DRAFT: October 5, 2026

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT~~: DELETE LANGUAGE

BOLD TEXT: NEW LANGUAGE
****

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: Amends the Development Code to revise Section 302.05 (Table of Uses) by reclassifying Public School Facilities from an allowed use to a use requiring a Board of Adjustment Special Use Permit.

BILL NO. ____

ORDINANCE NO. ____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), SECTION 302.05 (TABLE OF USES) TO REVISE SCHOOL USE CLASSIFICATIONS AND APPLICABLE REVIEW REQUIREMENTS BY RECLASSIFYING PUBLIC SCHOOL FACILITIES FROM AN ALLOWED USE TO A USE REQUIRING A BOARD OF ADJUSTMENT SPECIAL USE PERMIT ; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

A. This Commission desires to amend the Washoe County Development Code (Chapter 110 of the Washoe County Code) in Articles 302 in order to update school use review requirements, and all matters necessarily connected therewith and pertaining thereto; and

B. The Washoe County Planning Commission held a duly noticed pubic hearing for WDCA26-0005 and initiated the proposed amendments to Washoe County Code Chapter 110, Article 302 by Resolution Number 26-17 on November 4, 2026; and

C. The amendments and this ordinance were drafted in concert with the District Attorney’s Office; and

D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and

E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in NRS Chapter 278; and therefore, it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Section 110.302.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.302.05 Table of Uses. The uses that are allowed in each regulatory zone are set forth in Table 110.302.05.1 through Table 110.302.05.5. The regulatory zones are indicated in Table 110.302.05.1 through Table 110.302.05.5 as follows:

(a) Low Density Rural is indicated as "LDR";

(b) Medium Density Rural is indicated as "MDR";

(c) High Density Rural is indicated as "HDR";

(d) Low Density Suburban is indicated as "LDS";

(e) Medium Density Suburban is indicated as "MDS";

(f) High Density Suburban is indicated as "HDS";

(g) Low Density Urban is indicated as "LDU";

(h) Medium Density Urban is indicated as "MDU";

(i) High Density Urban is indicated as "HDU";

(j) General Commercial is indicated as "GC";

(k) Neighborhood Commercial/Office is indicated as "NC";

(l) Tourist Commercial is indicated as "TC";

(m) Industrial is indicated as "I";

(n) Public/Semi-Public Facilities is indicated as "PSP";

(o) Parks and Recreation is indicated as "PR";

(p) Open Space is indicated as "OS";

(q) General Rural is indicated as "GR"; and

(r) General Rural Agricultural is indicated as "GRA."

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Multi Family, Minor	--	--	--	--	--	--	A	A	A	A	A	A	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S_2	S_2	A	A	A	A	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	-	S_2	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S_2	S_2	-	S_2	--	--	--	P	--	A	A
Middle Housing																		
Duplex	--	--	--	P	AR	A	A	A	A	-	A	--	--	--	--	--	--	--
Triplex	--	--	--	--	AR	A	A	A	A	-	A	--	--	--	--	--	--	--
Quadplex	--	--	--	--	AR	A	A	A	A	-	A	--	--	--	--	--	--	--
Cottage Court	--	--	--	P	AR	A	A	A	A	---	A	--	--	--	--	--	--	--
Accessory Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	A[1]	A[1]	A[1]	A[1]	AR	--	--	--	--	--	--	--	--	--	--	--	A[1]	A[1]
Minor Accessory Dwelling	A[1]	A[1]	A[1]	A[1]	AR	--	--	--	--	--	--	--	--	--	--	--	A[1]	A[1]
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Guest Quarters	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Non-municipal Air Strips and Glider Ports (Accessory Use)	S_2	--	--	--	--	--	--	--	--	--	--	S_2	S_2	S_2	--	--	S_2	--
Personal Landing Field (Accessory Use)	S_2	--	--	--	--	--	--	--	--	--	--	S_2	S_2	S_2	--	--	S_2	--
Manufactured Home Parks	*	*	*	*	*	S_2	S_2	*	*	--	--	--	--	--	--	--	*	--
Group Home	A	A	A	A	A	A	A	A	A	--	S_2	--	--	--	P	--	A	A
Short-Term Rental (see Article 319)	Note: All of the below STR Tiers require the issuance of an STR permit, regardless of required review process.																	
Tier 1	A	A	A	A	A	A	A	A	A	A	A	A	--	--	--	--	A	A
Tier 2	AR	AR	AR	AR	AR	AR	AR	AR	AR	A	AR	A	--	--	--	--	AR	AR
Tier 3	--	--	--	--	--	--	--	--	--	S_1	S_1	S_1	--	--	--	--	--	--
Employee Housing	--	--	--	--	--	--	--	--	--	S_2	S_2	S_2	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code, A[1] = Administrative Review required on parcels half an acre or smaller.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Large-Family Daycare	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	--	P	--	--	--	--	--	P	S_2
Child Daycare	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	P	P	P	P	P	S_2	--	S_2	--
Communication Facilities																		
Commercial Antennas	S_2	S_2	S_2	--	--	--	--	--	--	S_2	S_2	--	S_2	S_2	--	--	S_2	--
Satellite Dish Antennas	See Article 324																	
Wireless Communication Facilities	See Article 324																	
Community Center	--	--	--	--	--	--	P	P	P	A	S_2	A	--	A	A	--	--	--
Community Garden	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Convalescent Services	--	--	--	S_2	S_2	S_2	P	P	P	P	S_2	--	--	P	--	--	--	--
Cultural and Library Services	S_2	S_2	S_2	S_2	S_2	S_2	S_2	A	A	A	A	A	--	A	A	--	A	S_2
Education																		
Private School Facilities	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	--	S_2	S_2	--	S_2	S_2
Public School Facilities	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	~~A~~ S_2	--	~~A~~ S_2	~~A~~ S_2	--	~~A~~ S_2	~~A~~ S_2
Group Care Facility	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	P	P	--	--	--	--	--	S_2	--
Hospital Services	--	--	--	--	--	--	--	--	--	A	S_2	--	--	A	--	--	--	S_2
Major Services and Utilities																		
Utility Services	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	--
Major Public Facilities	--	--	--	--	--	--	--	--	--	S_2	--	S_2	S_2	S_2	S_2	--	S_2	--
Nature Center	--	--	--	--	--	--	--	--	--	S_2	--	S_2	--	--	S_2	--	S_2	--
Parks and Recreation																		
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	--	PR	S_2
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Postal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Public Parking Services	--	--	--	--	--	--	--	A	A	A	A	A	A	A	--	--	--	--
Public Service Yard	--	--	--	--	--	--	--	--	--	--	--	--	A	S_2	--	--	S_2	A
Religious Assembly	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	P	P	P	P	P	P	--	S_2	A
Safety Services	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	--	S_2	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Administrative Offices	--	--	--	--	--	--	P	P	P	A	A	A	A	A	P	--	--	--
Adult Characterized Business (see Chapter 25, Washoe County Code)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Animal Sales and Services																		
Commercial Kennels	S_2	S_2	S_2	S_2	--	--	--	--	--	S_2	--	--	S_2	--	--	--	S_2	S_2
Dog Training Services (see Article 330	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Grooming and Pet Stores	--	--	--	S_2	S_2	S_2	S_2	S_2	S_2	A	A	--	--	--	--	--	--	--
Pet Cemeteries	P	P	P	--	--	--	--	--	--	S_2	--	--	--	A	--	--	P	--
Veterinary Services, Agricultural	P	P	P	P	--	--	--	--	--	S_2	--	--	--	--	--	--	S_2	S_2
Veterinary Services, Pets	--	--	--	S_2	S_2	S_2	S_2	S_2	S_2	A	A	--	P	--	--	--	--	S_2
Automotive and Equipment																		
Automotive Repair	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Automotive Sales and Rentals	--	--	--	--	--	--	--	--	S_2	A	A	A	A	--	--	--	--	--
Cleaning	--	--	--	--	--	--	S_2	S_2	S_2	A	A	A	A	--	--	--	--	--
Commercial Parking	--	--	--	--	--	--	P	P	P	A	A	A	A	P	--	--	--	--
Equipment Repair and Sales	--	--	--	--	--	--	--	--	--	S_2	--	--	A	--	--	--	--	--
Fabricated Housing Sales	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Storage of Operable Vehicles	--	--	--	--	--	--	--	--	--	S_2	--	--	A	--	--	--	--	--
Truck Stops	--	--	--	--	--	--	--	--	--	S_2	--	S_2	S_2	--	--	--	--	--
Building Maintenance Services	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Commercial Centers																		
Neighborhood Centers	--	--	--	S_2	S_2	S_2	P	P	P	A	A	A	A	--	--	--	--	--
Community Centers	--	--	--	--	--	--	--	--	--	S_2	S_2	S_2	--	--	--	--	--	--
Regional Centers	--	--	--	--	--	--	--	--	--	S_2	--	S_2	--	--	--	--	--	--
Commercial Educational Services	--	--	--	--	--	--	P	P	P	A	A	--	A	A	--	--	--	--
Commercial Recreation																		
Commercial Campground Facilities/RV Park	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	S_2	--	S_2	S_2
Destination Resorts	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	S_2	--	S_2	S_2
Indoor Entertainment	--	--	--	--	--	--	--	--	--	A	P	A	--	P	--	--	--	--
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	S_2	S_2	P	S_2	P	P	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit

* The provisions listed in Table 110.302.05.3 requiring a special use permit for Commercial Stables [as defined in Section 110.304.25(c)(2)] in GR and GRA are hereby modified to be consistent with Article 226, Warm Springs Area.

Table 110.302.05.3 (continued)

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Limited Gaming Facilities	--	--	--	--	--	--	--	--	--	P	P	P	S_2	--	--	--	--	--
Marinas	--	--	--	--	--	--	--	--	--	P	--	P	--	P	P	--	P	S_2
Outdoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	S_2	S_2	--	S_2	--	--	--
Outdoor Sports and Recreation	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	P	P	P	P	S_2	P	--	P	S_2
Outdoor Sports Club	S_2	--	--	--	--	--	--	--	--	--	--	S_2	--	S_2	P	--	S_2	S_2
Unlimited Gaming Facilities	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	--	--	--	--
Construction Sales and Services	--	--	--	--	--	--	--	--	--	S_2	--	--	A	--	--	--	--	--
Continuum of Care Facilities, Seniors	--	--	--	--	S_2	S_2	S_2	S_2	S_2	S_2	S_2	--	--	--	--	--	--	--
Convention and Meeting Facilities	--	--	--	--	--	--	--	--	--	P	P	P	--	P	S_2	--	--	--
Data Center	--	--	--	--	--	--	--	--	--	S_2	S_2	S_2	A	S_2	--	--	S_2	--
Eating and Drinking Establishments																		
Convenience	--	--	--	--	--	--	S_2	S_2	S_2	A	A	A	P	--	--	--	--	--
Full Service	--	--	--	--	--	--	S_2	S_2	S_2	A	A	A	P	--	--	--	--	--
Financial Services	--	--	--	--	--	--	S_2	S_2	S_2	A	A	A	P	--	--	--	--	--
Funeral and Internment Services																		
Cemeteries	P	P	P	--	--	--	--	--	--	S_2	--	--	--	A	--	--	P	S_2
Undertaking	--	--	--	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Gasoline Sales and Service Stations	--	--	--	--	--	--	S_2	S_2	S_2	A	A	A	A	--	--	--	S_2	--
Helicopter Services																		
Heliport	--	--	--	--	--	--	--	--	--	S_2	--	--	S_2	S_2	--	--	S_2	--
Helistop	S_2	--	--	--	--	--	--	--	--	S_2	S_2	S_2	S_2	S_2	--	--	S_2	--
Liquor Manufacturing	--	--	--	--	--	--	P	P	P	A	P	A	A	--	--	--	--	--
Liquor Sales																		
Off-Premises	--	--	--	--	--	--	P	P	P	A	A	A	P	--	--	--	--	--
On-Premises	--	--	--	--	--	--	P	P	P	A	P	A	P	--	--	--	--	--
Lodging Services																		
Bed and Breakfast Inns	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	S_2	--	P	--	--	--	--	S_2	S_2
Condominium Hotel	--	--	--	--	--	--	--	--	--	A	S_2	A	--	--	--	--	--	--
Hostels	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	--	--	--
Hotels and Motels	--	--	--	--	--	--	--	--	--	A	S_2	A	--	--	--	--	--	--
Vacation Time Shares	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit

Table 110.302.05.3 (continued)

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Marijuana Establishments																		
Marijuana Cultivation Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Product Manufacturing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Marijuana Testing Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Retail Marijuana Store/ Medical Dispensary	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Marijuana Distributor	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Medical Services	--	--	--	--	--	--	S_2	S_2	S_2	A	A	--	--	A	--	--	--	--
Nursery Sales																		
Retail	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Wholesale	S_2	S_2	S_2	--	--	--	--	--	--	A	--	--	A	--	--	--	S_2	A
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	A	A	--	--	--	--
Personal Storage	--	--	--	--	--	--	S_2	S_2	S_2	A	S_2	--	A	--	--	--	--	--
Professional Services	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	S_2	--	--	A	--	--	--	--	--
Remote Collection Facility	S_2	S_2	S_2	S_2	S_2	S_2	P	P	P	P	P	P	A	P	P	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S_2	--	--	S_2	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S_2	S_2	S_2	S_2	S_2	S_2	A	A	A	A	--	--	--	--	--
Specialty Stores	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Winery	A	A	A	P	P	--	--	--	--	--	--	--	--	--	--	--	A	A
Winery with Special Events	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

[This space intentionally left blank. Article 302 continues next page.]

Table 110.302.05.4

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

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA	SP
Aggregate Facilities																			
Permanent	S_2	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	--	S_2	--	--
Temporary	See Article 332																		
Caretaker's Residence																			
Attached	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Detached	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	SP
Custom Manufacturing	S_2	S_2	S_2	--	--	--	--	--	--	S_2	--	S_2	A	--	--	--	S_2	--	SP
Energy Production																			
Non-Renewable*	S_2	S_2	--	--	--	--	--	--	--	--	--	--	S_2	S_2	--	S_2	S_2	--	--
Renewable*	S_2	S_2	--	--	--	--	--	--	--	S_2	--	S_2	S_2	S_2	--	S_2	S_2	S_2	SP
General Industrial																			
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	--	--	--	--
High Technology Industry	--	--	--	--	--	--	--	--	--	S_2	S_2	--	A	--	--	--	S_2	--	SP
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	--	--	--	SP
Laundry Services	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--	SP
Mining Operations	S_2	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	--	S_2	--	--
Petroleum Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	S_2	S_2	--	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	--	--	--	--
Wholesaling, Storage and Distribution																			
Light	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	SP
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S_1 = Planning Commission Special Use Permit; S_2 = Board of Adjustment Special Use Permit

Note: * If a special use permit for an energy production project meets the criteria for a project of regional significance, that special use permit will be reviewed by the Washoe County Planning Commission.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Agricultural Processing	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	S_2	A
Agricultural Sales	S_2	S_2	S_2	S_2	--	--	--	--	--	A	--	--	A	--	--	--	S_2	A
Animal Production	A	A	A	A	--	--	--	--	--	--	--	--	--	--	S_2	S_2	A	A
Animal Slaughtering, Agricultural	A	A	A	A	--	--	--	--	--	--	--	--	--	--	A	A	A	A
Animal Slaughtering, Commercial	--	--	--	--	--	--	--	--	--	--	--	--	S_2	--	--	--	--	--
Animal Slaughtering, Mobile	S_2	S_2	S_2	S_2	--	--	--	--	--	--	--	--	--	--	--	--	S_2	S_2
Crop Production	A	A	A	A	A	--	--	--	--	A	A	--	--	--	PR	A	A	A
Equine Facility																	See Article 226 for Warm Springs parcels.	
Small Equine Facility	A	A	A	AR*	--	--	--	--	--	--	--	AR	--	--	AR	--	A	A
Medium Equine Facility	AR	AR	AR	S_2	--	--	--	--	--	--	--	S_2	--	--	AR	--	AR*	AR
Large Equine Facility	S_2	S_2	S_2	S_2	--	--	--	--	--	--	--	S_2	--	--	AR	--	S_2	S_2
Forest Products	S_2	S_2	S_2	--	--	--	--	--	--	--	--	--	--	--	--	S_2	P	--
Game Farms	S_2	S_2	S_2	--	--	--	--	--	--	--	--	--	--	--	--	S_2	S_2	S_2
Produce Sales	S_2	S_2	S_2	S_2	--	--	--	--	--	--	--	--	--	--	--	--	A	A

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S_2 = Board of Adjustment Special Use Permit

Note: *See Section 110.342.10(k) for alternate permitting requirements.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development

SECTION 2. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.

2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney's Office is authorized to make non-substantive edits and corrections to this Ordinance.

3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2026.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2026.

Vote:

Ayes:

Nays:

Absent:

_____
Clara Andriola, Chair
County Commission

ATTEST:

_____
Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year _____.