

Article 306

ACCESSORY USES AND STRUCTURES

Sections:

110.306.00	Purpose
110.306.05	Applicability
110.306.10	Detached Accessory Structures
110.306.15	Main Structures Required
110.306.20	Attached Accessory Dwellings
110.306.25	Detached Accessory Dwellings
110.306.28	Guest Quarters
110.306.30	Hallways, Breezeways, and other Similar Connections
110.306.35	Outdoor Storage/Outdoor Display
110.306.45	Personal Landing Fields
110.306.50	Non-municipal Air Strips and Glider Ports
110.306.53	Cottage Foods
110.306.55	Nonconformance

Section 110.306.00 Purpose. The purpose of this article, Article 306, Accessory Uses and Structures, is to allow accessory uses and structures and provide standards and conditions for regulating them.

Section 110.306.05 Applicability. Accessory uses and structures that are incidental and subordinate to existing principal uses and established main structures are allowed in all regulatory zones except as otherwise provided herein. This is not to be construed as permitting any commercial uses, including the outdoor storage of commercial vehicles, in residential regulatory zones unless specifically allowed by this Development Code or other applicable chapters of the Washoe County Code.

[Amended by Ord. 1451, provisions eff. 1/1/11.]

Section 110.306.10 Detached Accessory Structures. Detached accessory structures are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. The following development requirements shall apply to detached accessory structures:

- (a) **Lot Coverage.** The establishment of detached accessory structures shall not exceed the lot coverage limitations set forth in Article 406.
- (b) **Setbacks.**
 - (1) Accessory structures 12 feet in height or less may be located within the required rear and side yard setbacks provided they are five feet or more from the rear and side property line. The height of an accessory structure located within the required rear and side yard setback as provided in this subsection shall be measured from the lowest finished grade of the structure to the average height of the highest gable of a pitched or hipped roof. Except as otherwise specifically provided, all

accessory structures are prohibited within the required front yard setback.

- (2) Accessory structures more than 12 feet in height shall comply with the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards. Except as otherwise specifically provided, no accessory structure shall exceed 35 feet in height.
- (c) Height Limits. The height of an accessory structure located outside of all required setbacks shall be measured in accordance with the building height provision in Article 902 of this Code.
- (d) Permitting Requirements. A proposal to establish a detached accessory structure shall meet the following requirements:
 - (1) A detached accessory structure on parcels half an acre or less can be 1,200 SF or smaller in size;
 - (2) A detached accessory structure on parcels larger than half an acre but smaller than or equal to 1 acre can be 2,500 SF or smaller in size;
 - (3) A detached accessory structure on parcels larger than 1 acre but smaller than or equal to 5 acres can be 5,000 SF or smaller in size;
 - (4) A detached accessory structure on parcels larger than 5 acres can be 7,500 SF or smaller in size;
 - (5) An Administrative Review Permit (pursuant to Article 809) is required for any detached accessory structure less than or equal to 50% larger than the above allowed-by-right square footages (e.g. up to 1,800 SF on parcels half an acre or less, etc.);
 - (6) An Administrative Permit (pursuant to Article 808) is required for any detached accessory structure more than 50% larger than the above allowed-by-right square footages (e.g. over 1,800 SF on parcels half an acre or less, etc.);
 - (7) Parcels 40 acres in size or larger in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and all parcels in the Commercial and Industrial Regulatory Zones, are exempt from a maximum size requirement; and
 - (8) Detached accessory structures shall not have reflective siding or roofing materials. Review of discretionary permits for detached accessory structures should consider the structure's neighborhood and residential compatibility, potentially including but not limited to, siding material, roofing material, structure articulation, structure height, and structure location.
- (e) Location/Slopes. A detached accessory structure used as a private garage on any interior lot where the slope of the front half of the lot is greater than a two foot rise (or fall) for every ten feet above (or below) the established street grade may be built to the property line, provided such structure shall not exceed 15 feet in

interior height when measured from parking surface and providing the Engineering Division has been able to determine that:

- (1) County snow removal operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County snow removal operations and/or the County has been held harmless from liability resulting from the County's snow removal operations;
 - (2) The speed of traffic and the volume of traffic on the street is such that the placing of the garage at the property line will not cause a safety problem for vehicles using the street; and
 - (3) The placement of the garage at the property line will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Master Plan.
- (f) Building Setback. A detached accessory structure shall not be located closer than ten feet to any main building on an adjoining parcel.
- (g) Cargo Containers. Cargo containers, as defined within Article 902, Definitions, may be established as a detached accessory structure for the sole purpose of storage subject to the provisions below.
- (1) All cargo containers must adhere to the following regulations:
 - (i) Must meet all Washoe County placement standards for a detached accessory structure.
 - (ii) Only one cargo container of not more than 200 square feet of floor space shall be allowed on a parcel of land less than one-half acre in size; two cargo containers of any size shall be allowed on a parcel of land between one half acre and five acres in size. Parcels larger than five acres are limited to one container (of any size) per acre or portion thereof.
 - (iii) The cargo container shall be painted one, solid, muted color that blends with the surrounding vegetation, structures or topography.
 - (iv) All cargo containers shall be free from severe damage, shall not be structurally altered, and shall be free from severe rust. The Director of the Planning and Building Division shall have the authority to determine if these standards have been met.
 - a. A cargo container may potentially be used as structural support for other elements of a detached accessory structure as long as the container is not structurally altered; the overall design has been stamped by a qualified engineer; and a building permit is obtained for the overall structure.
 - (v) Shall not include plumbing fixtures.

- (vi) Shall not be stacked; except in the Commercial and Industrial regulatory zones with an established commercial or industrial use type, and then not stacked above two high. Setback requirements shall be determined by the total height of the stacked structure.
 - (vii) Shall not display off-premise advertising, company logos, names, or other markings painted on, or otherwise attached to, the exterior of the cargo container.
 - (viii) Shall not occupy any required off-street parking spaces for the site.
 - (ix) Shall be separated from any other structure or storage shed by a minimum of ten feet, with the following exception:
 - a. Cargo containers may be placed side-by-side, with no separation between the individual containers, up to a maximum grouping of four containers where more than one cargo container is allowed on a property. Any such grouping of containers shall be a minimum of 20 feet from any other structure, storage shed, or other cargo container(s). This does not allow for placement of cargo containers end-to-end.
 - (x) Cargo containers do not require a placement permit from the Planning and Building Division, except within Commercial or Industrial regulatory zones or as otherwise noted within this section.
 - (xi) Any electrical wiring or HVAC components shall require a building permit from the Planning and Building Division.
 - (xii) Shall not be established as an Agricultural Building as a Main Use pursuant to Article 330, Domestic Pets and Livestock, of this Development Code.
- (2) Cargo containers placed on parcels one and one quarter acre or less in size must also adhere to the following regulations:
- (i) Shall not be placed between a residence and the adjoining street or road right-of-way that provides primary access to the residence.
 - a. On a parcel fronted by two or more street or road right-of-ways, the Director of the Planning and Building Division shall have the authority to determine the primary access to the residence.
- (h) Deed Restriction Required for Connection to Water or Wastewater Facilities.
Any detached accessory structure proposed to be connected to a potable water supply line or a septic system or community sewer system (i.e. sanitary sewer)

as part of a building permit application shall require a deed restriction to be filed with the County Recorder's office stipulating that the structure will not be converted to an accessory dwelling unit as defined in Section 110.304.15 or used for habitation. Said deed restriction shall make the County a party to the restriction and shall be obtained through the Planning and Building Division. A copy of the recorded deed restriction shall be required prior to the issuance of the building permit. The Planning and Building Division shall agree in writing to the removal of the deed restriction if the owner legally converts the accessory structure to an accessory dwelling unit (pursuant to the provisions of this article and applicable building codes) or if the structure has been permanently disconnected from the potable water supply and sanitary sewer system. Installation of both a kitchen (as defined in Article 902) and a toilet in a detached accessory structure shall render the structure as a dwelling unit subject to the provisions of this article.

- (i) Use of Mobile/Manufactured Homes as Detached Accessory Structures. A detached accessory structure shall not be comprised of a mobile or manufactured home due to Federal Housing and Urban Development (HUD) standards prohibiting the removal or modification of any interior structural components, such as plumbing fixtures (see HUD 24 CFR Part 3280).
- (j) Hoop Houses and High Tunnels. Hoop houses and high tunnels, as defined in Section 110.902.15, General Definitions, may be established subject to the following regulations:
 - (1) Must meet all Washoe County placement standards for a detached accessory structure;
 - (2) Are exempt from the lot coverage limitations established in Article 406; and
 - (3) The height of a hoop house or high tunnel at its tallest point shall not exceed the allowable height for the regulatory zone within which it is located.

[Section 110.306.10 renamed from "Accessory Structures" and amended by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 889, provisions eff. 11/29/93; Ord. 899, provisions eff. 5/31/94; Ord. 926, provisions eff. retro to 5/31/94; Ord. 939, provisions eff. 11/1/95; Ord. 1218, provisions eff. 10/24/03; Ord. 1288, provisions eff. 3/24/06; Ord. 1352, provisions eff. 11/23/07; Ord. 1412, provisions eff. 7/3/09; Ord. 1447, provisions eff. 9/9/10; Ord. 1451, provisions eff. 1/1/11; Ord. 1475, provisions eff. 1/12/12; Ord. 1480, provisions eff. 2/3/12; Ord. 1531, provisions eff. 6/27/14; Ord. 1567, provisions eff. 11/6/15; Ord. 1587, provisions eff. 11/25/16; Ord. 1619, provisions eff. 5/4/18; Ord. 1633, provisions eff. 4/5/19; Ord. 1640, provisions eff. 7/19/19; Ord. 1714, provisions eff. 3/29/24; Ord. 1734, provisions eff. 4/18/25.]

Section 110.306.15 Main Structures Required. It is unlawful to construct, erect or locate accessory structures and/or uses on any lot without an existing main structure or principal use as provided for under Article 302, Allowed Uses, except under the following circumstances:

- (a) The structure complies with the provisions of Section 110.330.55, Agricultural Buildings;
- or

- (b) The proposed accessory structure or use is located on a lot adjacent to another lot that contains an existing main structure or principal use, is under the same ownership, has the same regulatory zone
- and

A deed restriction has been filed with the Washoe County Recorder's Office stipulating that neither lot can be sold separately until the accessory structure or use otherwise allowed under this section is removed, terminated, or any nonconformance resulting from such a sale has been resolved. The deed restriction shall be executed on a form provided by the County through the Planning and Development Division, and the deed restriction shall make the County an intended third party beneficiary with the right, but not the obligation, to enforce its provisions. No accessory structure or use otherwise allowed under this section is allowed until the required deed restriction is executed and recorded against the property that will contain the accessory structure or use and against any other adjacent parcel under the same ownership that is used to satisfy the provisions of this paragraph, as well as any adjacent parcel under the same ownership that will be served by the accessory structure or use. For the purposes of this section, a parcel is under the same ownership if at least one of the owners of each parcel involved is the same.

[Amended by Ord. 926, provisions eff. retro to 5/31/94; Ord. 1451, provisions eff. 1/1/11; Ord. 1475, provisions eff. 1/12/12; Ord 1584, provisions eff. 8/19/16.]

Section 110.306.20 Attached Accessory Dwellings. Attached accessory dwelling unit is defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Attached accessory dwellings are permitted in the General Rural (GR), General Rural Agricultural (GRA), and the Residential Regulatory Zones, pursuant to all of the following regulations:

- (a) A main residential unit exists.
- (b) A minimum lot area of five-thousand (5,000) square feet exists.
- (c) Compliance with the setback and height standards of the regulatory zone and the lot coverage standards established in Article 406.
- (d) Parcels with single-family dwellings. Except in the Medium Density Suburban (MDS) Regulatory Zone, the High Density Suburban (HDS) Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or fifteen hundred (1,500) square feet, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the High Density Suburban Regulatory Zone, and all urban regulatory zones, the attached accessory dwelling unit shall not exceed fifty (50) percent of the total square footage of the main dwelling unit or 1,200 square feet, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space.
- (e) Parcels with duplex, triplex, or quadplex. The attached accessory dwelling unit shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be

included when calculating the total square footage of the attached accessory dwelling unit, unless such areas have been legally converted into habitable space. A maximum of one accessory dwelling unit or guest quarters is permitted per parcel.

- (f) An attached accessory dwelling unit may be created by converting part of, or adding on to, an existing single family main dwelling unit. To be considered attached, the accessory dwelling unit must abut (i.e. be on the opposite side of a wall or ceiling) the habitable space of the main dwelling, or the ceiling of a garage attached to the main dwelling. Incidental and accessory features such as trellises, decks, patios, breezeways, or tool sheds will not be considered as establishing an attached structure/dwelling. Any exterior entrance to the attached accessory dwelling shall not be located along the same wall as the main entrance to the main unit.
- (g) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (h) Only one (1) accessory dwelling unit or guest quarters is allowed per parcel. Neither an accessory dwelling unit nor a guest quarters is allowed on parcels with cottage court or multifamily developments.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 926, provisions eff. retro to 5/31/94; Ord. 939, provisions eff. 11/1/95; Ord. 1451, provisions eff. 1/1/11; Ord. 1475, provisions eff. 1/12/12, Ord. 1714, provisions eff. 3/29/24; Ord. 1734, Provisions eff. 4/18/25.]

Section 110.306.25 Detached Accessory Dwellings. Detached accessory dwelling unit is defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Any detached accessory dwelling unit must adhere to the following requirements:

- (a) A main residential unit exists.
- (b) A minimum lot area of twelve thousand (12,000) square feet exists.
- (c) Compliance with the setback and height standards of the regulatory zone and the lot coverage standards established in Article 406.
- (d) Parcels with single-family dwellings. Except for in the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed fifteen hundred (1,500) square feet, or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the detached accessory dwelling unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. The maximum permitted square footage of a detached accessory dwelling unit shall not be increased by use of the variance process contained in Article 804, Variances, except for conversion of a guest house, that was legally constructed prior to May 26, 1993, to a detached accessory dwelling unit.

- (e) Parcels with duplex, triplex, or quadplex. The detached accessory dwelling unit shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the detached accessory dwelling unit, unless such areas have been legally converted into habitable space. A maximum of one accessory dwelling unit or guest quarters is permitted per parcel.
- (f) A manufactured or modular home constructed within six (6) years of the date of its placement is permitted as a detached accessory dwelling unit, subject to the size and regulatory zone requirements in (d) above and the provisions of Article 312, Fabricated Housing, provided that the unit is permanently affixed to the property, its foundation system is masked and the unit is converted to real property pursuant to the provisions of Article 312, Fabricated Housing, at the time of the final inspection date. Fabricated homes are permitted as detached accessory dwelling units in a manufactured home subdivision.
- (g) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (h) Only one (1) accessory dwelling unit or guest quarters is allowed per parcel. Neither an accessory dwelling unit nor guest quarters is allowed on parcels with cottage court or multifamily developments.
- (i) A detached accessory dwelling unit may be converted to a main dwelling unit by subdividing the original parcel. The newly subdivided parcels (and any structures thereon) must meet all provisions of the Development Code, including the setback, height, and minimum lot dimension standards of the applicable regulatory zone.
- (j) A detached accessory dwelling unit shall include the installation of a water meter if the detached accessory dwelling unit proposes to use a domestic well as its source of water.
- (k) On any parcel half an acre in size or smaller, a detached accessory dwelling unit shall be permitted only pursuant to the administrative review process in Article 809.
- (l) If a detached accessory dwelling unit qualifies as a minor accessory dwelling unit as defined in WCC 110.304.15(c)(3) and is 12 feet in height or less, it can be located as close as 5 feet from the side and rear property lines. Minor accessory dwelling units located on parcels larger than ½ acre in size do not require an off-street parking space. Minor accessory dwelling units located on parcels ½ acre in size or smaller are required to have one off-street parking space, unless this requirement is waived by the Director of Planning and Building or their designee through a Director's modification of standards.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 926, provisions eff. retro to 5/31/94; Ord. 939, provisions eff. 11/1/95; Ord. 1089, provisions eff. retro to 1/1/00; Ord. 1331, provisions eff. 6/22/07; Ord. 1347, provisions eff. 11/2/07; Ord. 1451, provisions eff. 1/1/11; Ord. 1475, provisions eff. 1/12/12, Ord. 1665, provisions eff. 4/15/21, Ord. 1714, provisions eff. 3/29/24; Ord. 1734, provisions eff. 4/18/25.]

Section 110.306.28 Guest Quarters. Guest quarters, attached or detached, are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. Any guest quarters must adhere to the following requirements:

- (a) A main residential dwelling unit exists.
- (b) A minimum lot size of twelve thousand (12,000) square feet exists.
- (c) Compliance with the setback and height standards of the applicable regulatory zone and the lot coverage standards established in Article 406.
- (d) Parcels with single-family dwellings. The guest quarters shall not exceed fifteen hundred (1,500) square feet, or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. In the Medium Density Suburban (MDS) Regulatory Zone, the guest quarters unit shall not exceed twelve hundred (1,200) square feet or fifty (50) percent of the total square footage of the main dwelling unit, whichever is smaller. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the main dwelling unit, unless such areas have been legally converted into habitable space. The maximum permitted square footage of a guest quarters shall not be increased by use of the variance process contained in Article 804, Variances.
- (e) Parcels with duplex, triplex, or quadplex. The guest quarters shall not exceed 800 square feet. The square footage of garages, crawl spaces, cellars, attics, or basements not designed for human occupancy shall not be included when calculating the total square footage of the guest quarters, unless such areas have been legally converted into habitable space.
- (f) Only one (1) accessory dwelling unit or guest quarters is allowed per parcel. Neither an accessory dwelling unit nor guest quarters is allowed on parcels with cottage court or multifamily developments.
- (g) The guest quarters shall not contain a kitchen.
- (h) Any guest quarters proposed to be connected to a potable water supply line or a septic system or community sewer system (i.e. sanitary sewer) as part of a building permit application shall require a deed restriction to be filed with the County Recorder's office stipulating that the structure will not be converted to an accessory dwelling unit, as defined in Section 110.304.15, or contain a kitchen. Said deed restriction shall make the County a party to the restriction and shall be obtained through the Planning and Building Division. A copy of the recorded deed restriction shall be required prior to the issuance of the building permit. The Planning and Building Division shall agree in writing to the removal of the deed restriction if the owner legally converts the guest quarters to an accessory dwelling unit (pursuant to the provisions of this article and applicable building codes) or if the structure has been permanently disconnected from the potable water supply and sanitary sewer system. Installation of both a kitchen (as defined in Article 902) and a toilet in a guest quarters shall render the structure as a dwelling unit.

[Section 110.306.28, Guest Quarters, added by Ord.1734, provisions eff. 4/18/25.]

Section 110.306.30 Hallways, Breezeways, and other Similar Connections.

- (a) Hallways. For the purposes of this article, a hallway is defined as a completely enclosed corridor, passageway, or other similar enclosed space that connects two (2) separate rooms, or ingress and egress points, and which is not intended nor designed as habitable space. A hallway shall not be used to connect two (2) separate dwelling units.
- (b) Breezeways. For the purposes of this article, a breezeway is defined as a covered walkway, passageway, or corridor that has at least one (1) side entirely or partially open (except for necessary supporting columns), is not intended nor designed as habitable space, and which may or may not be connected to a structure.
 - (1) A breezeway, as defined above, shall not exceed a length or width of fifteen (15) feet.
 - (2) A covered breezeway with at least one (1) solid wall shall be calculated as a structure (i.e. footprint) when determining lot coverage on a given lot.

[Section 110.306.30, Hallways, Breezeways, or other Similar Connections, added by Ord. 1451, provisions eff. 1/1/11.]

Section 110.306.35 Outdoor Storage/Outdoor Display.

- (a) Outdoor storage, as defined in Section 110.902.15 and as further regulated in the Washoe County Nuisance Code (WCC Sections 50.300 to 50.310, inclusive), is the outside placement of items and materials that are incidental to the existing principal use of the property, except as provided for herein under subsection (d), for a period of more than 72 consecutive hours.
- (b) Outdoor Storage on Vacant Lots. No outdoor storage shall occur on a vacant parcel without an existing principal use. No vehicles may be stored or displayed for sale on any vacant lot or at any vacant business location.
- (c) Outdoor Storage of Commercial Vehicles. No storage of commercial vehicles shall be allowed on any residentially zoned parcel, unless specifically regulated in another section of this code.
 - (1) Commercial Vehicles Defined. A commercial vehicle is defined as any vehicle designed, maintained or used for business, commercial, construction or industrial purposes that infringes on the residential character of residential districts; or for the transportation of property in furtherance of commercial enterprise; or having more than two axles on the road; or, any vehicle in excess of 8,000 pounds unladen weight. Commercial vehicles includes, but is not limited to: a concrete truck, commercial tree-trimming equipment, construction equipment, dump truck, garbage truck, panel truck, semi-tractor, semi-trailer, stake bed truck, step delivery van, tank truck, tar truck, and other vehicles customarily used for commercial or industrial purposes.
 - (2) Exceptions. The following exceptions to the storage of commercial vehicles shall be allowed in Residential Regulatory Zones:

- (i) A vehicle used in a licensed, home-based business may involve one vehicle for delivery of materials to or from the property, not to exceed 8,000 pounds gross unladen weight and no larger than two axles.
 - (ii) A single vehicle limousine service.
 - (iii) An accessory utility trailer used in a licensed home-based business, provided such trailer does not exceed a maximum length of 24 feet, is parked off the street (including any right-of-way), is regularly used off-site in the conduct of the home-based business, and is not used solely for storage or advertising.
 - (iv) Commercial vehicles used in conjunction with on-going construction activities having a valid building permit from the Building and Safety Division.
- (d) General Exceptions to Outdoor Storage Provisions. The following exceptions to the outdoor storage provisions of this section shall be allowed:
 - (1) When being temporarily stored for the purpose of construction pursuant to and during the time permitted by a valid building permit, provided the items are specifically related to the implementation of the building permit;
 - (2) When in conjunction with a yard/garage sale with a duration of no more than five consecutive days or three weekends in a given calendar year.
 - (3) When the covered trash containers are approved by the disposal company for weekly or other regularly scheduled domestic disposal.
 - (4) Registered recreational vehicles and campers and items typically associated with and used for personal outdoor recreation. Examples of recreational vehicles and items include, but are not limited to, motorized campers, fifth wheel campers and camper trailers, boats and personal watercraft, and motorcycles.
- (e) Trash Storage Method and Location. The provisions of this subsection shall apply to all developments except single-family dwellings and duplexes.
 - (1) Trash enclosure locations shall be located in the side or rear yard unless the Director of the Planning and Development Division can make a finding that the location of the enclosure in one of these yards would prevent accessibility by a refuse-collecting vehicle.
 - (2) Trash enclosures shall be constructed in accordance with the following standards:
 - (i) They shall be fully constructed prior to occupancy of the development;
 - (ii) They shall be screened on three sides by a solid masonry or wood wall of six feet in height and on one side by a slatted fenced gate (with wheels) of equal height;

- (iii) They shall be screened from view from public rights-of-way; and
 - (iv) Their enclosure locations shall be accessible to refuse-collecting vehicles.
- (f) Electrical Cage Enclosures and Storage Tanks. All exterior electrical cage enclosures and storage tanks are to be screened from view from access ways, adjacent streets and residential neighborhoods by a solid fence, wall or mature landscape materials. Any solid fence or wall shall be screened by landscaping.
- (g) General Requirements, Outdoor Display. A use in a Commercial or Industrial Regulatory Zone may display products sold or manufactured on-site in the area between the property line and the face of the main building, except that the display shall not be closer than 15 feet to the front property line.
- (h) Outdoor Display for Merchandise in a Commercial or Industrial Regulatory Zone. The outdoor display of merchandise in the area between the front and side property lines and the front and side faces of the main building shall not cover more than 50 percent of this area.
- (i) Outdoor Display for Automobiles, Boats, Recreational Vehicles and Heavy Equipment in a Commercial or Industrial Regulatory Zone. The outdoor display of automobiles, boats, recreational vehicles and heavy equipment shall not cover more than 85 percent of the area between the front and side property lines and the front and side faces of the main building.
- (j) Mobile Home Set Up Permit Required. A valid mobile home set up permit issued by the Building and Safety Division is required before any fabricated home may be occupied. The placement of a fabricated home on a parcel without a valid mobile home set up permit is classified as outdoor storage of the home and is prohibited in all regulatory zones. This provision does not apply to Fabricated Housing Sales use type pursuant to Articles 302, Allowed Uses, and 304, Use Classification System, or to manufactured homes stored as a wholesaling, storage, and distribution industrial use type pursuant to Articles 302 and 304.

[Section 110.306.35 renamed from "Outdoor Storage" and amended by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 889, provisions eff. 11/29/93; Ord. 899, provisions eff. 5/31/94; Ord. 926, provisions eff. retro to 5/31/94; Ord. 1451, provisions eff. 1/1/11; Ord. 1567, provisions eff. 11/6/15.]

Section 110.306.45 Personal Landing Fields. Personal landing fields are permitted as an accessory use in the General Rural, Low Density Rural, Tourist Commercial, Industrial, and the Public/Semi-Public Facilities Regulatory Zones, subject to a special use permit (see Table 110.302.05.1). Personal landing fields established prior to July 1, 2000 as documented with either the Federal Aviation Administration and/or the Nevada Department of Transportation are exempt from the special use permit and minimum development standard requirements. Aircraft hired on a temporary basis for agricultural spraying operations, and not owned by or based on the property owner's parcel, are exempt from the special use permit and minimum development standard requirements. The following minimum development standards are necessary to establish a new personal landing field:

- (a) The edge of the runway/helicopter pad landing surface shall be located to maintain a minimum separation of three hundred (300) feet from any exterior property line to maintain a noise standard of sixty-five (65) decibels Ldn as measured at the property line. Additional landing surface/property line

separation may be required as a special use permit condition of approval based on the operational and noise characteristics of the aircraft utilizing the facility.

- (b) The property owner shall submit a report by a Nevada registered engineer or erosion control specialist documenting the type of landing surface treatment and maintenance necessary for dust control and erosion control purposes for the weight of aircraft and frequency of landings, and shall provide for adequate drainage consistent with Article 420, Storm Drainage Standards.
- (c) A maximum of two (2) aircraft may be stored at a personal landing field.
- (d) The personal landing field shall operate as a private facility, for the exclusive use of the landowner, and shall not be operated for commercial purposes. Leasing or rental of airplane hangers or tie-down spaces to any third-party user will not be allowed.
- (e) The owner of the personal landing field shall submit documentation to the Federal Aviation Administration so the location of the facility can be published on the FAA Sectional Aeronautical Chart.
- (f) The owner of the personal landing field shall maintain a commercially issued general liability insurance policy with a minimum coverage of \$1,000,000 combined single limit. The owner shall maintain on file with Washoe County a certificate of insurance and an original endorsement adding Washoe County as an additional insured. Increased amounts of coverage may be based upon usage and level of activity. Washoe County shall determine when increased amounts of liability insurance coverage are required.

[Added by Ord. 1102, provisions eff. 8/11/00, amended by Ord. 1378, provisions eff. 8/1/08.]

Section 110.306.50 Non-municipal Air Strips and Glider Ports. Non-municipal air strips and glider ports are permitted as an accessory use in the General Rural, Low Density Rural, Tourist Commercial, Industrial, and the Public/Semi-Public Facilities Regulatory Zones, subject to a special use permit (see Table 110.302.05.1). Non-municipal air strips and glider ports established prior to July 1, 2000 as documented with either the Federal Aviation Administration and/or the Nevada Department of Transportation are exempt from the special use permit and minimum development standard requirements. The following minimum development standards are necessary to establish a new non-municipal air strip or glider port:

- (a) The edge of the runway/helicopter pad landing surface shall be located to maintain a minimum separation of three hundred (300) feet from any exterior property line to maintain a noise standard of sixty-five (65) decibels Ldn as measured at the property line. Additional landing surface/property line separation may be required as a special use permit condition of approval based on the operational and noise characteristics of the aircraft utilizing the facility.
- (b) The property owner shall submit a report by a Nevada registered engineer or erosion control specialist documenting the type of landing surface treatment and maintenance necessary for dust control and erosion control purposes for the weight of aircraft and frequency of landings, and shall provide for adequate drainage consistent with Article 420, Storm Drainage Standards.
- (c) In addition to the vehicle parking requirements for any other uses on the property, one (1) vehicle parking space will be provided for every aircraft which is

stored, or for which tie-down space is provided, at the non-municipal air strip and/or glider port.

- (d) The owner of the non-municipal air strip and/or glider port shall submit documentation to the Federal Aviation Administration so the location of the facility can be published on the FAA Sectional Aeronautical Chart.
- (e) The owner of the non-municipal air strip and/or glider port shall maintain a commercially issued general liability insurance policy with a minimum coverage of \$1,000,000 combined single limit. The owner shall maintain on file with Washoe County a certificate of insurance and an original endorsement adding Washoe County as an additional insured. Increased amounts of coverage may be based upon usage and level of activity. Washoe County shall determine when increased amounts of liability insurance coverage are required.

[Added by Ord. 1102, provisions eff. 8/11/00, amended by Ord. 1378, provisions eff. 8/1/08.]

Section 110.306.53 Cottage Foods. A Cottage Food Operation, as defined and authorized by NRS Chapter 446, is allowed as an accessory use if conducted in the kitchen of a fraternal or social clubhouse, a school, or a religious, charitable or other nonprofit organization, and subject to District Health approval and issuance of a general business license.

[Added by Ord. 1519, provisions eff. 11/1/13.]

Section 110.306.55 Nonconformance. Any accessory use in full compliance with Washoe County Code prior to the adoption of this article, but not in full compliance with this article, shall be considered a nonconforming use subject to the provisions of Article 904, Nonconformance. For the purpose of this article, the nonconforming status shall remain with the parcel (not the property owner), so long as the principal use does not change. When the nonconforming status is due to an accessory use related to keeping animals, the nonconforming status shall remain with the parcel, not the individual animals.

[Added by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 926, provisions eff. retro to 5/31/94; Ord. 1102, provisions eff. 8/11/00.]

[Section 110.306.30 "Agricultural Buildings" renamed from "Agricultural Buildings and Uses" and amended by Ord. 899, provisions eff. 5/31/94; amended by Ord. 926, provisions eff. retro to 5/31/94; and repealed by Ord. 1238, provisions eff. 6/4/04.]

[Section 110.306.40 entitled "Temporary Office Trailers"; Section 110.306.45 entitled "Commercial Coaches"; and Section 110.306.55 entitled "Utilities" repealed by Ord. 875, provisions eff. 8/3/93.]

[Section 110.306.40 "Animals" amended by Ord. 875, provisions eff. 8/3/93; Ord. 926, provisions eff. retro to 5/31/94; and repealed by Ord. 1238, provisions eff. 6/4/04.]