 304.20(k) to add "private not for profit" ownership to the definition of "Parks and Recreation" use type; Section 304.05(c) to include a reference to the North American Industry Classification System when a use type is not clearly identified in Code; Section 304.25(d) (7) to remove "car and truck rental lots" from the typical uses specified for Automotive and Equipment, Storage of Operable Vehicles" use type; Section 304.25 to require all permanent commercial uses to construct a commercial structure; Section 304.25 to include convention facilities and wedding chapels as typical uses under the Convention and Meeting Facilities use type; Table 302.05.5 and Section 304.35 to create a new use type Commercial Animal Slaughtering, Mobile; and Section 304.35 to allow small scale Produce Sales, for a maximum duration of 30 days in any one calendar year in all regulatory zones; Table 302.05.2 to change Public Service Yards from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment; Table 302.05.5 to change Commercial Animal Slaughtering from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment; Table 410.10.3 to add parking standards for senior continuum of care facilities; Table 410.10.5 to add parking standards for Commercial Animal Slaughtering, Mobile; and, providing for other matter properly relating thereto.

BILL NO. 1612

ORDINANCE NO. 1433

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110, DEVELOPMENT CODE, ARTICLE 302, ARTICLE 304 AND ARTICLE 410: TABLE 302.05.1 BY ALLOWING ATTACHED ACCESSORY DWELLINGS IN THE GENERAL RURAL REGULATORY ZONE; TABLE 302.05.3 TO REQUIRE SPECIAL USE PERMITS INSTEAD OF ADMINISTRATIVE PERMITS TO APPROVE COMMERCIAL STABLES IN THE LOW, MEDIUM AND HIGH DENSITY RURAL, LOW DENSITY SUBURBAN, PARKS AND RECREATION, AND GENERAL RURAL REGULATORY ZONES; TABLE 302.05.3 AND SECTION 304.25 TO CREATE A NEW USE FOR SENIOR CONTINUUM OF CARE FACILITIES; TABLE 302.05.5 TO ALLOW AGRICULTURAL SALES SUBJECT TO A SPECIAL USE PERMIT IN THE MEDIUM AND HIGH DENSITY RURAL AND THE LOW DENSITY SUBURBAN REGULATORY ZONES; SECTION 304.35(C) TO ADD "AQUACULTURE" TO THE DEFINITION OF "ANIMAL PRODUCTION"; SECTION 304.25(D) (5) AND 304.30(D) (3) AND 304.30(F) TO ADD STORAGE OF MANUFACTURED HOMES TO THE TYPICAL USES OF "EQUIPMENT REPAIR AND SALES," "GENERAL INDUSTRIAL - HEAVY" AND "INOPERABLE VEHICLE STORAGE"; SECTION 304.20(K) TO ADD "PRIVATE NOT FOR PROFIT" OWNERSHIP TO THE DEFINITION OF "PARKS AND RECREATION" USE TYPE; SECTION 304.05(C) TO INCLUDE A REFERENCE TO THE NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM WHEN A USE TYPE IS NOT CLEARLY IDENTIFIED IN CODE; SECTION 304.25(D) (7) TO REMOVE "CAR AND TRUCK RENTAL LOTS" FROM THE TYPICAL USES SPECIFIED FOR AUTOMOTIVE AND EQUIPMENT, STORAGE OF OPERABLE VEHICLES" USE TYPE; SECTION 304.25 TO REQUIRE ALL PERMANENT COMMERCIAL USES TO CONSTRUCT A COMMERCIAL STRUCTURE; SECTION 304.25 TO INCLUDE CONVENTION FACILITIES AND WEDDING CHAPELS AS TYPICAL USES UNDER THE CONVENTION AND MEETING FACILITIES USE TYPE; TABLE 302.05.5 AND SECTION 304.35 TO CREATE A NEW USE TYPE COMMERCIAL ANIMAL SLAUGHTERING, MOBILE; AND SECTION 304.35 TO ALLOW SMALL SCALE PRODUCE SALES, FOR A MAXIMUM DURATION OF 30 DAYS IN ANY ONE CALENDAR YEAR IN ALL REGULATORY ZONES; TABLE 302.05.2 TO CHANGE PUBLIC SERVICE YARDS FROM A SPECIAL USE PERMIT REVIEWED BY THE PLANNING COMMISSION TO ONE REVIEWED BY THE BOARD OF ADJUSTMENT; TABLE 302.05.5 TO CHANGE COMMERCIAL ANIMAL SLAUGHTERING FROM A SPECIAL USE PERMIT REVIEWED BY THE PLANNING COMMISSION TO ONE REVIEWED BY THE BOARD OF ADJUSTMENT; TABLE 410.10.3 TO ADD PARKING STANDARDS FOR SENIOR CONTINUUM OF CARE FACILITIES; TABLE 410.10.5 TO ADD PARKING STANDARDS FOR COMMERCIAL ANIMAL SLAUGHTERING, MOBILE; AND, PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Table 110.302.05.1 of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**	
Family Residential																			
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	A	A

SECTION 2. Table 110.302.05.2 of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.2

TABLE OF USES (Civic Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Public Service Yard	-	-	-	-	-	-	-	-	-	-	-	-	A	S2	-	-	S2	-

SECTION 3. Table 110.302.05.3 of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Commercial Stables	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	-	-	S ₂	-	-	S ₂	-	S ₂	S ₂

Continuum of Care Facilities, Seniors	-	-	-	-	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	-
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SECTION 4. Table 110.302.05.5 of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.5

TABLE OF USES (Agricultural Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Agricultural Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR**
Agricultural Sales	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	A	-	-	A	-	-	-	S ₂	A
Animal Slaughtering, Mobile	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	S ₂
Animal Slaughtering, Commercial	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	-	-

SECTION 5. Section 110.304.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.05 Classification Rules. Uses will be classified into use types based upon the descriptions in Section 110.304.15 through Section 110.304.35, inclusive. The classifications shall comply with the provisions of this section.

- (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. The North American Industry Classification System shall be used to help define new uses when deemed appropriate by the Director of Community Development.

SECTION 6. Section 110.304.20 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.20 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.

- (k) **Parks and Recreation.** Parks and recreation use type refers to publicly owned parks or private not for profit 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:

SECTION 7. Section 110.304.25 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.25 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

- (d) **Automotive and Equipment.** Automotive and equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales or services. The following are automotive and equipment use types:
 - (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, storage of manufactured homes, motor freight maintenance groups or agricultural equipment sales.
 - (7) **Storage of Operable Vehicles.** Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.
- (k) **Continuum of Care Facilities, seniors.** Continuum of Care Facilities for Seniors use type refers to establishments that provide range housing, activities and health services to allow for adults to age in place. Residential density and parking standards shall be

determined in the special use permit process, all other development standards shall apply. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory housing for staff, and medical facilities and services for residents.

- (l) Convention and Meeting Facilities. Convention and meeting facilities use type refers to establishments which primarily provide convention and meeting facilities. Typical uses include convention facilities and wedding chapels.
- (m) 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.
- (n) 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.
- (o) Funeral and Interment Services. Funeral and interment services use type refers to provision of services involving the care, preparation or disposition of human dead. The following are funeral and interment services use types:
 - (1) Cemeteries. Cemeteries refers to undertaking services and services involving the keeping of bodies provided on cemetery grounds. Typical uses include crematoriums, mausoleums and columbariums.
 - (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.
- (p) 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 and incidental sale of tires, batteries, replacement items, lubricating services and minor repair services. Typical uses include automobile service stations.
- (q) 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, hangers 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.
- (r) 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 a 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.
- (s) 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 refers to single family dwellings with guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.
 - (2) Condominium Hotel. Condominium hotel 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, and when the hotel rooms are owned as separate real estate; and the remainder of the property including amenities, open space, etc. is either owned in common by the hotel room owners and managed by an association, or owned by a separate entity in which a fee for use of the amenities, open space, etc. may or may not be charged the hotel room owners.
 - (3) Hostels. Hostels refers to supervised transient facilities offering dormitory type lodging, usually with a minimum of facilities.
 - (4) 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.
 - (5) Vacation Time Shares. Vacation time shares refers to real properties that are subject to a time share program.
- (t) 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 provision of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical offices, dental laboratories, health maintenance organizations, immediate care facilities or sports medicine facilities.

- (u) Nursery Sales. Nursery sales use type refers to the sales of plants, flowers and related nursery items. The following are nursery sales 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.
- (v) Personal Services. Personal services use type refers to establishments primarily engaged in the provision 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.
- (w) 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.
- (x) 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, real estate offices, insurance offices and architectural firms.
- (y) 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 a 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.
- (z) 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.
- (aa) Retail Sales. Retail sales use type refers to retail sales of 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 refers to establishments which provide a variety of retail or personal services needs for residents in the larger community area. Typical uses include supermarkets, super drugs stores, clothing boutiques, antiques, bookstores, furniture stores and auto parts.
 - (3) Comparison Shopping Centers. Comparison shopping centers refers 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.
- (bb) 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.
- (cc) 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 services.

SECTION 8. Section 110.304.30 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.30 Industrial Use Types. Industrial use types include the on-site production of goods by methods not agricultural in nature, including certain accessory uses.

- (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:
 - (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 motor vehicle assembly, sawmills, textile dyeing, leather tanning, hazardous chemical production, petroleum refining, primary metal processing, storage of manufactured homes and production of explosives or propellants.
- (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 storage of manufactured homes and truck storage yards.

SECTION 9. Section 110.3042.35 of the Washoe County Code is hereby amended to read as follows:

Section 110.304.35 Agricultural Use Types. Agricultural use types include the on-site production of plant and animal products by agricultural methods.

- (c) Animal Production. Animal production use type refers to raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming, poultry farming and aquaculture.
- (e) Animal Slaughtering, Mobile. Mobile animal slaughtering use type refers to the slaughtering of animals to be sold to others or to be used in making meat products, within a fully-enclosed mobile slaughtering facility approved by the US Food and Drug Administration, for a duration of not more than fourteen (14) days off-site on any one parcel within a calendar year. Typical uses include mobile commercial slaughtering units.
- (i) Produce Sales. Produce sales use type refers to the 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. Temporary sales, for a maximum duration of 30 days in any one calendar year are allowed in all regulatory zones. Typical uses include produce stands, and fruit and vegetable stands.

SECTION 10. Table 110.304.10.3 of the Washoe County Code is hereby amended to read as follows:

Table 110.410.10.3 (continued)

OFF-STREET PARKING SPACE REQUIREMENTS (Commercial Use Types)
 (See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Continuum of Care Facilities, Seniors		As specified by use permit	As specified by use permit

SECTION 11. Table 110.410.10.5 of the Washoe County Code is hereby amended to read as follows:

Table 110.410.10.5

OFF-STREET PARKING SPACE REQUIREMENTS (Agricultural Use Types)
 (See Section 110.410.10 for explanation)

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Animal Slaughtering, Mobile		1	Off-street parking for the mobile facility.

SECTION 12. Table 110.302.05.1 of the Washoe County Code is hereby amended to read as follows:

[Business Impact Note: The Board of County Commissioners hereby finds that this ordinance does not impose a direct and significant economic burden upon a business, nor does it directly restrict the formation, operation or expansion of a business.]

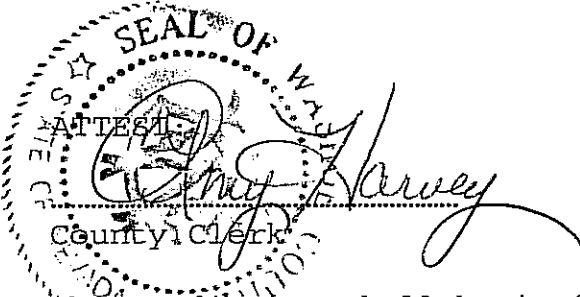
Proposed February 9, 2010.
Proposed by Commissioner Breternitz.
Passed February 23, 2010.

Vote:

Ayes: Commissioners Hunkle, Weber, Jung, Larkin, Breternitz

Nays: Commissioners None

Absent: Commissioners None



Chairman
Washoe County Commission

[Signature]
Chairman of the Board

This ordinance shall be in force and effect from and after the 5th day of the month of March of the year 2010.

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STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **02/26/2010 - 03/05/2010**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed:

Kari St. Arnaud



Linda Anderson

MAR 05 2010

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1433 BILL NO. 1612 An Ordinance amending Washoe County Code Chapter 110, Development Code, Article 302, Article 304 and Article 410: Table 302.05.1 by allowing attached accessory dwellings in the General Rural Regulatory Zone; Table 302.05.3 to require special use permits instead of administrative permits to approve commercial stables in the Low, Medium and High Density Rural, Low Density Suburban, Parks and Recreation, and General Rural Regulatory Zones; Table 302.05.3 and Section 304.25 to create a new use for Senior Continuum of Care Facilities; Table 302.05.5 to allow agricultural sales subject to a special use permit in the Medium and High Density Rural and the Low Density Suburban Regulatory Zones; Section 304.35(c) to add "aquaculture" to the definition of "animal production"; Section 304.25(d)(5) and 304.30(d)(3) and 304.30(f) to add storage of manufactured homes to the typical uses of "equipment repair and sales," "general industrial - heavy" and "inoperable vehicle storage"; Section 304.20(k) to add "private not for profit" ownership to the definition of "parks and recreation" use type; Section 304.05(c) to include a reference to the North American Industry Classification System when a use type is not clearly identified in Code; Section 304.25(d)(7) to remove "car and truck rental lots" from the typical uses specified for automotive and equipment, storage of operable vehicles" use type;

Section 304.25 to require all permanent commercial uses to construct a commercial structure; Section 304.25 to include convention facilities and wedding chapels as typical uses under the convention and meeting facilities use type; Table 302.05.5 and Section 304.35 to create a new use type commercial animal slaughtering, mobile; and Section 304.35 to allow small scale produce sales, for a maximum duration of 30 days in any one calendar year in all regulatory zones; table 302.05.2 to change public service yards from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment; Table 302.05.5 to change commercial animal slaughtering from a special use permit reviewed by the Planning Commission to one reviewed by the Board of Adjustment; Table 410.10.3 to add parking standards for Senior Continuum of Care Facilities; Table 410.10.5 to add parking standards for commercial animal slaughtering, mobile; and providing for other matters properly relating thereto. (Bill No. 1612) PUBLIC NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office at the County Courthouse, Virginia and Court Streets, Reno, Nevada; and that said ordinance was proposed by Commissioner Breternitz on February 9, 2010, and following a public hearing, was passed and adopted without amendment at a regular meeting on February 23, 2010, by the following vote of the Board of County Commissioners: Those Voting Aye: David Humke, Bonnie Weber, Bob Larkin, John Breternitz, Kitty Jung Those Voting Nay: None Those Absent: None This Ordinance shall be in full force and effect from and after March 5, 2010, i.e., the date of the second publication of such Ordinance by its title only. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this Ordinance to be published by title only. DATED: February 24, 2010 AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 685059 - Feb. 26, Mar 5, 2010