

Chapter 18.04 – Zoning Districts – Summary of Proposed Changes

Chapter 18.04 – ZONING DISTRICTS

This chapter establishes provisions for zoning districts and the uses that are permitted within the various zoning districts. It also includes the minimum lot sizes, maximum building heights, setbacks and other dimensional standards for development within each zoning district.

City staff is proposing clerical corrections and other clarifications throughout the chapter that are not substantive to the administration of the code provisions. The purpose of this document is to summarize substantive changes that are being proposed.

Chapter 18.04 – ~~[USE]~~ ZONING DISTRICTS

The chapter title is being changed to “Zoning Districts,” which reflects common terminology as well as terminology used in the enabling provision in NRS Chapter 278. The map creating the districts is a “zoning map,” therefore the districts it creates are “zoning districts.”

The corresponding Master Plan land use designations are added to the purpose statements for each zoning district.

Use Tables

The following pages contain the changes to the permitted use tables for each zoning districts. It shows all uses that are being deleted, added, combined with other uses, or where uses are being permitted in different zoning districts than they are currently permitted.

Deleted use terms are indicated by stricken (~~stricken~~) text, and added text is in **bold-underlined** text. Staff notes or explanations are in [bracketed text].

Many use terms have a similar meaning to other use terms and are combined in many instances to minimize the number of individual uses listed. For example, a “coin store” is a “retail” use, so it is redundant to include “coin store” in the list of uses. In this example, staff notes that the term is being deleted and combined with the term “retail,” which reads in the tables as: ~~Coin store~~ [**Retail**]. Refer to the term “retail” to see in which zoning districts the use is permitted.

See the complete use tables to determine if a specific use is listed as permitted, conditional or prohibited.

Chapter 18.04 - Residential Districts Use Tables - CHANGES ONLY

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

v = Defined in Section 18.03 (Definitions)

	Use	SF5A	SF2A	SF1A	SF21	SF12	SF6	MH12	MH6	MH1A	MHP	MFD	MFA	MHP
v	Accessory <u>structure</u> [farm-structure/barn or stable]	A	A	A	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	A	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
	Recreation and activities not for park residents use													S

Note: An "accessory structure" is permitted within any residential zoning district. The use of the structure, e.g. for "farm" equipment, depends on the zoning of the property on which the accessory structure is located.

"Accessory farm structures" are currently exempt from size limitation per provisions in CCMC Chapter 18.05.

It is proposed to eliminate that exemption for residential districts and treat all accessory structures the same.

Chapter 18.04 - Retail Use Tables - CHANGES ONLY

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	Antiques, retail			P	P	P	P	[A] P	P	P		
	Apparel shop/Body apparel shop ["Retail"]				P	P	P		P	P		
√	Appliances, retail ["Retail"]				P	P	P		P	P		
	Architect and engineering supplies ["Retail"]			P		P	P		P	P		
√	Art store ["Retail"]			P	P	P	P		P	P		
√	Automobile, <u>recreational vehicle or trailer</u> retail, new or used					P	P	<u>P</u>	P	P		
√	Bakery ["Retail"]			P	P	P	P	A	P	P		
√	Bar			S	P	[S] <u>P</u>	P	P	P	P		
	Bible and church supplies ["Retail"]				P	P	P		P	P		
	Bicycle shop, retail (repair, accessory)- ["Retail"]			P	P	P	P		P	P		
√	Billiard or pool hall ["Bar"]						P		P	P		
√	Bookstore ["Retail"]			P	P	P	P	A	P	P		
√	Boutique ["Retail"]							A				
√	Brew pub [Added to NB like "bar."]			<u>S</u>	P	P	P	<u>P</u>	P	P		
√	Cafeteria ["Restaurant"]					P	P		P	P		
	accessory) ["Retail"]			P	P	P	P		P	P		
	Candy and confectionary, retail ["Retail"]				P	P	P		P	P		
√	Christmas tree sales ["Retail"]				P	P	P		P	P		
	Clock, retail and repair ["Retail"]				P	P	P		P	P		
	Clothing sales/dress shop ["Retail"]			P	P	P	P		P	P		
√	Coffee shop ["Restaurant"]			P	P	P	P		P	P		
	Coin store ["Retail"]			P	P	P	P		P	P		
√	Collectibles store ["Retail" or "secondhand dealer"]					P	P		P	P		
	Computer sales and repair ["Retail"]				P	P	P		P	P		
√	Convenience store ["Retail"]			P		P	P	P	P	P		
	Costumes, party and wedding supplies and rental ["Retail"]				P	P	P		P	P		
√	Delicatessen ["Restaurant"]			P	P	P	P		P	P		
√	Department store ["Retail"]				P	P	P		P	P		
	Draperies, blinds and window coverings- ["Retail"]				P	P	P		P	P		
√	Drugstore and pharmacy ["Pharmacy"]			P	P	P	P		P	P		
	Dry goods store ["Retail"]				P	P	P		P	P		
	Electrical appliances, retail ["Retail"]				P	P	P		P	P		
√	Embroidery shop ["Retail"]				P	P	P		P	P		
	Fabric store ["Retail"]			P		P	P		P	P		
√	Factory outlet store ["Retail"]					P	P		P	P		
√	Farmers market				P	[S] <u>P</u>	[S] <u>P</u>	<u>P</u>	P	P		
√	Flea market (indoor)						S	<u>S</u>	S	P		P
√	Florist ["Retail"]			P	P	P	P		P	P		
	Furniture and Home Furnishings, Office and Home, including Retail ["Retail"]					P	P		P	P		
	Furs and leather goods ["Retail"]				P	P	P		P	P		
√	Garden supplies ["Retail"]					P	P		P	P		
√	Gift shop and souvenirs ["Retail"]			P	P	P	P	A	P	P		

Chapter 18.04 - Retail Use Tables - CHANGES ONLY

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

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A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Greenhouse			P		P	P	<u>P</u>	P	P		
√ Grocery store ["Retail"]					P	P		P	P		
√ Gun store ["Retail"]					P	P		P	P		
√ Hardware store ["Retail"]			P		P	P		P	P		
Health food products, retail ["Retail"]			P	P	P	P		P	P		
Herbs, retail ["Retail"]				P	P	P		P	P		
Hobbies and crafts, retail ["Retail"]			P	P	P	P		P	P		
√ Ice-cream parlor ["Restaurant"]			P	P	P	P		P	P		
√ Jewelry store, retail ["Retail"]			P	P	P	P		P	P		
Juice bar ["Restaurant"]				P	P	P		P	P		
Knit shop ["Retail"]			P	P	P	P		P	P		
Liquor and alcoholic beverages, retail ["Retail"]			P	P	P	P		P	P		
√ Magazine sales ["Retail"]				P	P	P		P	P		
Market (Mini Market, Food Market, Super-Market) ["Retail"]					P	P		P	P		
Music store ["Retail"]				P							
Office supplies ["Retail"]					P	P		P	P		
√ Pawn shop				<u>P</u>	<u>P</u>	P		P	P		
√ Perfumery ["Retail"]			P	<u>P</u>	<u>P</u>	P		P	P		
√ Pharmacy	S	[P] <u>S</u>	P	<u>P</u>	P	P	[A] <u>P</u>	P	P		
√ Pharmacy and drugstore ["Pharmacy"]			P	P	P	P		P	P		
Photographic finishing, supplies and picture-framing ["Retail"]				P	P	P		P	P		
Pumpkin sales ["Retail"]					P	P		P	P		
Radio, stereo store ["Retail"]				P	P	P		P	P		
√ [Recreational vehicle and trailer sales (including rental)] "Automobile, RV and trailer sales."					P	P	S	P	P		
√ Restaurant, no drive-through	<u>S</u>		S ^[1]	P	P	P	P	P	P		
√ Restaurant with drive-through			<u>S</u>	S	P	P	P	P	P		
√ Retail sales ¹			<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Rubber and metal stamp, retail (shop-accessory) ["Retail"]				P	P	P		P	P		
Satellite equipment sales ["Retail"]					P	P		P	P		
√ [Secondhand business] ["Thrift store"]						P		P	P		
√ Secondhand dealer ["Retail"]				P	P	P		P	P		
Sewing machine, retail and repair ["Retail"]			P	P	P	P		P	P		
Shoe store ["Retail"]			P	P	P	P		P	P		
Sporting goods store ["Retail"]			P	P	P	P		P	P		
Stained glass				P	P	P		P	P		
Stamp shop ["Retail"]					P	P		P	P		
Stationary store ["Retail"]			P	P	P	P		P	P		
√ Tea house ["Restaurant"]	P	P	P	P	P	P		P	P		
Temporary outdoor display and sales subject to Title 18 (Outdoor Sales and Activities)			A	P	A	A	<u>A</u>	A	P		
√ Thrift store					<u>P</u>	P		P	P		
Tobacco shop ["Retail"]			P		P	P		P	P		

Chapter 18.04 - Retail Use Tables - CHANGES ONLY

P = Permitted as a primary use

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	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
	Toys, retail ["Retail"]			P	P	P	P		P	P		
√	Variety store ["Retail"]			P		P	P		P	P		
√	Video sales and rental ["Retail"]			P		P	P		P	P		
	Wallpaper and interior decorating supplies- ["Retail"]			S		P	P		P	P		
	Yarn shop ["Retail"]			P		P	P		P	P		

Footnotes:

[~~1. No alcohol sales.~~]

1. "Retail sales," as defined as a use in title 18 definitions for the purposes of these use tables, means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption but not for wholesale and rendering services incidental to the sale of such goods. Typical merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries, convenience, specialty foods, toys, furniture, books, computers, stationary, hardware and similar consumer goods. The term also includes secondhand dealers but excludes uses that are otherwise listed as a specific use within the use tables of Chapter 18.04 (Zoning Districts).

Chapter 18.04 - Personal Services Use Tables - CHANGES ONLY

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Appliances repair shop			<u>P</u>		<u>P</u>	P		P	P		
√ Art studio ["Personal services"]				P	P	P		P	P		
√ Artist, commercial ["Personal services"]				P	P	P		P	P		
√ Assayer ["Personal services"]						P		P	P		
√ Astrologer, hypnotist, or psychic ["Personal services"]				P	P	P		P	P		
√ Bank			P	P	P	P	<u>P</u>	P	P		
√ Barber shop	<u>P</u>	<u>P</u>	P	P	P	P	<u>P</u>	P	P		
√ Beauty shop	<u>P</u>	[S] <u>P</u>	P	P	P	P	[A] <u>P</u>	P	P		
√ Blood plasma donor center ["Personal services"]						P		P	P		
Blueprint and photocopy service ["Personal services"]						P		P	P		
√ Body piercing ["Personal services"]						P		P	P		
√ Bookbinding ["Personal services"]						P		P	P		
√ Caterer				P	P	P	<u>P</u>	P	P		
√ Clinic	S	P	P	<u>P</u>	P	P	S	P	P		
√ Copy center ["Personal services"]						P		P	P		
Display designer ["Personal services"]						P		P	P		
√ Dry cleaning ["Personal services"]			P		P	P		P	P		
√ Equipment rental (within a building)			S	S	P	P	<u>P</u>	P	P		
√ Esthetician	P	P	P	P	P	P	<u>P</u>	P	P		
Express office [undefined]						P		P	P		
√ [Facial cosmetic shading, permanent] [Added in definition of "esthetician."]						S		P	P		
√ Gunsmith						P		<u>P</u>	P		
Handyman repair shop ["Personal services"]			P		P	P		P	P		
[Information kiosk] ["Office"]				P							
√ Interior decorator ["Personal services"]			P	P	P	P		P	P		
√ Laboratory (medical, optical, <u>or</u> dental [<u>or</u> veterinarian])	S	P	P			P		<u>P</u>	P		
√ Lapidary service ["Personal services"]						P		P	P		
√ Launderette (coin operated)			P		P	P	<u>P</u>	P	P		
√ Lithographer, screen printer ["Personal services"]						P		P	P		
√ Locksmith ["Personal services"]			P	P	P	P		P	P		
[Mail order house] ["Warehouse"]				S	P	P		P	P		
Mail services, parcel post, post boxes			<u>P</u>	P	P	P	<u>P</u>	P	P		
√ Massage therapy	P	P	P	P	P	P	<u>P</u>	P	P		
Music studio			S	<u>P</u>	P	P	<u>P</u>	P	P		
√ Optician ["Personal services"]				P	P	P		P	P		
Parcel delivery service, branch (off street loading only) ["Delivery service"]						P		P	P		
√ Personal services ¹	<u>S</u>	<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
Pet Grooming			S	<u>P</u>	P	P	<u>P</u>	P	P		
√ Pharmacy	S	[P] <u>S</u>	P	<u>P</u>	P	P	[A] <u>P</u>	P	P		
√ Photographer's studio ["Personal services"]			P	P	P	P		P	P		
√ Post office			P		P	P	<u>P</u>	P	P		
Rental car facility ["Automobile rental"]							P				

Chapter 18.04 - Personal Services Use Tables - CHANGES ONLY

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	Security service ["Personal services"]					P	P		P	P		
	Shoe repair ["Personal services"]			P	P	P	P		P	P		
√	Shoeshine stand ["Personal services"]			P	P	P	P		P	P		
	Tailoring ["Personal services"]			P	P	P	P		P	P		
	[Television repair store] ["Appliance repair"]					P	P		P	P		
	Trade center [undefined]							S				
√	Travel agency ["Personal services"]			P		P	P	A	P	P		
	Watch repair ["Personal services"]			P	P	P	P		P	P		
√	Wedding chapel				P	P	P	P	P	P		

Footnotes:

1. "Personal services," as defined as a use in title 18 definitions for the purposes of these use tables, means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including uses that are otherwise listed as a specific use within these use tables. Typical personal services include shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers , and other services of a similar nature as determined by the Director.

Chapter 18.04 - Other Commercial Uses Tables - CHANGES ONLY

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Amusement arcade			<u>S</u>	S	S	P	<u>P</u>	P	P		
√ Animal boarding facility [also in A & CR]						<u>S</u>		<u>S</u>	<u>S</u>		
Appliances repair shop			<u>P</u>		<u>P</u>	P		P	P		
√ Art gallery	P	P	P	P	P	P	<u>P</u>	P	P		
√ Automobile wash			P		P	P	<u>P</u>	P	P		
√ Bus passenger depot/Transit passenger facility				P	S	P	<u>P</u>	P	P		
√ Child care facility/ <u>adult care facility</u>		S	S	S	S	S	S	S			
√ Child care facility (accessory to a business within the main building or within an accessory building)		<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	S	S	S
√ Community clubhouse		P	P		P	P	<u>P</u>	P	P		
√ Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	<u>S</u>	P	P		
√ Convention facility				<u>P</u>	<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
Express office [undefined]						P		P	P		
√ Fraternal association	<u>S</u>	<u>S</u>	<u>S</u>	P	P	P		P			
Gallery ["Art gallery"]				P							
√ Gaming (limited)			P	P	P	P	<u>P</u>	P	P		
√ Gaming (unlimited)			<u>S</u>	S	S	P	P	P	P		
√ Library, public or private		P	P	P	P	P	<u>P</u>	P	P		
√ Municipal building	S	S	P	P	P	P	<u>P</u>	P	P		
√ Outside storage accessory to a primary use				S	A	A	<u>A</u>	A	P	A	A
Parking lot or parking garage	A	A or S	A	A or S	P	P	<u>P</u>	P	P		
√ Personal storage within an enclosed building (no storage of paints or chemicals)						P	<u>S</u>	P	P	P	
√ Private and public club ["Club, service"]							P				
Public safety facilities (police or fire substation or dispatch; no jail facilities) ["Municipal building"]				P							
√ Recreational vehicle and trailer repair						<u>S</u>	S	<u>P</u>	<u>P</u>		
√ Recreational vehicle storage [covered]							S	<u>P</u>	<u>P</u>	<u>S</u>	<u>P</u>
Sign painting and lettering						P	<u>P</u>	P	P		
Taxi cab stand				P	P	P	<u>P</u>	P	P		
Trade center [Not defined]							S				
Transport/transfer cargo facility ["Warehouse/distribution center"]							S				
Truck rental or trailer rental					S	P	<u>S</u>	P	P		
√ Truck stop						<u>S</u>	S	<u>S</u>	P		
√ Warehouse/distribution center						P	<u>S</u>	P	P		

Chapter 18.04 - Office, Residential and Lodging Use Tables - CHANGES ONLY

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Office Uses											
Accounting and bookkeeping ["Office"]				P	P	P		P	P		
Chemist, analytical and consulting- ["Office"]					P	P		P	P		
√ Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	<u>S</u>	P	P		
Credit bureau ["Office"]					P	P		P	P		
Detective or private investigation agency- ["Office"]				P	P	P		P	P		
√ Employment agency ["Office"]					P	P		P	P		
Mobilehome sales (office)					P	P	<u>P</u>	P	P		
Newspaper print office					S	P		P	P		
√ Office	P	P	P	P	P	P	P	P	P		
√ Office (limited contact with general public)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P
Telephone sales office ["Office"]				P	P	P		P	P		
Temporary sales tract office ["Tract sales office, temporary"]	S	S	S		P	P		P	P		
√ Tract sales office, temporary	[S] <u>P</u>	[S] <u>P</u>	[S] <u>P</u>		P	P		P	P		

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
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Residential and Lodging Uses

[No changes]

Chapter 18.04 - Recreational Use Tables - CHANGES ONLY

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√	[Archery range] ["Outdoor recreation facility"]						P		P	P		
√	[Ballroom] ["Convention facility"]						P		P	P		
√	[Bowling alley] ["Indoor recreation facility"]					P	P		P	P		
√	[Commercial amusement and recreation, indoor and outdoor] ["Indoor" and "Outdoor recreation facilities"]							P				
√	Indoor sports and recreation facility					<u>S</u>	<u>P</u>	P	<u>P</u>	<u>P</u>		
√	[Miniature golf course] ["Outdoor recreation facility"]					S	P		P			
√	Outdoor entertainment facility							P	<u>S</u>	<u>S</u>		
√	Outdoor recreational facility (public or private)						<u>S</u>	P	<u>S</u>			
√	Park	P	A	A	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>		
√	[Skating arena] ["Indoor recreation facility"]					S	P		P	P		
	[Sport playing field] ["Park"]						P		P	P		
√	[Tennis or swimming facility] ["Outdoor recreation facility"]					S	P		P	P		
√	Youth Recreation Facility					S	S	<u>S</u>	P	P		

Chapter 18.04 - Industrial Use Tables - CHANGES ONLY

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
Ammunition manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Assembly, fabricating and manufacturing of products and materials ["Manufacturing"]								P	P	P	P
√ Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). ^[2]						S ^[2]		S	P		
√ [Building material (bulk)/ lumber storage yard and sales] ["Outside storage as a primary use"]									P		P
Cesspool cleaner yard ["Outside storage as a primary use"]									P		P
Chemical manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Chromium plating ["Manufacturing of potentially hazardous products"]									S		S
√ Contractor's large equipment, sales, repair, supplies, or storage ["Outside storage as a primary use"]									P		P
[Contractor's wrecking yard] ["Junk yard"]									S		S
[Crane storage yard] ["Outside storage as a primary use"]									P		P
√ [Crating and hauling depot or storage] ["Warehouse/distribution facility"]									P		P
Creosote manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Crop dusting equipment yard ["Outside storage as a primary use"]									P		P
Die casting ["Manufacturing"]									P		P
Disinfectant manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Equipment storage yard ["Outside storage as a primary use"]									P		P
Explosive manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Farm products storage ["Outside storage as a primary use"]									P		P
√ Fuel storage tank facility [Also in PR]									<u>S</u>		<u>S</u>
√ Government facilities [See specific use type]								S	P		P
Hide and tallow processing ["Manufacturing of potentially hazardous products"]									S		S
House mover									P		P

Chapter 18.04 - Industrial Use Tables - CHANGES ONLY

P = Permitted as a primary use

A = Permitted accessory to a Permitted use

S = Special Use Permit required (conditional use)

Blank = Prohibited

√ = Defined in Section 18.03 (Definitions)

Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
√ Impound yard [Also in PR]								<u>S</u>	<u>P</u>		<u>P</u>
Industrial service firms [Undefined]									P		P
√ Laboratory (chemist, veterinarian, and [research] manufacturing)								<u>P</u>	P		P
Leather tanning ["Manufacturing of potentially hazardous products"]									S		S
Lubrication compounds, manufacturing ["Manufacturing of potentially hazardous products"]									S		S
√ Machine shop						<u>S</u>		<u>P</u>	P		P
√ Machine shop (limited to in-house products or internal use)						<u>S</u>		<u>P</u>	<u>P</u>	P	<u>P</u>
√ Manufacturing, fabricating and assembly of products and materials								P	P	P	P
Manufacturing of potentially hazardous products which may produce gaseous byproducts or obnoxious odors, which have an inflammable or explosive nature, which cause dust that may be offensive to adjoining property owners, or for which the process creates excessive noise, or products or processes which may be considered to be detrimental to the public's health, safety and welfare. Uses include but are not limited to manufacturing of ammunition, creosote, disinfectants, dyes, explosives, lubrication compounds, matches, oxygen, paint, tires, chromium plating or electroplating works, hide or tallow processing, leather tanning, rendering works, and similar products and processes as determined by the Director.									S		S
[Matches, manufacturing] ["Manufacturing of potentially hazardous products"]									S		S
√ Mechanical equipment building [Mechanical equipment is accessory in all districts]									A		A
Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare. [See "Manufacturing of potentially hazardous products"]									S		S
Oxygen manufacturing ["Manufacturing of potentially hazardous products"]									S		S
Paint manufacturing "Manufacturing of potentially hazardous products"]									S		S
Plastic products manufacturing ["Manufacturing"]									S		S
√ Radio studio or TV station with antenna towers								<u>P</u>	P		P
Rendering works ["Manufacturing of potentially hazardous products"]									S		S
Road building equipment sales and storage ["Outside storage as a primary use"]									P		P
Tannery ["Manufacturing of potentially hazardous products"]									S		S

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	Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
	Tire manufacturing ["Manufacturing of potentially hazardous products"]									S		S
	Tractor service								<u>P</u>	P		P
	Tree service								<u>P</u>	P		P
√	Truck stop						<u>S</u>	S	<u>S</u>	P		
	Wood storage yard, screened ["Outside storage as a primary use"]									P		P

Footnotes:

1. Any use or structure that is otherwise permitted under the zoning ordinance but is prohibited under federal law or regulation is prohibited on any property that shares any portion of a boundary with the Carson City Airport.
- ~~2. Required minimum land area in the GC District for auto body repair is twelve thousand (12,000) square feet; vehicles must be stored within enclosed sight-obscured area.~~

Chapter 18.04 - Agriculture and Conservation Reserve Districts Use Tables - CHANGES ONLY

P = Permitted as a primary use

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	Use	A	CR
√	[Accessory farm structure] "Farm structure"	<u>P</u>	<u>P</u>
√	Agricultural use	P	P
√	<u>Animal shelter</u>	<u>S</u>	<u>S</u>
	[Barn or stable] "Farm structure"	P	
√	<u>Conservation and wildlife sanctuary</u>	<u>S</u>	<u>P</u>
	[Crop production (commercial)] ["Agricultural use"]	P	
	[Domestic and agricultural well] ["Residential" or "Agricultural use"]	A	A
√	<u>Equestrian center</u>	<u>S</u>	<u>S</u>
√	<u>Farm structure</u> [Replaces "Accessory farm structure"]	<u>P</u>	<u>P</u>
	[Fire protection facility] [Undefined]		P
√	Livestock raising	P	<u>P</u>

Chapter 18.04 - Public Districts Use Tables - CHANGES ONLY

P = Permitted as a primary use

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	Use	P	PN	PC	PR
√	<u>Agricultural use</u>				<u>S</u>
√	Animal shelter	<u>S</u>		<u>S</u>	S
	[Archaeological heritage/cultural resource] [Undefined]				S
	Buildings and facilities owned, leased or operated by the city of Carson City, Carson City unified school district or any other district, state of Nevada or the government of the United States	S	S	S	S
√	Bus [terminal/station] <u>passenger depot/transit passenger facility</u>	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Clinic	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Community institution (non-profit)	<u>S</u>	<u>S</u>	<u>S</u>	S
	[Communication antenna/tower] ["Wireless communication facility"]				S
√	Congregate care housing [/senior citizen home]	<u>S</u>		<u>S</u>	S
	Corporate yard	<u>S</u>		<u>S</u>	S
	[Farm] ["Agricultural use"]				S
√	Farmer's market	<u>S</u>	<u>S</u>	<u>S</u>	S
√	Fire station	<u>S</u>		S	
	[Flood control facility/storm drain protection devices] [See "Buildings and facilities" operated by a government agency, above.]				S
	[Forest area]				S
	[Historical site] [Not defined; established by specific use type.]	S	S	S	S
	[Institutional use] ["Building and facilities"]				S
	[Maintenance garage] ["Municipal garage"]				S
	[Municipal training facility] ["Building and facilities"]				S
	Noise attenuation barrier				S
√	[Offices] ["Building and facilities"]	S	S	S	S
√	[Open space]				S
√	<u>Outdoor recreation</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
√	Outside storage	<u>S</u>	<u>S</u>	<u>S</u>	S
	[Performing arts center, public] ["Civic auditorium and theater"]				S
	[Public water supply] ["Water storage facility"]				S
√	[Radio station/TV station tower] ["Wireless communication facility"]				S
√	Recreational vehicle park <u>or campground</u>	S			<u>S</u>
	[Resource management use/groundwater recharge use] ["Building and facilities"]			S	S
	[Senior center] ["Building and facilities"]			S	
√	[Sewage works facility] ["Wastewater treatment facility"]				S
	[Sheriff's substation] ["Building and facilities"]		S		
√	[Social services center/facility offices] ["Community institution (non-profit)" or "Buildings and facilities"]				S
	[Special complementary uses] [Undefined]				S
	[Sport playing field] ["Park"]				S
	[Storage] ["Outside storage"]	S	S	S	S
	[Storm drainage and floodplain devices] ["Building and facilities"]		S	S	S
√	Summer camp	<u>S</u>	<u>S</u>	<u>S</u>	S
	[Swimming pool] ["Outdoor recreation"]			S	

Chapter 18.04 - Public Districts Use Tables - CHANGES ONLY

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	Use	P	PN	PC	PR
	[Fennis court complex] ["Outdoor recreation"]				S
	[Utility easement] [Not a use]			S	S
	[Utility facilities] ["Building and facilities"]			S	S
	[Waste disposal area/site facility] ["Transfer station/ sanitary landfill"]				S
√	Water <u>storage</u> facility [Term as used in definitions]	<u>S</u>		<u>S</u>	S
	[Water tank] ["Water storage facility"]				S
	[Wilderness area]				S