



Planning Commission Staff Report

Meeting Date: July 7, 2026

Agenda Item: 8C

DEVELOPMENT CODE AMENDMENT
CASE NUMBER:

WDCA26-0003 (Equine Business
Code Update)

BRIEF SUMMARY OF REQUEST:

An update to development code provisions related to equine businesses, updating use types, permitting requirements, and development standards.

STAFF PLANNER:

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CASE DESCRIPTION

For hearing, discussion and possible action to initiate an amendment and approve a resolution to amend Washoe County Code Chapter 110 (Development Code) within **Articles 300, 302, 304, 342, 400, 410, 412, and 809**. These updates include: adding sections to establish a purpose for Article 342 Agricultural Uses, establish applicability for the same, establish development requirements for equine facilities, and allow incorporation of a director's modification of standards request with an administrative review permit. These updates also include amending various sections to: add Article 342, Agricultural Uses to the Division Three table of contents; remove the commercial stables use type from Table 110.302.05.03; add small, medium, and large equine facility use types to Table 110.302.05.5; update the key to Table 110.302.05.5 to reference administrative review permits, to remove reference to Planning Commission special use permits, and to include a note; remove the commercial stables definition from Article 304, Use Classification System, modify certain definitions to clarify their applicability to equine uses, and add definitions for small, medium, and large equine facilities; update the list of tables in the Division Four table of contents; remove off-street parking requirements for commercial stables and add them for equine facilities; update language related to accessible parking spaces and related development requirements; allow unpaved all-weather surfaces for agricultural uses with 20 or less parking spaces; add reference to agricultural uses in Section 110.412.00 Purpose; exempt equine facilities from Article 412, Landscaping except for parking and loading areas; specify that parking area screening is only required adjacent to the parking or loading area; update time frames for the processing of an administrative review permit; and all matters necessarily connected therewith and pertaining thereto.

The proposal is being reviewed under **Development Code Article 818, Amendment of Development Code** and is applicable to **All Districts**.

If the proposed amendments are initiated, the Planning Commission may recommend approval of the proposed ordinance as submitted, recommend approval with modifications based on input and discussion at the public hearing, or recommend

denial. If approval is recommended, the Planning Commission is asked to authorize the Chair to sign a resolution to that effect.

STAFF RECOMMENDATION

**INITIATE AND
RECOMMEND
APPROVAL**

DENY

Staff Report Contents

Development Code Amendments	4
Background and Proposed Amendments.....	4
Current Regulations	4
Summary of Proposed Amendments.....	5
Use Type Classifications	5
Permitting Requirements.....	5
Agricultural Use Standards.....	6
Landscaping	7
Parking and Loading	7
Administrative Review Permits.....	7
Master Plan Evaluation	7
Public Outreach Process.....	8
Public Input Response	9
Findings.....	10
Public Notice	12
Recommendation	12
Motion	12
Appeal Process	12

Attachment Contents

Resolution	Exhibit A
Ordinance.....	Exhibit A-1
Public Outreach.....	Exhibit B

Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The Development Code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the Development Code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The development code amendment process provides a method of review and analysis for such proposed changes. Development code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a development code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

Background and Proposed Amendments

On October 21, 2025, the Washoe County Board of County Commissioners (BCC) prioritized six master plan implementation items, which included an update to the Washoe County Development Code relating to equine businesses that was first prioritized on December 10, 2024. Equine businesses are prevalent in unincorporated Washoe County, with approximately seven applications received for such in the last five years. Equine business owners have expressed that they currently encounter many challenges in permitting their businesses, some of which relate to the Development Code. As such, the BCC directed Planning staff to review existing regulations and identify possible improvements. From 2024-2026, staff conducted significant public outreach and drafted a set of development code amendments (DCA's) designed to minimize permitting obstacles where feasible while still appropriately considering and mitigating impacts to surrounding properties.

Current Regulations

Currently, all equine businesses in Washoe County are classified as "commercial stables," which is a commercial use type generally requiring a special use permit (SUP). The Warm Springs planning area has special provisions related to equestrian uses, allowing such uses on properties with a single-family dwelling with permitting based on

horses per acre. In all other areas of the County where allowed, commercial stables require a special use permit and are subject to all commercial development standards, including those related to parking, landscaping, lighting, and operating out of a commercial structure.

Summary of Proposed Amendments

Changes to the Development Code fall into several categories and are summarized below. A full redline of proposed amendments can be found in Exhibit A-1.

Use Type Classifications

One consistent public sentiment throughout the update process was that Washoe County's current "one size fits all" approach to regulating equine businesses resulted in an unnecessarily big burden on smaller businesses. Staff is therefore proposing to eliminate the existing "commercial stables" definition and to instead define three tiers of equine facilities, differentiated based on size. The three tiers include any type of equine use—including horse boarding, horse training, lessons, and equine-assisted therapy—and are divided as follows:

- Small equine facility – 1 through 8 horses
- Medium equine facility – 9 through 20 horses
- Large equine facility – 21 or more horses

While public input indicates that number of horses does not always correlate with the extent of the business activities and impacts, exploration of other potential thresholds revealed that number of horses is the best clearly definable and observable proxy. Other updates were made to use type classifications, including:

- Modifications to certain commercial recreation use types to clarify the exclusion or inclusion of certain equine uses, such as horse racing
- Reclassification of equine uses from commercial to agricultural

Permitting Requirements

In all areas of Washoe County except for Warm Springs, commercial stables currently require a special use permit. Proposed changes to use type definitions to establish three different tiers of equine facilities based on size also allows for differentiation of permitting requirements for each tier. In general, it is proposed that small equine facilities be allowed by right, medium by administrative review permit, and large by special use permit. Low density suburban (LDS) has more stringent permitting requirements due to smaller parcel sizes and higher density residential development. Equine facilities are not proposed to be allowed in different zones than those in which commercial stables are currently permitted. Table 1 below shows the proposed permitting requirements for areas outside of Warm Springs. Warm Springs commercial stable requirements are not proposed to be modified.

Use Type	LDR	MDR	HDR	LDS/LDS2	TC	PR	GR	GRA
Small Equine Facility	A	A	A	AR	S ₂	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
Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₂ = Board of Adjustment Special Use Permit Note: *See Section 110.342.10(k) for alternate permitting requirements for large GR parcels.								

Table 1 Permitting Requirements

Agricultural Use Standards

In order to create standards specific to agricultural uses, including equine facilities, a new Article 342 is proposed. In addition to sections establishing the purpose and applicability of the article, the draft changes include several requirements and allowances specific to equine facilities. The specific standards include:

- Requiring equine facilities to specify their scope of activity during the permitting and licensing process, including activities, volume of customers, and infrastructure such as buildings
- Establishing a minimum lot size of 35,000 square feet
- Precluding livestock shelters in setback areas
- Requiring businesses to produce documents such as boarding contracts if needed in the course of investigating a complaint
- Hours of operation from 7:00 a.m. through 9:00 p.m.
- Additional review and mitigation as needed for impacts to source water or regulated waterways
- Allowance for the use of temporary bathroom facilities for small and medium equine facilities not operating out of a structure
- Alternate landscaping requirements, including buffers along streets and buffers adjoining residential uses when such uses are within 100 feet of the equine facility
- Allowances for medium equine facilities by right on General Rural (GR) parcels that are at least 35 acres when such facilities are located at least 100 feet from adjoining property lines and on parcels zoned Low Density Suburban (LDS) when less than three horses are associated with the business
- Standards related to compliance with animal welfare regulations and coordination with Washoe County Regional Animal Services

Landscaping

Landscaping requirements specific to equine facilities are proposed as part of Article 342. Therefore, equine facilities will be exempted from the provisions of Article 412, *Landscaping*, except for landscaping requirements related to parking and loading areas. Modifications are proposed to parking and loading area landscaping requirements to specify that landscaping buffers are only required adjacent to the parking area, rather than along the entire adjoining property line.

Parking and Loading

All parking required by Washoe County Code, regardless of the use type, is required to be paved. During the course of public outreach and previous permit reviews, equine facility proprietors have stated that paved surfaces are dangerous to horses and riders and requested exemptions to that requirement. Generally, these exemptions have been granted either through the special use permit process or through a Director's Modification of Standards. Similar requests are often received and granted for more rural uses and projects, with applicants contending that unpaved surfaces are more consistent with rural character. To address parking surfacing more consistently, staff is proposing to allow an unpaved all-weather surface for agricultural uses with 20 or less parking spaces. Accessible spaces will still be required to meet ADA surfacing requirements, such as pavement or another surface as approved by Washoe County Building.

Administrative Review Permits

When the administrative review permit process was originally established, it was designed and used exclusively for detached accessory dwelling units. However, in this and other recent development code updates, the administrative review process has been expanded to apply to a wider range of use types. In order to accommodate more complex reviews, modifications are proposed to the required time frames for processing, including:

- An increase from 3 to 10 days to deem an application complete and mail a notice to affected property owners (aligns with changes to NRS during the 2023 legislative session)
- An increase from 7 to 15 calendar days for the applicant to respond to property owner comments
- An increase from 10 to 15 working days for a written decision to be issued after the public comment response period.

Additionally, a new section is proposed to allow a Director's modification of standards and administrative review permit to be processed under the same application, since they both are granted or denied by the Division Director of Planning and Building.

Master Plan Evaluation

The proposed development code amendments align with master plan policies as described in Table 2.

Principles & Policies

Explanation of Conformance with
Priority Principles & Policies

Policy RFC 2.1 Strengthen the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base.	The proposed amendments lower barriers for equine businesses, a use that participants indicate is central to the character of Washoe County. In doing so, it also supports small businesses to sustain a viable economic base.
Policy RFC 2.5 Ensure that land use practices and regulations accommodate the needs of rural communities, and changing trends regarding business, including home and accessory rural occupations.	The proposed amendments respond to the needs of residents in rural communities who want to establish and maintain equine businesses either as their main source of income or as supplemental to their residential use.
Principle NCR 4 Protect and improve water resources.	The proposed amendments include provisions to protect streams, source water protection areas, and the Truckee River.
Policy NCR 4.3 Protect Critical Source Water Protection Areas.	
Policy LU 5.6 Promote economic vitality for rural residents through the support of opportunities for a rural lifestyle without degrading the environment.	The proposed amendments support rural economic vitality by lowering barriers for equine businesses and maintaining an appropriate level of review based on business size.

Public Outreach Process

Public outreach for the equine business code update began in 2024 with an online survey, webinar, and series of in-person open house events put on by staff from Washoe County and consultant Logan-Simpson. This initial public outreach, referred to as Phase 0 public outreach, was focused on seeking feedback on different types of equine business regulations, including on number of horses, permitting requirements, and development standards. Over 100 citizens attended the open house events and the online survey received over 1,800 responses (see the full [summary of Phase 0 Outreach](#)). The input from Phase 0 helped inform the menu of policy options to consider in drafting code amendments.

Phase 1 public outreach took place in the beginning of 2026 and included two in-person kickoff events and one online webinar. The focus of this phase of outreach was to share the project plan and process, present findings from Phase 0 outreach, and to seek input on different types and needs of equine businesses in the County. Approximately 48

citizens attended the three Phase 1 outreach events. Comments covered many topics but included feedback on the types of equine business models in Washoe County, suggestions for appropriate thresholds for different tiers of equine businesses, comments regarding challenges with other agency regulations such as water rights and commercial septic, and comments regarding other development standards. The [Phase 1 Public Outreach Report](#) summarizes comments received. These comments informed the initial draft of amendments.

Phase 2 public outreach occurred March-April of 2026 and focused on the public review of draft amendments. Phase 2 outreach included one online webinar, an online survey, and eight scheduled focus groups in four different locations. Approximately 20 citizens participated in the webinar and focus groups, and 54 citizens responded to the online survey. Comments once again covered a range of topics but most commonly focused on challenges with tier thresholds based on number of customers, concerns about landscaping and other requirements, and support for proposed standards related to parking, manure management, and water protection. The [Phase 2 Public Outreach Report](#) summarizes comments received. Based on these comments, staff created a revised draft.

The last phase of public outreach occurred in May of 2026 and provided an opportunity for citizens to view and comment on the revised draft. Feedback was solicited through an online survey. The survey received 18 responses which showed support for the change to define the tiers of equine businesses by number of horses rather than customers. There was also strong support for other draft revisions, including modifications to landscaping requirements. On some of the changes, such as allowing review of a Director's Modification of Standards with an administrative review permit, responses were split or neutral. Survey responses are included in Exhibit B. Some final revisions were made in response to survey input, including clarifying how horses under one year old and other equine species are counted in relation to permitting thresholds and additional language regarding compliance with animal welfare regulations.

Public Input Response

The proposed amendments are, at their core, a response to public input regarding the difficulty of establishing equine businesses. Public input helped inform every step of the process, from general policy direction to specific wording changes in the draft. Citizens expressed a range of views and opinions, and so proposed policies represent an effort to balance equine businesses' needs while appropriately mitigating the impacts of equine businesses on surrounding properties. Some community concerns cannot be addressed in the scope of the Washoe County Development Code, as they pertain to the regulations of other agencies. To help support equine business owners, planning staff is creating an equine facility permitting guide that provides a high-level overview of various applicable regulations and contact information for relevant agencies. The following are specific changes made to the final draft based on Phase 2 public outreach:

- Equine facility definitions changed to:
 - Divide tiers by horses instead of customers, with small up to 8 horses, medium 9-20, and large 21+
 - Add language to clarify when a horse is associated with the commercial use
- Explicitly add horse racing to outdoor entertainment

- Add administrative review to the agricultural use table key
- Add a note in Article 302, *Allowed Uses* and language to Article 342 to allow medium equine facilities by right on General Rural (GR) parcels over 35 acres when the facility is at least 100 feet from all property lines (typically, an administrative review permit would be required in GR)
- Add a note in Article 302, *Allowed Uses* and language to Article 342 to allow small equine facilities by right on Low Density Suburban (LDS) parcels when less than three horses are associated with the business (typically, an administrative review permit would be required in LDS)
- Modify Section 110.342.10(a) to more broadly state that business activities that will be specified during the permitting process and to define “customer” as it relates to equine facilities.
- In Section 110.342.10(c) for livestock shelters, change “yard” to “setback.”
- Modify language regarding what code enforcement might request from facilities in response to a complaint to match the changes to Section 110.342.10(a)
- Add language regarding controlling odor from urine to Section 110.342.10(e)
- Modify Section 110.342.10(i) to allow Northern Nevada Public Health to approve alternate numbers of portable toilets when appropriate
- Modify landscaping provisions to:
 - Specify that landscaping will be required around centers of activity such as barns, arenas, and livestock shelters
 - Remove shrub requirement for small equine facilities in residential buffers
 - Add reference to require compliance with planting, irrigation, and maintenance standards of Article 412
 - Add ability to modify these landscaping provisions through Director’s Modification of Standards (DMOD) process
- Change language regarding unpaved agricultural parking lots to clarify that accessible spaces must comply with surfacing requirements for those spaces
- Add section to Article 809, *Administrative Review Permits*, allowing incorporation of DMOD requests into administrative review

Findings

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and recommends that the Planning Commission make all four findings in support of the proposed Development Code amendment.

1. Consistency with Master Plan. The proposed development code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

Staff comment: *This finding can be made for the following reasons:*

- *The proposed amendments support small rural businesses that contribute to the character of Washoe County, in alignment with policies RFC 2.1 and 2.5.*
 - *The proposed amendments protect water sources and the environment, in alignment with principal NCR 4 and policy LU 5.6.*
2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the development code as expressed in Article 918, Adoption of Development Code.

Staff comment: *This finding can be made for the following reasons:*

- *The proposed amendments promote the original purpose of the Development Code as expressed in Article 918, Adoption of Development Code, which include “promote[ing] public health [and] safety” (WCC 110.918.10(a)).*
 - *The amendments will promote public health and safety by appropriately regulating equine businesses, including requiring appropriate levels of review based on business size and requiring the appropriate management of manure and urine. The amendments also include standards related to the protection of waterways and source water protection areas, supporting public health by maintaining water quality.*
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

Staff comment: *This finding can be made for the following reasons:*

- *The proposed code amendments respond to concerns from residents that equine businesses have grown more difficult to establish and maintain. All sizes of equine facilities currently require a special use permit, necessitating the same permitting process regardless of impact. Demand for establishing smaller equine facilities has increased, driving a need to establish a more granular regulatory framework.*
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Staff comment: *This finding can be made for the following reasons:*

- *The Conservation Element addresses greenhouse gas reductions, land coverage, and water quality, among other policies. The proposed changes support these goals by protecting water quality in natural waterways and source water protection areas.*
- *The Population and Housing Element focuses on the provisions of housing and planning for population changes over time. The proposed regulations*

do not adversely affect the implementation of any of the policies of that element.

Public Notice

Pursuant to Washoe County Code Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting. Notice was also mailed to Citizen Advisory Board (CAB) members as a curtesy.

Recommendation

It is recommended that the Washoe County Planning Commission recommend approval of WDCA26-0003, to amend Washoe County Chapter 110 (Development Code) within Articles 300, 302, 304, 342, 400, 410, 412, and 809. The following motion is provided for your consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA26-0003, to amend Washoe County Chapter 110 (Development Code) within Articles 300, 302, 304, 342, 400, 410, 412, and 809 as shown in Exhibit A-1. I further move to authorize the Chair to sign the resolution contained in Attachment A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on the Planning Commission's ability to make all four of the following findings in accordance with Washoe County Code Section 110.818.15(e):

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Appeal Process

An appeal of the Planning Commission's denial of a development code amendment may be made to the Washoe County Board of County Commissioners within 10 calendar days

from the date that the Planning Commission's decision is filed with the Secretary to the Planning Commission, pursuant to Washoe County Code Section 110.818.26 and Washoe County Code Section 110.912.20.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

Initiating and recommending approval of an ordinance amending Washoe County Code Chapter 110 (Development Code) within Articles 300, 302, 304, 342, 400, 410, 412, and 809. These updates include: adding sections to establish a purpose for Article 342 Agricultural Uses, establish applicability for the same, establish development requirements for equine facilities, and allow incorporation of a director's modification of standards request with an administrative review permit. These updates also include amending various sections to: add Article 342, Agricultural Uses to the Division Three table of contents; remove the commercial stables use type from Table 110.302.05.03; add small, medium, and large equine facility use types to Table 110.302.05.5; update the key to Table 110.302.05.5 to reference administrative review permits, to remove reference to Planning Commission special use permits, and to include a note; remove the commercial stables definition from Article 304, Use Classification System, modify certain definitions to clarify their applicability to equine uses, and add definitions for small, medium, and large equine facilities; update the list of tables in the Division Four table of contents; remove off-street parking requirements for commercial stables and add them for equine facilities; update language related to accessible parking spaces and related development requirements; allow unpaved all-weather surfaces for agricultural uses with 20 or less parking spaces; add reference to agricultural uses in Section 110.412.00 Purpose; exempt equine facilities from Article 412, Landscaping except for parking and loading areas; specify that parking area screening is only required adjacent to the parking or loading area; update time frames for the processing of an administrative review permit; and all matters necessarily connected therewith and pertaining thereto.

Resolution Number 26-10

WHEREAS;

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to the Washoe County Code at Chapter 110 (Development Code) within Articles 300, 302, 304, 342, 400, 410, 412, and 809, on July 7, 2026, as fully described in Exhibit A-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA26-0003 came before the Washoe County Planning Commission for a duly noticed public hearing on July 7, 2026; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made at least one of the following findings to support its

recommendation for adoption of the proposed Development Code Amendment Case Number WDCA26-0003:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit A-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on July 7, 2026.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Daniel Lazzareschi, Chair

DRAFT: June 5, 2026

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REGULAR TEXT: NO CHANGE IN LANGUAGE

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BOLD TEXT: NEW LANGUAGE

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Summary: Development code amendments modifying regulations related to equine facilities, parking and landscaping requirements, and administrative review permit standards.

BILL NO. _____

ORDINANCE NO. _____

Title:

An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Articles 300, 302, 304, 342, 400, 410, 412, and 809. These updates include: adding sections to establish a purpose for Article 342 Agricultural Uses, establish applicability for the same, establish development requirements for equine facilities, and allow incorporation of a director's modification of standards request with an administrative review permit. These updates also include amending various sections to: add Article 342, Agricultural Uses to the Division Three table of contents; remove the commercial stables use type from Table 110.302.05.03; add small, medium, and large equine facility use types to Table 110.302.05.5; update the key to Table 110.302.05.5 to reference administrative review permits, to remove reference to Planning Commission special use permits, and to include a note; remove the commercial stables definition from Article 304, Use Classification System, modify certain definitions to clarify their applicability to equine uses, and add definitions for small, medium, and large equine facilities; update the list of tables in the Division Four table of contents; remove off-street parking requirements for commercial stables and add them for equine facilities; update language related to accessible parking spaces and related development

DRAFT: June 5, 2026

requirements; allow unpaved all-weather surfaces for agricultural uses with 20 or less parking spaces; add reference to agricultural uses in Section 110.412.00 Purpose; exempt equine facilities from Article 412, Landscaping except for parking and loading areas; specify that parking area screening is only required adjacent to the parking or loading area; update time frames for the processing of an administrative review 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 300, 302, 304, 342, 400, 410, 412, and 809, in order to modify regulations for equine facilities, parking, landscaping, and administrative review permits, and,
- B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Development Code (Chapter 110), Articles 300, 302, 304, 342, 400, 410, 412, and 809 by Resolution Number 26-10 on July 7, 2026; and,
- C. The amendments and this ordinance were drafted in concert with the District Attorney's Office, and the Planning Commission held a duly noticed public hearing for WDCA26-0003 on July 7, 2026, and adopted Resolution Number 26-10 recommending adoption of this ordinance; 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:

DRAFT: June 5, 2026

SECTION 1. Chapter 110 of the Washoe County Code is hereby amended adding a new section which shall be labeled 110.342.00 Purpose and shall read as follows:

Section 110.342.00 Purpose. The purpose of this article, Article 342, Agricultural Uses, is to prescribe standards for development that promote compatibility with surrounding areas and land uses.

SECTION 2. Chapter 110 of the Washoe County Code is hereby amended adding a new section which shall be labeled 110.342.05 Applicability and shall read as follows:

Section 110.342.05 Applicability. The provisions of this article shall apply to the development of select uses classified as agricultural uses, as set forth in Section 110.302.05, Table of Uses, as applicable.

SECTION 3. Chapter 110 of the Washoe County Code is hereby amended adding a new section which shall be labeled 110.342.10 Equine Facilities and shall read as follows:

Section 110.342.10 Equine Facilities. Equine facility use types are subject to the following development standards:

- (a) All approved equine facilities shall specify their scope of activity during the permitting and licensing process, including business activities, numbers of daily and weekly customers, and infrastructure such as arenas and outdoor lights. The scope of activity will be memorialized in any conditions of approval, if applicable. For the purposes of this section, "customer" refers to the recipient of the good or service. Requests to modify the scope of activity may require modification of the approved permit.
- (b) The minimum lot size for an equine facility is 35,000 square feet.
- (c) Livestock shelters used as part of an equine facility may not be located in the front, side, or rear standard setbacks for the subject regulatory zone.
- (d) Approved equine facilities shall be required to produce boarding contracts, customer logs, or other supporting documentation demonstrating compliance with the approved scope of activity upon request by the Washoe County Planning and Building Division. Such requests will only be made if there is credible reason to believe a violation may be occurring.
- (e) All equine facilities shall comply with a manure management plan approved by Northern Nevada Public Health (NNPH) or provide documentation that NNPH is not requiring a manure management plan. Equine facilities shall also manage urine as necessary to minimize odor impacts to adjoining properties.
- (f) The normal business hours in which equine facilities are open to customers and/or operate heavy machinery shall be limited to 7 a.m. through 9 p.m.

DRAFT: June 5, 2026

- (g) Any application for an equine facility within Washoe County south of Pyramid Lake's northernmost point shall be sent to the Truckee Meadows Water Authority (TMWA) for review for source water protection. Additional development requirements may be applied to mitigate impacts on water sources.
- (h) Any application for an equine facility within a critical or sensitive stream zone buffer area or within 300 feet of the Truckee River shall be reviewed for impacts to waterways. Impacts considered may include but are not limited to impacts to water quality, habitat, and erosion. Additional development requirements may be applied to mitigate impacts.
- (i) Equine facilities must have sufficient bathroom facilities to serve employees and visitors. Subject to the approval of Northern Nevada Public Health (NNHP) and Washoe County Building, small and medium equine facilities which do not operate within a structure may utilize appropriate numbers of regular and ADA accessible portable bathrooms with hand washing stations in lieu of permanent bathroom facilities. A small equine facility has a minimum requirement of one (1) portable unisex accessible bathroom and a medium equine facility a minimum requirement of two (2) portable bathrooms, unless otherwise approved by NNPH. Additional bathrooms may be required as determined during the permitting process. The portable bathroom(s) must be serviced on a weekly basis and a service contract provided as part of the business license application and renewal process. Large equine facilities shall provide permanent and ADA accessible bathroom facilities in accordance with applicable requirements.
- (j) Landscaping. The following minimum landscaping requirements apply to the total developed land area for equine facilities, excluding areas used only for grazing. Existing vegetation shall be preserved to the greatest extent possible in landscaping areas and may be counted towards the minimum tree and shrub requirements.
 - (1) Required Yards Adjoining Streets. All required yards which adjoin a street shall be landscaped and shall include at least one (1) tree for every fifty (50) linear feet, or fraction thereof.
 - (2) Landscaped Buffers Adjoining Residential Uses. When an equine facility adjoins a residentially used or zoned property and is located within 100 feet of the shared property line, a landscaped buffer is required as follows:
 - (i) The buffer shall be 20 feet in width or the width of the setback, whichever is smaller, and located within the required yard for the length of the adjoining common property line adjacent to the developed land area of the equine facility, excluding areas used only for grazing; and
 - (ii) Small Equine Facilities. The buffer for small equine facilities shall include at least one (1) tree every twenty (20) linear feet along the adjoining common property line, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering.
 - (iii) Medium and Large Equine Facilities. The buffer for medium and large equine facilities shall include at least one (1) tree and six (6) shrubs every twenty (20) linear feet along the adjoining common

DRAFT: June 5, 2026

property line, or fraction thereof, planted in off-set rows or other methods to achieve maximum buffering.

- (3) **Planting Standards.** Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards. All required landscaping shall meet the standards of Sections 110.412.60, 110.412.65, and 110.412.75.
- (4) **Expansions.** If an equine facility is expanded to be within 100 feet of an adjoining residential property or use, they shall be required to meet the landscaping requirements of Section 110.342.10(j)(2).
- (5) **Parking Areas.** Landscaping in parking and loading areas is required as specified in Article 412 Landscaping.
- (6) **Modification of Standards.** The requirements of this subsection may be modified by the Director of Planning and Building through the Director's Modification of Standards in cases in which, due to the unusual nature of the establishment proposed or the development proposal submitted for it, the standards set forth herein may be considered insufficient or excessive. The Director may consider site-specific characteristics, alternate proposals to meet the intent of the standards, or other extenuating circumstances. Decisions of the Director pursuant to this section may be appealed pursuant to Article 808, Administrative Permits.
- (k) **Alternate Permitting Requirements.** The following are alternate permitting requirements for parcels with certain characteristics:
 - (1) On parcels zoned general rural (GR) that are at least 35 acres, medium equine facilities are allowed by right when all riding, boarding, and customer facilities are at least 100' feet from adjoining property lines.
 - (2) On parcels zoned low density suburban (LDS), small equine facilities are allowed by right when less than three horses are associated with the business.
- (l) **Animal Welfare.** All equine facilities are subject to the following standards related to animal welfare. Failure to comply with these standards may result in the revocation of issued permits and licenses.
 - (1) Facilities boarding horses shall post on stall doors or enclosure areas: the name(s) of the boarded horse(s), the name(s) and phone number(s) of the owner(s), and the name(s) and phone number(s) of the veterinarians. Proprietors shall also provide such information to Washoe County Regional Animal Services on request.
 - (2) All equine facilities shall submit confirmation of an animal evacuation plan approved by Washoe County Regional Animal Services which includes water and food sources, evacuation destination, means of transportation for all animals.
 - (3) All equine facilities shall comply with any applicable provisions of Chapter 55 of Washoe County Code.

DRAFT: June 5, 2026

SECTION 4. Chapter 110 of the Washoe County Code is hereby amended adding a new section which shall be labeled 110.809.13 Modification of Standards and shall read as follows:

Section 110.809.13 Modification of Standards. Applicants applying for an administrative review permit also seeking a Director's Modification of Standards as otherwise permitted in the development code may request such modifications through the administrative review permit.

SECTION 5. Section 110.300.05 of the Washoe County Code is hereby amended to read as follows:

Section 110.300.05 Contents. Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES
- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 313 EMPLOYEE AND COTTAGE COURT HOUSING
- (i) ARTICLE 314 MANUFACTURED HOME PARKS
- (j) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (k) ARTICLE 318 VACATION TIME SHARE UNITS
- (l) ARTICLE 319 SHORT-TERM RENTALS (STRs)
- (m) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (n) ARTICLE 322 GROUP CARE FACILITIES
- (o) ARTICLE 324 COMMUNICATION FACILITIES
- (p) ARTICLE 326 WIND MACHINES
- (q) ARTICLE 328 GEOTHERMAL RESOURCES
- (r) ARTICLE 330 DOMESTIC PETS AND LIVESTOCK
- (s) ARTICLE 332 AGGREGATE FACILITIES
- (t) ARTICLE 334 MINING
- (u) ARTICLE 336 HOUSING INCENTIVES

DRAFT: June 5, 2026

- (v) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (w) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS
- (x) ARTICLE 342 AGRICULTURAL USES**

SECTION 6. 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."

DRAFT: June 5, 2026

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	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	S ₂	S ₂	A	--	S ₂	--	--	--	--	--	--	--
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	--	--	--	--	--	--
Senior Housing	See Article 336																	

Key: -- = Not allowed; A = Allowed; AR = Administrative Review; P = Administrative Permit;
 PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit;
 S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated
 Trailer (TR) Overlay zone in effect prior to May26, 1993, A¹ = Administrative Review required on parcels half an acre or smaller.

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

DRAFT: June 5, 2026

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	A	A	A	A	A	A	A	A	A	A	A	--	A	A	--	A	A
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); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

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

DRAFT: June 5, 2026

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
Commercial Stables	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	S ₂	S ₂
																	*See Article 226 for Warm Springs parcels.	
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); S₁ = Planning Commission Special Use Permit; S₂ = 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.

DRAFT: June 5, 2026

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); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

DRAFT: June 5, 2026

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); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

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

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DRAFT: June 5, 2026

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	--	--
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); S₁ = Planning Commission Special Use Permit; S₂ = 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

DRAFT: June 5, 2026

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; **AR = Administrative Review**; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = 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 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.

- (a) Administrative Offices. Administrative offices use type refers to offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices and services including travel, secretarial services, telephone answering, photo-copying and reproduction, information technology services, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.
- (b) Adult Characterized Business. Adult characterized business use type refers to uses defined in Washoe County Code, Chapter 25.

DRAFT: June 5, 2026

- (c) Animal Sales and Services. Animal sales and services use type refers to establishments or places of business primarily engaged in animal-related sales and services. Animals kept as domestic pets or as accessory uses to a residential use are regulated by the accessory use provisions of Article 330, Domestic Pets and Livestock. The following are animal sales and services use types:
- (1) Commercial Kennels. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located.
 - ~~(2) Commercial Stables. Commercial stables refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.~~
 - (23) Grooming and Pet Stores. Grooming and pet stores refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.
 - (34) Pet Cemeteries. Pet cemeteries refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds as well as cremation of dead animals. Regardless of the regulatory zone in which it is located, a pet cemetery must be located on a parcel at least two-and-one-half (2.5) acres in size. Cremation of dead animals shall take place in an area designated only for the cremation of pets and which complies with any applicable federal or state statute or regulation or local ordinance.
 - (45) Veterinary Services, Agricultural. Veterinary services, agricultural refers to veterinary services specializing in the care and treatment of large animals. Veterinary services for small animals including pet clinics, dog and cat hospitals, or animal hospitals may be included to provide full veterinary services. Veterinary services, agriculture requires a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. Typical uses include veterinary offices for livestock.
 - (56) Veterinary Services, Pets. Veterinary services, pets refers to veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.
 - (67) Dog Training Services. Dog training services use type means the training of dogs with their owners or owners' designee, where both owner and dog participate in dog training classes.
- (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:
- (1) Automotive Repair. Automotive repair refers to repair of automobiles and the sale, installation and servicing of automobile equipment and parts. Typical uses include muffler shops, automobile repair garages or automobile glass shops.

DRAFT: June 5, 2026

- (2) Automotive Sales and Rentals. Automotive sales and rentals refers to on-site sales and/or rentals of automobiles, non-commercial trucks, motorcycles, motor homes and trailers together with incidental maintenance. Typical uses include automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies.
- (3) Cleaning. Cleaning refers to washing and polishing of automobiles. Typical uses include automobile laundries or car washes.
- (4) Commercial Parking. Commercial parking refers to parking of operable motor vehicles on a temporary basis within a privately owned off-street parking area with or without a fee. Commercial parking is that which is not designated for any identified use. Typical uses include commercial parking lots or garages.
- (5) Equipment Repair and Sales. Equipment repair and sales refers to repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc.; the sale, installation and servicing of automobile equipment and parts; and body repair, painting and steam cleaning. Typical uses include truck transmission shops, body shops, storage of manufactured homes, motor freight maintenance groups or agricultural equipment sales.
- (6) Fabricated Housing Sales. Fabricated housing sales refers to the sales of new and used modular housing, manufactured homes and/or mobile homes; and ancillary minor repair of modular housing, manufactured homes and/or mobile homes sold from the same location as the new or used units. Typical uses include mobile homes sales lots and minor repairs of units sold on site that do not include changes in walls and do not include changes in undercarriage plumbing or support systems.
- (7) Storage of Operable Vehicles. Storage of operable vehicles refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include storage areas within personal storage facilities and storage yards for commercial vehicles.
- (8) Truck Stops. Truck stops refers to businesses engaged in the sale of fuel and lubricants primarily for trucks, routine repair and maintenance of trucks, and associated uses such as selling food and truck accessories.
- (e) Building Maintenance Services. Building maintenance services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance or window cleaning services.
- (f) Commercial Centers. Commercial centers use type refers to a group of unified commercial establishments built on a site which is planned, developed, owned and managed as an operating unit. The following are commercial center use types:
 - (1) Neighborhood Centers. Neighborhood centers refers to sales of convenience goods (foods, drugs and sundries) and personal services, those which meet the daily needs of an immediate neighborhood trade area. A neighborhood center typically includes convenience retail and services a population of 2,500 to 40,000 people, typically has a service area radius of one-half to one-and-one-half miles, and has a typical range of 15,000 to 50,000 square feet of gross leasable area.

DRAFT: June 5, 2026

- (2) Community Centers. Community centers refers to shopping establishments containing some services of the neighborhood center plus other services providing a greater depth and range of merchandise than contained in the neighborhood center. A community center may be built around a department store or a variety store as the major tenant. A community center generally serves a trade area population of 40,000 to 50,000 people, typically has a service area radius of one to three miles, and has a typical range of 50,000 to 150,000 square feet of gross leasable area.
- (3) Regional Centers. Regional centers refers to centers that provide shopping goods, general merchandise, apparel, furniture and home furnishings in full depth and variety. They usually are built around more than one department store. Typical design uses the pedestrian mall, either open or enclosed, as a connector between major anchor stores. A regional center serves as a major commercial center for the entire region and typically has more than 150,000 square feet of gross leasable area.
- (g) Commercial Educational Services. Commercial educational services use type refers to educational services provided by private institutions or individuals with the primary purpose of preparing students for jobs in trade or profession. Typical uses include business and vocational schools, music schools and hair styling schools.
- (h) Commercial Recreation. Commercial recreation use type refers to commercial establishments or places of business primarily engaged in the provision of sports, entertainment or recreation for participants or spectators. The following are commercial recreation use types:
 - (1) Commercial Campground Facilities/RV Park. Commercial campground facilities/RV park refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.
 - (2) Destination Resorts. Destination resorts refers to commercial enterprises for recreation that can include lodging. Typical uses include ski resorts, dude ranches, and hunting and fishing lodges.
 - (3) Indoor Entertainment. Indoor entertainment refers to predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls.
 - (4) Indoor Sports and Recreation. Indoor sports and recreation refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts and athletic clubs. **This use excludes equine facilities.**
 - (5) Limited Gaming Facilities. Limited gaming facilities refers to establishments which contains no more than fifteen (15) slot machines (and no other game or gaming device) where the operation of the slot machine is incidental to the primary business of the establishment.
 - (6) Marinas. Marinas refers to docking, storage, rental and minor repair of recreational and fishing boats. Typical uses include recreational boat marinas and boat rental establishments.

DRAFT: June 5, 2026

- (7) Outdoor Entertainment. Outdoor entertainment refers to predominantly spectator-type uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities (**including horse racing**) and amusement parks.
- (8) Outdoor Sports and Recreation. Outdoor sports and recreation refers to predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools and tennis courts.
- (9) Outdoor Sports Club. Outdoor sports club refers to sports clubs using agricultural land or open space for hunting, shooting or fishing purposes. Typical uses include duck clubs, hunting clubs, skeet clubs and rifle ranges.
- (10) Unlimited Gaming Facilities. Unlimited gaming facilities refers to an establishment which contains fifteen (15) or more electronic gaming devices or operation of other gaming devices as authorized by the State of Nevada.
- (i) Construction Sales and Services. Construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures and hardware, or those uses classified as one of the automotive and equipment use types. This use type does not refer to actual construction sites. Typical uses include contractor's office with or without an equipment yard, tool and equipment rental, or sales and building material stores.
- (j) Continuum of Care Facilities, Seniors. Continuum of care facilities for seniors use type refers to commercial establishments that provide housing, activities and twenty-four-hour skilled nursing or medical care to allow for adults to age in place. The number of continuum of care units and parking standards shall be determined through the special use permit process. All other development standards shall apply. Facilities may include independent living, assisted living, nursing care, hospice care, accessory housing for staff, and medical facilities and services for residents.
- (k) 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.
- (l) Data Center. Data Center use type refers to establishments or places of business primarily engaged in the storage/housing of equipment, such as computers, servers, switches, routers, data storage devices, and related equipment for the purpose of storing, managing, processing, and exchanging of digital data and information.
- (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, have a short customer turnover rate (typically less than one hour), and may include

DRAFT: June 5, 2026

sales of alcoholic beverages. 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 Manufacturing. Liquor manufacturing refers to the brewing, distillation, making, and/or manufacture of intoxicating liquors on the premises of the establishment. The resulting liquor products may be sold at retail to the public for on-site consumption and/or for off-site consumption. The liquor products may also be sold to licensed importer and/or wholesaler liquor dealers, with or without sales to the public. Liquor manufacturing may be in conjunction with another commercial use type, such as a full service eating and drinking establishment. Typical uses include brew pubs, breweries, craft distilleries, and wine makers.
- (s) Liquor Sales. Liquor sales use type refers to retail sales of alcoholic beverages, as defined in Chapter 30 of County Code (Intoxicating Liquor and Gaming Licenses and Regulations), to the public. The following are liquor sales use types:

DRAFT: June 5, 2026

- (1) Off-Premises. Off-premises refers to the retail sale of alcoholic beverages to the public for off-site consumption, but excludes uses classified under the retail sales use type. Typical uses include stores that sell packaged liquor.
 - (2) On-Premises. On-premises refers to the retail sale of alcoholic beverages to the public for on-site consumption, but excludes uses classified under the eating and drinking establishments use type. Typical uses include bars, taverns, cabarets, and casino service bars.
- (t) Lodging Services. Lodging services use type refers to establishments primarily engaged in the provision of lodging on a less-than-weekly basis with incidental food, drink, and other sales or services intended for the convenience of guests, including common facilities, but excludes those establishments classified under residential group home, short-term rental 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.
- (u) Marijuana Establishments. A marijuana establishment, as defined and authorized by NRS 453A and NRS 453D, refers to commercial establishments, facilities, or places of business primarily engaged in the cultivation, production, acquisition, testing, supply, sale or distribution of marijuana products and related supplies and services, either for medical or adult recreational use. All marijuana establishments must be licensed by the Department of Taxation ("Department"). A business may be licensed with the Department to act as more than one of the marijuana establishment use types listed below in subsections one (1) through five (5). The following are marijuana establishment use types:
 - (1) Marijuana Cultivation Facility. A marijuana cultivation facility, as defined by NRS 453A and/or 453D, refers to a business licensed as either a medical marijuana cultivation facility or as a marijuana cultivation facility, or both, which is authorized to cultivate, process, and package marijuana, to have marijuana tested by a marijuana testing facility, and to sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

DRAFT: June 5, 2026

- (2) Marijuana Product Manufacturing Facility. A marijuana product manufacturing facility, as defined by NRS 453A and/or 453D, refers to a business licensed as a facility for the production of edible marijuana products or marijuana-infused products, and/or as a marijuana product manufacturing facility, which is authorized to purchase marijuana, manufacture, process, and package marijuana and marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.
- (3) Marijuana Testing Facility. A marijuana testing facility, as defined by NRS 453A and/or 453D, refers to a business licensed as a medical marijuana independent testing laboratory and/or as a marijuana testing facility, which is authorized to test marijuana and marijuana products, including for potency and contaminants.
- (4) Retail Marijuana Store/Medical Dispensary. A retail marijuana store/medical dispensary, as defined by NRS 453A and/or 453D, refers to a business licensed as either a medical marijuana dispensary or as a retail marijuana store, or both, which is authorized to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities and retail marijuana stores, and to sell marijuana and marijuana products to consumers. In order to operate as a retail marijuana store / medical dispensary for adult recreational use, the business must retain State licensure as a medical marijuana dispensary to continue business operations in the unincorporated County.
- (5) Marijuana Distributor. A marijuana distributor, as defined by NRS 453D and WCC 25.708(2), refers to a business licensed to transport marijuana from a marijuana establishment to another marijuana establishment. A marijuana distributor license provides for the transport of both medical and recreational (adult use) marijuana, marijuana products and/or marijuana paraphernalia to marijuana establishments located within the unincorporated County.
 - (a) A retail marijuana store / medical dispensary is not required to obtain a marijuana distributor license to transport marijuana or marijuana products directly to consumers.
 - (b) Marijuana distributors will only transport marijuana, marijuana products and/or marijuana paraphernalia following the provisions of NRS Chapter 453D and NAC Chapter 453D.
 - (c) Wholesale intoxicating liquor dealers licensed pursuant to NRS Chapter 369 applying for a marijuana distributor license must possess a valid and current County Importer / Wholesaler intoxicating liquor license.
 - (d) A marijuana distributor business is not allowed as a home-based business.
- (v) 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.
- (w) Nursery Sales. Nursery sales use type refers to the sales of plants, flowers and related nursery items. The following are nursery sales use types:

DRAFT: June 5, 2026

- (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.
- (x) 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.
- (y) 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.
- (z) 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.
- (aa) 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.
- (bb) 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.
- (cc) 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

DRAFT: June 5, 2026

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.
- (dd) 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.
- (ee) 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.
- (ff) Winery. The Winery use type refers to a facility comprising the building(s) or space used to make wine as an alcoholic beverage obtained by the fermentation of the natural content of fruits or other agricultural products containing sugar. A winery includes crushing of fruit, fermenting, bottling, blending, bulk and bottle storage, aging, shipping and receiving of wine making materials, laboratory equipment, associated maintenance equipment, and administrative office functions related to the operation of the winery. A winery may or may not have a vineyard associated with it and may include a public tasting room and the sale of merchandise related directly to the winery. A winery may only sell at retail by the bottle or serve by the glass, on its premises, wine produced, blended, or aged on site by the winery subject to any limitations set forth in NRS 597.240.

A winery may be established as a stand-alone principal use type or in combination with residential or other authorized use types. The growing of grapes for use in a winery use type or in wine making is classified as Crop Production, a separate Agricultural Use Type. Wine making in the urban, commercial or industrial regulatory zones, or in conjunction with the manufacture of other types of intoxicating liquor, is classified as Liquor Manufacturing, a separate Commercial Use Type. Any allowed winery use type requires the issuance of the appropriate Washoe County business and liquor licenses pursuant to Chapters 25 and 30 of this Code. The business license application process for an allowed winery shall include the noticing of all adjacent property owners within 500 feet of the subject parcel, homeowners associations or Architectural Control Committees that are registered with the Building and Safety Division which have an interest in the subject parcel, and any properties that share a privately maintained access road to the subject parcel. Review and approval of a business license application to establish a winery shall include, at a minimum, review by the Washoe County Health District, the fire department of jurisdiction, and any General Improvement District with jurisdiction.

Winery with Special Events. Except in the Suburban Residential regulatory zone, a winery approved through an Administrative Permit may include, as part of the Administrative Permit application, provisions for conducting recurring special events as ancillary uses to the principal Winery use. "Special event" means an assembly of less than 100 persons on any one day of the event. Such recurring special events may

DRAFT: June 5, 2026

include, but are not limited to, weddings, tours, promotional events, entertainment (indoor or outdoor), wine and food pairings, and craft fairs. Recurring special events proposed in conjunction with a Winery use must be included in the Administrative Permit application authorizing the Winery use. New or amended proposals for special events shall require either an amendment to the existing Administrative Permit (i.e. Amendment of Conditions) or a separate application for a Temporary Special Event Business License pursuant to Chapter 25 of this Code through the Business License division.

SECTION 8. Section 110.304.35 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.

- (a) Agricultural Processing. Agricultural processing use type refers to the processing of foods and beverages from agricultural commodities, but excludes animal slaughtering. Typical uses include canning of fruits and vegetables, processing of dairy products, and the production of prepared meats from purchased carcasses.
- (b) Agricultural Sales. Agricultural sales use type refers to the sale of agricultural supplies such as feed, grain and fertilizers. Typical uses include feed and grain stores.
- (c) Animal Production. Animal production use type refers to raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming, poultry farming and aquaculture.
- (d) Animal Slaughtering, Agricultural. Agricultural animal slaughtering use type refers to the slaughtering of animals to be used in making meat products on the same premises.
- (e) Animal Slaughtering, Commercial. Commercial animal slaughtering use type refers to the slaughtering of animals to be sold to others or to be used in making meat products on the same premises. Typical uses include slaughter houses.
- (f) 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.
- (g) Crop Production. Crop production use type refers to raising and harvesting of tree crops, row crops or field crops on an agricultural or commercial basis, including packing and processing.
- (h) **Equine Facility.** Equine facility use type refers to any facility which provides equine-related services, including but not limited to: horse boarding, horse training, riding instruction, arena use, horse clinics, horse shows, equine-assisted therapy, and other equine-related events. Typical uses include boarding facilities and show barns. This use excludes horses used exclusively for agricultural operations classified under animal production. A horse or other animal of the equine species is considered associated with the facility if it is on-site and boarded or used for any commercial activities such as lessons. Offspring of the permitted horses shall not count towards the permitted number of horses at an equine

DRAFT: June 5, 2026

facility until they reach twelve (12) months of age. Any clinics or events resulting in more activity than what is permitted as part of standard business operations would be required to obtain a special event license pursuant to Section 110.310.20. The following are equine facility use types:

- (1) **Small Equine Facility.** Small equine facility refers to facilities with a maximum of eight (8) horses associated with the equine facility.
 - (2) **Medium Equine Facility.** Medium equine facilities refer to facilities between nine (9) and twenty (20) horses associated with the equine facility.
 - (3) **Large Equine Facility.** Large equine facility refers to facilities with more than twenty (20) horses associated with the equine facility.
- (hi) **Forest Products.** Forest products use type refers to commercial timber harvesting uses and facilities. Typical uses include production of forest products, sawmills and lumber camps.
- (ij) **Game Farms.** Game farms use type refers to boarding or breeding of exotic animals generally considered as wild or not normally domesticated.
- (jk) **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. Typical uses include produce stands, and fruit and vegetable stands.
- (1) Only products grown or produced on-site may be sold. A minimum lot size of forty (40) acres is required to establish produce sales as an allowed use in the General Rural (GR) regulatory zone. A valid business license pursuant to Chapter 25 of County Code must be obtained prior to any sales.
 - (2) Temporary produce sales, for a maximum duration of thirty (30) days in any one (1) calendar year, are allowed in all regulatory zones; however, a valid business license pursuant to Chapter 25 of County Code must be obtained prior to any sales.

SECTION 9. Division 400 Table of Contents of the Washoe County Code is hereby amended to read as follows:

Division Four - Development Standards

CONTENTS

	Page
Development Standards: Title and Contents	400-1
Density/Intensity Standards	402-1
Lot Standards	404-1
Building Placement Standards	406-1
Common Open Space Development	408-1
Parking and Loading	410-1

DRAFT: June 5, 2026

Landscaping	412-1
Noise and Lighting Standards	414-1
Flood Hazards	416-1
Significant Hydrologic Resources	418-1
Storm Drainage Standards	420-1
Storm Water Discharge Program	421-1
Water and Sewer Resource Requirements	422-1
Hillside Development	424-1
Scenic Areas (Reserved for Future Ordinance)	426-1
Alternative Energy Development Incentives (Reserved for Future Ordinance)	428-1
River Corridor Development (Reserved for Future Ordinance)	430-1
Open Space Standards	432-1
Street Design Standards	436-1
Grading Standards	438-1
Public School Facilities Design Standards	440-1
Specific Plan Standards and Procedures	442-1

LIST OF TABLES

Table 110.406.05.1: Standards	406-2
Table 110.410.10.1: Off-Street Parking Space Requirements (Residential Use Types)	410-2
Table 110.410.10.2: Off-Street Parking Space Requirements (Civic Use Types)	410-3
Table 110.410.10.3: Off-Street Parking Space Requirements (Commercial Use Types) ..	410-4
Table 110.410.10.4: Off-Street Parking Space Requirements (Industrial Use Types)	410-7
Table 110.410.10.5: Off-Street Parking Space Requirements (Agricultural Use Types)	410-8
Table 110.410.15.1: Handicapped Accessible Parking Spaces	410-11
Table 110.410.25.1: Parking Dimensions	410-14
Table 110.436.25.1: Roadway Sections - A, General Applications: Arterial Highways	436-5
Table 110.436.25.2: Roadway Sections - B, General Applications: Streets Serving Lot Sizes Less Than 0.5 Acres	436-6
Table 110.436.25.3: Roadway Sections - C, General Applications: Streets Serving Lot Sizes 0.5 - 1.5 Acres	436-7
Table 110.436.25.4: Roadway Sections - D, General Applications: Streets Serving Lot Sizes Greater Than 1.5 Acres	436-8
Table 110.436.25.5: Sidewalk Requirements	436-9
Table 110.436.45.1: AASHTO Minimum Design Radius Criteria	436-13
Table 110.438.10.1: Permits Required	438-2
Table 110.438.42.1: Minimum Factors of Safety	438-15

DRAFT: June 5, 2026

Table 110.442.01.1: Master Plan Categories and Maximum Specific Plan

Residential Densities 442-4

LIST OF FIGURES

Figure 110.410.15.1: Motorcycle Parking Dimensions 410-10

Figure 110.410.15.2: Removed

Figure 110.410.15.3: ~~Handicapped~~ **Accessible** Parking Dimensions 410-11

Figure 110.410.15.4: International Symbol of Accessibility 410-12

Figure 110.410.15.5: Accessible Routes 410-12

Figure 110.410.25.1: Parking Lot Layout 410-15

Figure 110.412.25.1: Total Developed Land Area 412-5

Figure 110.412.30.1: Intersection Visibility 412-6

Figure 110.412.40.1: Landscaping and Screening for Civic, Commercial,
Industrial and Agricultural Use Types 412-8

Figure 110.412.50.1: Required Trees within Parking and Loading Areas 412-10

Figure 110.412.50.2: Landscaping and Screening for Parking and Loading Areas 412-11

Figure 110.412.55.1: Placement and Measurement Techniques for Screening
Material 412-13

Figure 110.416.57.1: Exempted Parcels in Critical Flood Zone 1 416-10

Figure 110.416.57.2: Exempted Parcels in Critical Flood Zone 1 416-11

Figure 110.416.57.3: Exempted Parcels in Critical Flood Zone 1 416-12

Figure 110.424.30.1: Building Location Standards 424-9

Figure 110.424.30.2: Example of Split Pad and Stepped Foundation Design 424-9

Figure 110.424.30.3: Slope Ownership 424-10

Figure 110.424.30.4: Building Location Standards 424-10

Figure 110.438.25: Removed

Figure 110.438.25: Removed

Figure 110.438.25: Removed

Figure 110.438.31.1: Grading 438-11

Figure 110.438.32.1: Top of Cut Slope 438-12

Figure 110.438.32.2: Toe of Fill Slope 438-13

Figure 110.438.45.2: Removed

Figure 110.438.45.3: Removed

LIST OF MAPS

Map 110.418.05.1: Significant Hydrologic Resources 418-4

SECTION 10. Section 110.410.10 of the Washoe County Code is
hereby amended to read as follows:

DRAFT: June 5, 2026

Section 110.410.10 Required Parking Spaces. Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1 through Table 110.410.10.5.

- (a) Description of Use Types. The use types referred to in Table 110.410.10.1 through Table 110.410.10.5 are defined in Article 304, Use Classification System.
- (b) Requirements Cumulative. Where Table 110.410.10.1 through Table 110.410.10.5 set forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (c) Spaces Based on Square Footage. The square footage requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (d) Spaces Based on Employees. The employee requirements used in Table 110.410.10.1 through Table 110.410.10.5 to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.
- (e) Rounding Off Numbers. Whenever the computation of the number of off-street parking spaces required by Table 110.410.10.1 through Table 110.410.10.5 results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one-half (1/2) shall not be counted.

Table 110.410.10.1

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

Residential Use Types (Section 110.304.15)	Spaces Required
Attached Accessory Dwelling	1 per attached accessory dwelling unit, in addition to other required spaces
Detached Accessory Dwelling	1 per detached accessory dwelling unit, in addition to other required spaces
Detached Accessory Structure	None
Guest Quarters	1 per guest quarters unit, in addition to the other required spaces
Duplex	1 per dwelling unit, which must be covered
Triplex	1 per dwelling unit, which must be covered
Quadplex	1 per dwelling unit, which must be covered
Fabricated Home	*2 per fabricated home
Multi Family and Multi Family, Minor	2 bedrooms or fewer = 1 parking space; 3 bedrooms = 2 parking spaces; 4 or more bedrooms = 2.5 parking spaces 1 covered parking space is required for every 2 units
Cottage Court	1 per dwelling unit, which must be covered
Single Family Attached	2 per dwelling unit, 1 of which must be in an enclosed garage
Single Family Detached	2 per dwelling unit, 1 of which must be in an enclosed garage
Manufactured Home Parks	1.5 per manufactured home, plus 1 per 5 units for guest parking

DRAFT: June 5, 2026

Group Home	.25 per bed, plus 1 per employee during peak employment shift
Short-Term Rental (All Tiers)	As identified in Article 319, <i>Short-Term Rentals (STRs)</i>
Employee Housing Dormitory	.25 spaces per approved occupant

Note: * = Article 312, Fabricated Housing, may require 1 parking space to be in an enclosed garage or carport.

DRAFT: June 5, 2026

Table 110.410.10.2

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

Civic Use Types (Section 110.304.20)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Services	4		
Child Care			
Child Daycare	1 if assembly hall included	1	1 off-street loading space for every 8 students
Family Daycare			1 in addition to any other required spaces
Large-Family Daycare		1	1 off-street loading space for every 8 students
Community Center	5	1	
Convalescent Services		1	.25 per bed
Cultural and Library Services	3	1	
Education			
College/University		1	.5 per student of driving age
Elementary/Secondary		1	.25 per student of driving age
Group Care		1	.25 per bed
Hospital Services		1	.5 per bed
Major Services and Utilities			
Major Public Facilities		As specified by use permit	
Utility Services		As specified by use permit	
Nature Center		As specified by use permit	
Parks and Recreation			
Active Recreation		1	
Passive Recreation		1	
Postal Services	2	1	
Public Parking Services		1	
Religious Assembly			1 per 3 seats or 72 lineal inches of pew space plus 1 per 300 square feet of additional public space
Safety Services		1	

DRAFT: June 5, 2026

Table 110.410.10.3

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
Administrative Offices	4	1	
Adult Entertainment	5	1	
Animal Sales and Services			
Commercial Kennels		1	.25 per animal at design capacity
Commercial Stables		4	.25 per horse at design capacity
Grooming and Pet Stores	2.5	1	
Pet Cemeteries		1	
Veterinary Services, Agricultural	2	1	
Veterinary Services, Pets	4	1	
Automotive and Equipment			
Automotive Repair		1	3 per service bay
Automotive Sales and Rentals	.5	1	
Cleaning	2	1	
Commercial Parking		1	
Equipment Repair and Sales	2	1	
Fabricated Housing Sales	.5	1	
Storage of Operable Vehicles		1	
Truck Stops	4	1	
Building Maintenance Services	2		
Continuum of Care Facilities, Seniors		As specified by use permit	As specified by use permit
Commercial Antennas			1 per antenna tower
Commercial Centers (All Types)			Less than 15,000 square feet: 5 spaces per 1,000 square feet; 15,000 to 400,000 square feet: 4 spaces per 1,000 square feet; more than 400,000 square feet: 5 spaces per 1,000 square feet
Commercial Educational Services		1	.5 per student
Commercial Recreation			
Commercial Campground Facilities		1	
Destination Resorts		1	1 per room
Indoor Entertainment		1	1 per 3 seats
Indoor Sports and Recreation	5	1	
Limited Gaming Facilities	4	1	

DRAFT: June 5, 2026

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
Marinas		As specified by use permit	
Outdoor Entertainment		As specified by use permit	
Outdoor Sports and Recreation		As specified by use permit	
Outdoor Sports Club		As specified by use permit	
Unlimited Gaming Facilities	8	1	
Construction Sales and Services	2 for retail and 1 for storage area		
Convention and Meeting Facilities		1	1 per seat if not associated with lodging facilities; .5 per seat otherwise
Eating and Drinking Establishments			
Convenience	10	1	
Full Service	10	1	
Financial Services	3	1	
Funeral and Internment Services			
Cemeteries		1	
Undertaking		1	1 per 3 seats
Gasoline Sales and Service Stations		1	3 per service bay (service bay not credited as required space)
Helicopter Services			
Heliport		1	5 per helicopter space
Helistop		1	5 per helicopter space
Liquor Manufacturing*			*Or as specified by use permit
Off-Premise Sales/Consumption	3	1	Minimum of 2 spaces
On-Premise Sales/Consumption	5	1	For any public tasting room, a minimum of 5 permanent spaces
Liquor Sales			
Off-Premises	4	1	
On-Premises	10	1	

DRAFT: June 5, 2026

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
Lodging Services			
Bed and Breakfast Inns		1	1 per room
Hostels		1	.25 per bed
Hotels and Motels		1	1 per room
Vacation Time Shares			1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be in an enclosed garage or carport
Marijuana Establishments			
Marijuana Cultivation Facility		1	
Marijuana Product Manufacturing Facility		1	
Marijuana Testing Facility		1	
Retail Marijuana Store/Medical Dispensary	5	1	
Medical Services	5	1	
Nursery Sales			
Retail	3	1	
Wholesale	3	1	
Personal Services	4		
Personal Storage		1	1 loading space per 2,000 square feet of building footprint
Professional Services	4	1	
Recycle Center			
Full Service Recycle Center	3	1	
Remote Collection Facility			3 spaces per collective device
Residential Hazardous Substance Recycle Center	3	1	
Repair Services, Consumer	2.5	1	
Retail Sales			
Comparison Shopping Centers	3	1	
Convenience	5	1	
Specialty Stores	3	1	
Secondhand Sales	2.5	1	
Transportation Services		1	

DRAFT: June 5, 2026

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
Winery	3*	1	*Or as specified by use permit; Minimum of 2 spaces; For any public tasting room, a minimum of 5 permanent spaces
Winery with Special Events			As specified by Use Permit

Table 110.410.10.4

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

Industrial Use Types (Section 110.304.30)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Custom Manufacturing		1	2 per 1,000 square feet of showroom space
Energy Production		1	
General Industrial			
Heavy		1	
Intermediate		1	
Limited		1	
High Technology Industry		1	
Inoperable Vehicle Storage		1	2 per 1 acre of storage area
Laundry Services	2	1	
Mining Operations		1	
Petroleum Gas Extraction		1	
Salvage Yards		1	2 per 1 acre of storage area
Wholesaling, Storage and Distribution			
Heavy		1	.5 per 1,000 square feet of area open to the public
Light		1	.5 per 1,000 square feet of area open to the public

DRAFT: June 5, 2026

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
Agricultural Processing		1	
Agricultural Sales	3	1	
Animal Production		1	
Animal Slaughtering		1	
Animal Slaughtering, Mobile		1	Off-street parking for the mobile facility
Crop Production		No requirement	
Equine Facilities		1	.25 per horse at design capacity 2 spaces minimum required
Forest Products		1	
Game Farm		1	
Produce Sales		1	3 spaces per produce stand

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

SECTION 11. Section 110.410.15 of the Washoe County Code is hereby amended to read as follows:

Section 110.410.15 Special Parking Provisions.

- (a) Motorcycle Spaces. For every four motorcycle parking spaces provided, a credit of one parking space shall be given toward the requirements of this article, provided, however, that the credit for each shall not exceed 1/40 of the total number of automobile spaces required. If determined necessary by the County Engineer, bollards shall be installed to separate and protect motorcycle spaces from automobile circulation. The minimum dimensions for motorcycle spaces shall be seven feet in length and three feet four inches in width as illustrated in Figure 110.410.15.1.
- (b) Bicycle Storage. In development projects with 20 or more required parking spaces, a rack or other secure device for the purpose of storing and protecting bicycles from theft shall be installed.
 - (1) Short-term bicycle parking shall be provided at a rate of one (1) space for every ten (10) vehicular spaces or fraction thereof;
 - (2) Long-term bicycle parking shall be provided at a rate of one (1) space for every four (4) dwelling units.

DRAFT: June 5, 2026

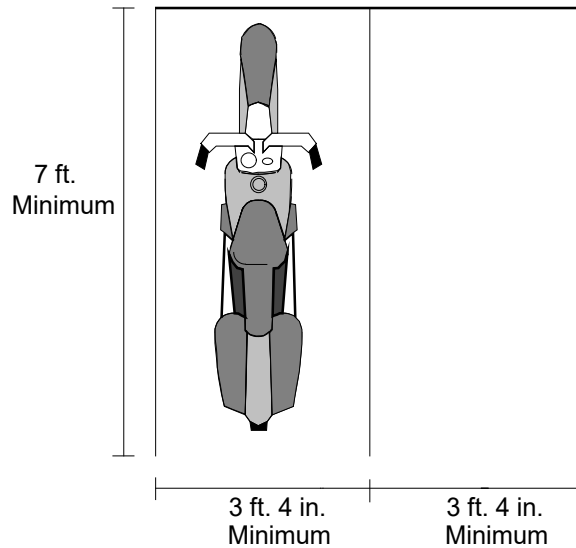
- (3) Bicycle parking facilities shall be securely anchored, and shall not interfere with pedestrian or vehicular traffic;
 - (4) Short-term bicycle parking facilities shall be constructed to meet the following standards:
 - (i) Located within fifty (50) feet from the entrance;
 - (ii) Located in a high traffic and well-lit area;
 - (iii) Where possible, should be protected by existing structures such as overhangs or awnings.
 - (5) Long-term bicycle parking facilities shall be constructed in a secure and dedicated area within the principal building or a nearby building. The bicycle parking facilities shall be within a controlled access area where a key, fob, passcode, or other secure method is needed to gain access. .
- (c) Bicycle Rack Design: Inverted U or arc bicycle racks, and D shaped or swerve racks are encouraged. Bicycle racks in Washoe County should meet these minimum requirements:
- (1) Support the bicycle in at least two places.
 - (2) Allow bicyclists to lock the frame and one wheel with a U-lock.
 - (3) Be securely anchored to the ground
 - (4) Resist cutting, rusting, bending, or other deformation.
 - (5) Provide enough space between bike positions to accommodate a bicycle locked in every spot.
- (d) Handicapped Accessible Parking. In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.
- (1) ~~Handicapped~~ **Accessible** parking spaces shall be provided in accordance with Table 110.410.15.1. One of every six required ~~handicapped~~ **accessible** spaces shall be a van accessible space (a minimum of one van accessible space per parking area).
 - (2) ~~Handicapped~~ **Accessible** parking spaces shall be a minimum of eight feet in width and a minimum of 18 feet in length, as illustrated in Figure 110.410.15.3.
 - (3) ~~Handicapped~~ **Accessible parking** spaces shall be provided with an adjacent access aisle, as **required by ICC A117.1 and the International Building Code, Chapter 11, as adopted in Chapter 100 of Washoe County Code** illustrated in Figure 110.410.15.3. ~~Access aisles shall be a minimum of five feet in width. Van access aisles shall be a minimum of eight feet in width. Access aisles shall be located on the passenger side of each space unless it is located between and is shared by two designated spaces.~~
 - (4) ~~Handicapped~~ **Accessible** parking spaces and access aisles shall be level **and surfaced with pavement or another accessible surface as approved by Washoe County Building.**

DRAFT: June 5, 2026

- (5) ~~Handicapped~~ **Accessible parking** spaces shall be located as near as possible to accessible building or site entrances and shall be located so as to provide convenient access to curb ramps.
- (6) Each reserved ~~handicapped~~ **accessible** parking space shall be designated with a stall sign displaying the International Symbol of Accessibility, as illustrated in Figure 110.410.15.4. Each stall sign shall be at least 70 square inches in size. Spaces that are van accessible shall be designated as "Van Accessible."
- (7) Each reserved ~~handicapped~~ **accessible** parking space shall meet one of the following stall markings requirements:
 - (i) Each ~~handicapped~~ **accessible** parking space shall be painted solid blue with a white International Symbol of Accessibility; ~~or~~
 - (ii) Each ~~handicapped~~ **accessible** parking space shall be outlined in blue with a three foot square International Symbol of Accessibility painted in a contrasting color; **or**
 - (iii) **Each accessible parking space with an approved non-paved surface shall be marked in a method approved by Washoe County Building.**
- (8) Each reserved ~~handicapped~~ **accessible** parking space shall be marked with a sign warning drivers of the possibility of towing due to unauthorized use and providing information of recovering towed vehicles. Warning signs shall have minimum dimensions of 17 inches by 22 inches and shall be labeled with lettering of at least one inch in height.
- (9) A minimum of 98 vertical inches of clearance shall be provided for van accessible spaces and the entire route from parking area ingress/egress points to the parking space.
- (10) As illustrated in Figure 110.410.15.5, a minimum vehicle overhang allowance of 24 inches shall be provided between accessible routes and ~~handicapped~~ **accessible** parking spaces. Said accessible routes shall, at all times, provide users with a minimum width of 36 inches of throughway.

DRAFT: June 5, 2026

Figure 110.410.15.1

MOTORCYCLE PARKING DIMENSIONS

Source: Sedway Cooke Associates.

Figure 110.410.15.2 Removed

Table 110.410.15.1

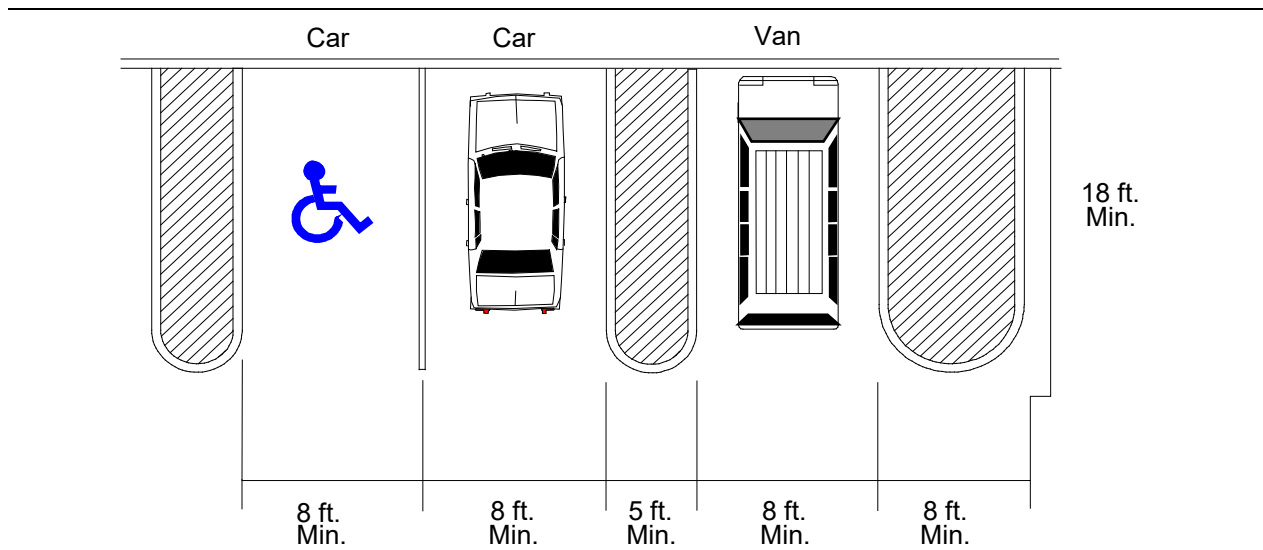
HANDICAPPED ACCESSIBLE PARKING SPACES

Spaces in Lot	Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of Total
1,001 and over	20 plus 1 per 100 above 1,000

Source: Washoe County Department of Community Development.

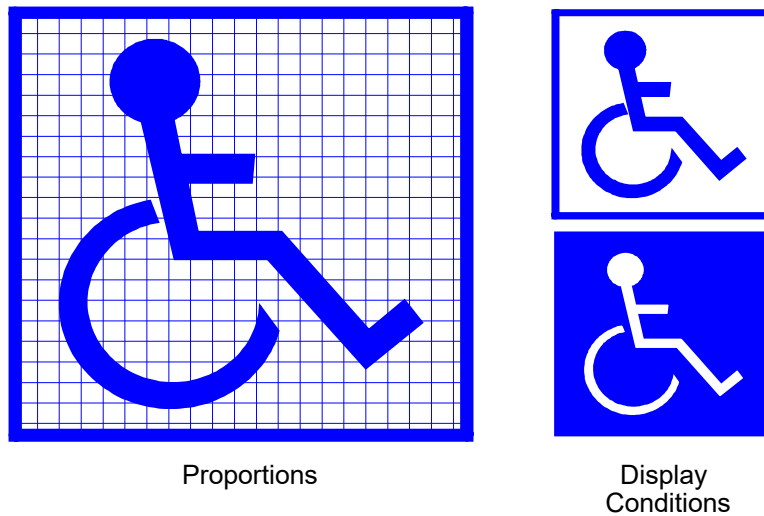
Figure 110.410.15.3

DRAFT: June 5, 2026

HANDICAPPED ACCESSIBLE PARKING DIMENSIONS

Source: Sedway Cooke Associates.

Figure 110.410.15.4

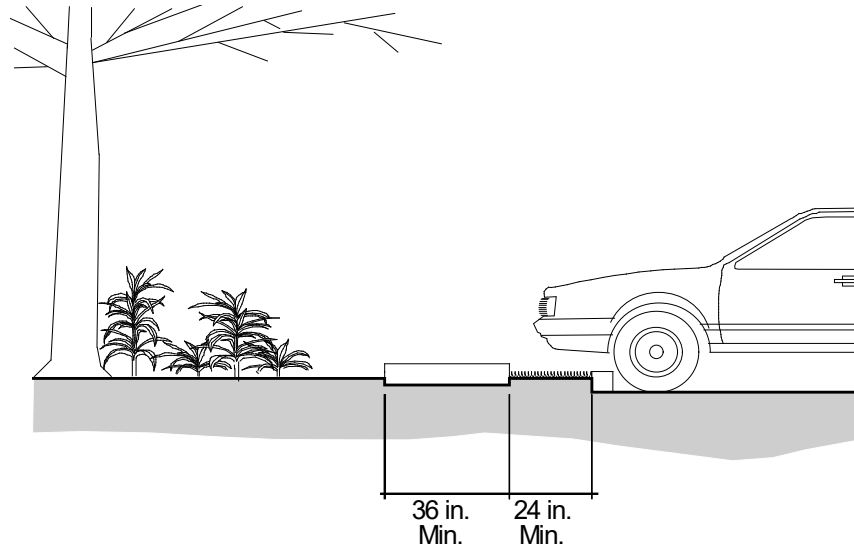
INTERNATIONAL SYMBOL OF ACCESSIBILITY

Source: Sedway Cooke Associates.

Figure 110.410.15.5

ACCESSIBLE ROUTES

DRAFT: June 5, 2026



Source: Sedway Cooke Associates.

SECTION 12. Section 110.410.25 of the Washoe County Code is hereby amended to read as follows:

Section 110.410.25 Design of Parking Areas. The design standards for off-street parking facilities shall be as set forth in this section.

- (a) Parking Lot Design. Parking lot design and dimensions shall be in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (b) Automobile Parking Spaces: Size. Parking space sizes shall be built with an unistall design in accordance with Table 110.410.25.1 and Figure 110.410.25.1.
- (c) Wheel Stops. A wheel stop or curb, if used, shall be placed between two-and-one-half (2-1/2) and three (3) feet from the end of the parking space.
- (d) Striping and Marking. All **paved** parking stalls shall be striped and directional arrows shall be delineated in a manner acceptable to the County Engineer. All paint used for striping and directional arrows shall be of a type approved by the County Engineer.
- (e) Surfacing. All parking spaces, driveways and maneuvering areas shall **be surfaced in accordance with the following standards.**
 - (1) **Unless otherwise allowed in this section, surfaces shall** be paved and permanently maintained with asphalt or ~~cement~~ **concrete**. Bumper guards shall be provided when necessary to protect adjacent structures or properties as determined by the Director of Community Development.
 - (2) **Agricultural uses with 20 or less parking spaces may use a minimum thickness of six (6) inches of Type 2 Class B compacted aggregate base on a compacted subgrade or alternate equivalent all-weather surface material as approved by the County Engineer in lieu of paving. When a site is accessed by a paved public road, a paved commercial driveway apron**

DRAFT: June 5, 2026

pursuant to the Washoe County Engineering Standard Construction Details shall be required regardless of access and parking area surfacing. Surfaces for accessible parking spaces and pathways must meet the standards of 110.410.15(d).

- (f) Landscaping and Screening. All open parking areas shall be landscaped and/or screened according to the standards set forth in Article 412, Landscaping.
- (g) Lighting. All off-street parking areas within commercially-zoned projects shall be provided with exterior lighting which meets the following minimum standards:
- (1) Proper illumination shall be provided for safety which, at a minimum, shall be the equivalent of one (1) foot candle average of illumination throughout the parking area;
 - (2) All lighting shall be on a time clock or photo-sensor system;
 - (3) Parking lot luminaries shall be high-pressure sodium vapor with 90-degree cut-off and flat lenses; and
 - (4) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares provided, however, that such light shall not cause a hazard to motorists.
- (h) Access. Access to parking areas shall be provided as follows:
- (1) Access driveways shall have a width of no less than twenty (20) feet;
 - (2) The parking area shall be designed so that a vehicle within the parking area will not have to enter a public street to move from one location to any other location within the parking area; and
 - (3) Vehicular access to arterial streets and highways will be permitted only in accordance with driveway locations and access design to be approved by the County Engineer.
- (i) Parking Aisles. The minimum dimensions for parking aisles (the space required for maneuvering vehicles within a parking lot) shall be as set forth in Table 110.410.25.1 and Figure 110.410.25.1.

Table 110.410.25.1

PARKING DIMENSIONS

A (Angle in Degrees)	C	D	L	Q	V	W	X	Y
0	12*	8.5	22	0.0	17.0	8.5	22.5	0.0
15	12*	12.6	17	4.4	32.8	8.5	16.4	2.2
30	12*	15.9	17	8.5	17.0	8.5	14.7	4.3
45	12*	18.0	17	12.0	12.0	8.5	12.0	6.0
60	16*	19.0	17	14.7	9.8	8.5	8.5	7.4
75	20	18.6	17	16.4	8.8	8.5	4.4	8.2

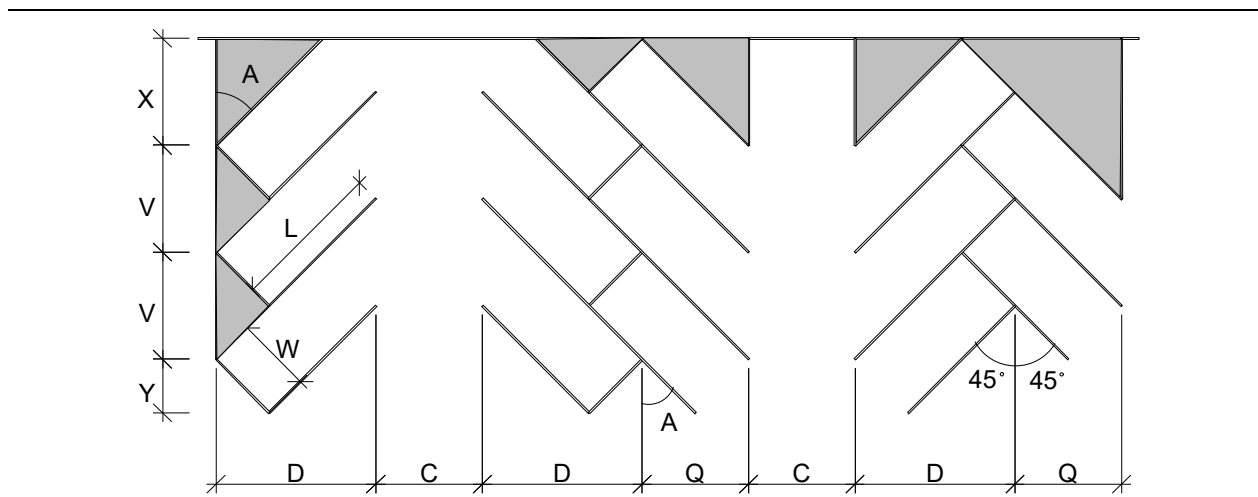
DRAFT: June 5, 2026

90	24	17.0	17	17.0	8.5	8.5	0.0	8.5
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Notes: This table provides dimensions (in feet) of parking spaces and lots. The asterisk (*) indicates the minimum aisle width for two-way traffic is twenty (20) feet. The letters in the column headings refer to dimensions illustrated in Figure 110.410.25.1 and to the following: A = Angle of Parking Spaces; C = Width of Aisle; D = Depth of Stall; L = Length of Stall; Q = Interlock Length of Stall; V = Interlock Width of Stall; W = Width of Stall; X = End of Parking Stall Aisle Width; Y = Perpendicular Width of Stall; and $D = W \cos A + \sin A$; $Q = L \sin A$; $V = W/\sin A$; $X = L \cos A$; and $Y = Q/2$.

Source: Sedway Cooke Associates.

Figure 110.410.25.1

PARKING LOT LAYOUT

Source: Sedway Cooke Associates.

SECTION 13. Section 110.412.00 of the Washoe County Code is hereby amended to read as follows:

Section 110.412.00 Purpose. The purpose of this article, Article 412, Landscaping, is to establish regulations for the development, installation and maintenance of landscaped areas within Washoe County, without inhibiting creative landscape design. The intent of these regulations is to protect the public health, safety and welfare by:

- Increasing compatibility between residential, commercial, ~~and~~ industrial, **and agricultural** land uses;
- Enhancing the economic viability of the County and the quality of living for residents and visitors by creating an attractive appearance of development along streets and highways;
- Reducing heat, glare, noise, erosion, pollutants and dust by increasing the amount of vegetation;
- Preserving significant ecological communities, and desirable existing trees and vegetation best suited for the local microclimate; and

DRAFT: June 5, 2026

- (e) Maximizing water conservation through established conservation principles and practices, and through proper landscape and irrigation planning, design and management;
- (f) Improving air quality;
- (g) Encouraging innovative solutions to landscaping and considering latest resources, best practices and understanding of landscape.

SECTION 14. Section 110.412.10 of the Washoe County Code is hereby amended to read as follows:

Section 110.412.10 Exemptions. The following uses are exempt from the provisions of this article:

- (a) Residential Use Types. The required front, side or rear yard areas of existing and new detached single family and middle housing residential lots, unless front yard landscaping is required under any article found in Division Two, Area Plan Regulations, of the Washoe County Development Code or Section 110.412.35. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (b) Civic Use Types. Uses classified under the parks and recreation use type are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (c) Commercial Use Types. Uses classified under the commercial recreation: outdoor sports club use type and nursery sales use type are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (d) Industrial Use Types. Uses classified under the Energy Production – Renewable use type is exempt, except for parking and loading areas associated with these uses, when located at least one mile from a residential dwelling. However, the provisions of this article may be waived during the approval process for use types classified under energy production, mining operations, and petroleum gas extraction, subject to approval of a Director's Modification of Standards. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (e) Agricultural Use Types. Uses classified under the animal production, crop production, **equine facilities**, forest products, game farms, and produce sales use types are exempt, except for parking and loading areas associated with these uses. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.
- (f) Open Space Regulatory Zones. Uses within the Open Space regulatory zone are exempt. Landscaping shall be compatible with the latest adopted International Wildland Urban Interface (IWUI) fire rating of the site to reduce fire hazards.

SECTION 15. Section 110.412.50 of the Washoe County Code is hereby amended to read as follows:

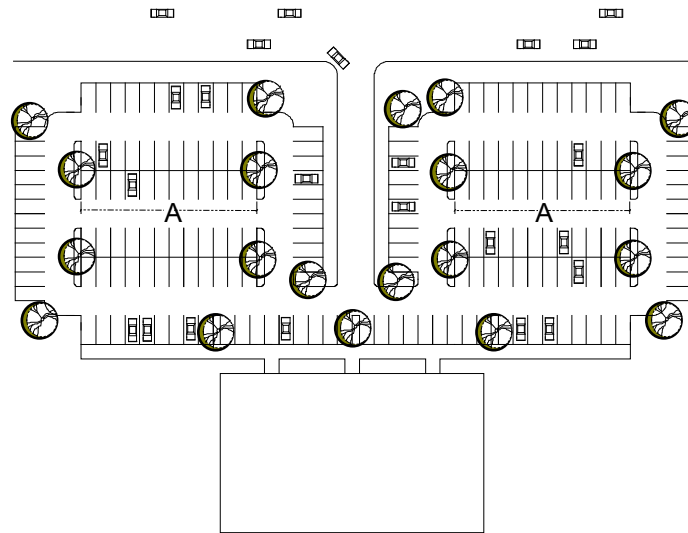
DRAFT: June 5, 2026

Section 110.412.50 Parking and Loading Areas. In addition to other required landscaping, all parking and loading areas shall provide minimum landscaping as set forth in this section. Any trees required in Sections 110.412.35 through 110.412.45 may contribute toward the minimum coverage requirement.

- (a) Coverage. At least one (1) tree shall be provided for every ten (10) parking spaces, provided the distance between required trees does not exceed twelve (12) spaces in a row and the trees are evenly distributed throughout the ~~paved~~ **parking** area, as generally depicted in Figure 110.412.50.1.
- (b) Required Yards Adjoining Streets. When a parking or loading area adjoins a street, a landscaped berm and/or decorative wall or fence shall be provided within all required yards adjacent to the parking or loading area, not to exceed three (3) feet in height.
- (c) Landscaped Buffers Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a residential use, a landscaped buffer is required as follows:
 - (1) The buffer shall be the width of the required yard for the ~~entire~~ length of the adjoining common property line **that is adjacent to the parking or loading area**; and
 - (2) The buffer shall include at least one (1) tree every twenty (20) linear feet, or fraction thereof, planted in off-set rows.
- (d) Screening Adjoining Residential Uses. As generally depicted in Figure 110.412.50.2, when a parking or loading area adjoins a rear or non-street side yard of a residential use, a solid decorative wall or fence shall be erected along the ~~entire~~ length of the property line **that is adjacent to the parking or loading area**. This wall or fence shall be at least six (6) feet but not more than seven (7) feet in height. The wall or fence shall be constructed of durable materials, such as stone, concrete, metal, synthetic or vinyl. Wooden fences are not acceptable.
- (e) Existing Parking and Loading Areas. When a parking or loading area existing prior to the effective date of this article is enlarged by one or more expansions in area greater than fifty (50) percent, the minimum landscaping requirements of this article shall be met for the total (existing and enlarged) area.
- (f) Standards. The following standards shall apply within parking and loading areas:
 - (1) Planted areas shall be protected by curb, wheel stops or other appropriate means, to prevent injury to plants from pedestrian or vehicle traffic.
- (g) Exceptions. Required landscaping shall not apply where parking and loading areas are:
 - (1) Completely screened from surrounding properties by intervening buildings or structures;
 - (2) Located under, on or within buildings; or
 - (3) Devoted to display parking for automobile dealerships.

DRAFT: June 5, 2026

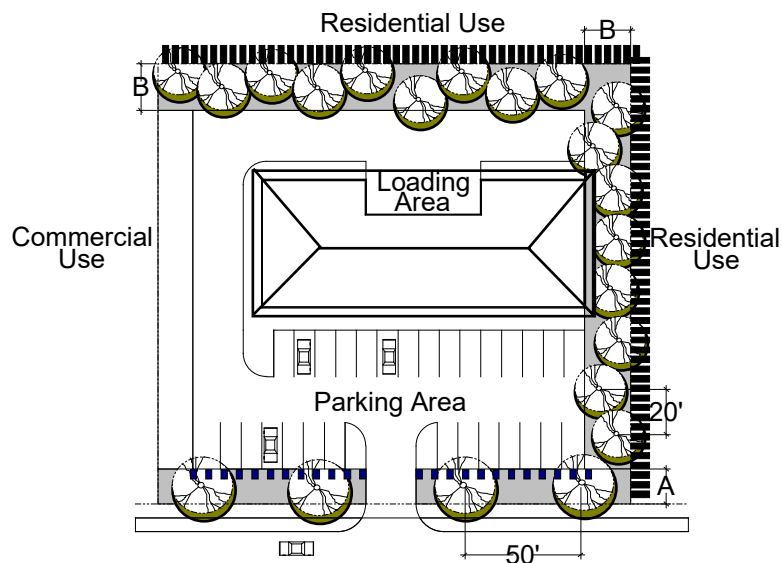
Figure 110.412.50.1

REQUIRED TREES WITHIN PARKING AND LOADING AREAS

Notes: A = Maximum 12 parking spaces between trees.
Provide at least one tree for every 10 parking spaces (i.e. if 200 parking spaces are provided, then 20 trees are required).

Source: Sedway Cooke Associates.

Figure 110.412.50.2

LANDSCAPING AND SCREENING FOR PARKING AND LOADING AREAS

Notes: A = Landscaping in required yard adjoining a street.
B = Landscaped buffer adjoining a residential use.
■■■■■■ = Screening adjoining a residential use.
■■■■■ = Screening of a parking area adjoining a street.

Source: Sedway Cooke Associates.

DRAFT: June 5, 2026

SECTION 16. Section 110.809.15 of the Washoe County Code is hereby amended to read as follows:

Section 110.809.15 Review Procedures. The Director, or her/his designee, shall review an administrative review application request for compliance with the Development Code while also taking into consideration any testimony offered by affected property owners and the applicant, as well as characteristics of the property. The Director, or her/his designee, may approve, approve with conditions, modify, modify with conditions, or deny the request. All administrative decisions shall be in writing. The administrative decision may be appealed per the procedures set forth in this article.

- (a) **Affected Property Owners.** Upon receipt of a complete Administrative Review Permit application, the Director, or her/his designee, shall determine the owners of real property that may be affected by the proposed use. All property owners within five hundred (500) feet of the subject parcel, Citizen Advisory Board members, homeowners associations, or County-registered architectural control/construction committees within common-interest communities registered with the State of Nevada; and all military installations as defined in Article 902, Definitions, that are within three thousand (3,000) feet of the property that is the subject of the proposed use will be considered affected property owners. A minimum of ten (10) adjacent property owners shall be noticed.
- (b) **Processing.** Upon receipt of a complete Administrative Review Permit application, the Director, or her/his designee, shall commence processing and reviewing the request. Affected property owners may provide written testimony on the application for consideration in the review process and inclusion into the public record. The applicant shall be given an opportunity to respond to any testimony provided. All testimony provided shall be considered by the Director, or her/his designee, in rendering a decision.
 - (1) **Notice.** An application must be deemed complete or incomplete within ~~three (3)~~ **ten (10)** working days of receipt of the application. Notice will be mailed to affected property owners within ~~three (3)~~ **ten (10)** working days of the determination that the application is complete.
 - (2) **Affected Property Owner Comment Period.** Written testimony from affected property owners must be received by the division within fifteen (15) calendar days of notices being mailed. If the end of the affected property owner period falls on a non-business day, then comments shall be due the next business day.
 - (3) **Applicant Responses to Affected Property Owner Comments.** Written responses from the applicant must be received by the division within ~~seven (7)~~ **fifteen (15)** calendar days of the end of the affected property owner comment period. If the end of the applicant response period falls on a non-business day, then responses shall be due the next business day.
 - (4) **Issuance of Written Decision on the Application.** A written decision shall be issued and mailed by the Director, or his designee, within ~~ten (10)~~ **fifteen (15)** working days of the division receiving the applicant responses. The applicant may choose not to respond and begin this ~~ten (10)~~ **fifteen (15)** working day period immediately following the affected property owner comment period. The written decision shall be mailed to all individuals with addresses listed on the application, the property owner of record, and all affected property owners (as defined in subsection (2) above).
 - (5) **Public Hearing Not Required.** No public hearing is required for the completion of this process, unless the Administrative Review Permit decision is appealed in accordance with the procedures set forth in this article.

DRAFT: June 5, 2026

- (c) Effective Date of Action. Action on the application request, unless otherwise specified, shall be effective upon expiration of the appeal period. For Administrative Review Permits associated with a short-term rental permit, the applicant must also successfully obtain a short-term rental permit prior to advertising or operation.
- (d) Contents of Notice – Approval or Denial. Such notice shall describe the proposed application request; describe the lot, parcel, properties, or area that are the subject of the application request; describe the decision of the Director, or his designee; and, if the application has been approved, any conditions made part of the approval; the appeal and/or appellate procedures that can be taken regarding the decision; and the closing date of filing an appeal of the decision.
- (e) Compliance with Noticing Requirements. All owners of real property to be noticed pursuant to this section shall be those owners identified on the latest ownership maps and records of the Washoe County Assessor. Compliance with the noticing requirements is established when notice is mailed to the last known address listed on the records of the Assessor, or if requested by a party to whom notice must be provided, by electronic means if receipt of such an electronic notice can be verified.

SECTION 17. 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.

DRAFT: June 5, 2026

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 _____.



Public Outreach

Several rounds of public outreach occurred throughout the process of drafting the equine business code amendments. Reports and comments received during Phases 0, 1, and 2 of public outreach can be found below:

- [Phase 0 Public Outreach Report](#)
- [Phase 1 Public Outreach Report](#)
- [Phase 2 Public Outreach Report](#)

A final phase of public outreach also occurred in May of 2026 to seek feedback on a revised draft of amendments. Feedback was solicited through an online survey. The survey received 18 responses which showed support for the change to define the tiers of equine businesses by number of horses rather than customers. There was also strong support for other draft revisions, including modifications to landscaping requirements. On some of the changes, such as that to allow review of a Director's Modification of Standards with an administrative review permit, responses were split or neutral. Respondents were asked to rate their support on several changes to the draft amendments. Responses were as follows:



Figure 1 Survey Responses

The survey also provided opportunity to leave comments on the revisions to the draft amendments, the other aspects of the draft amendments, and any other topics. Received comments are included as Attachment A to this exhibit.

Attachments

Attachment A – Survey Responses

Which aspects of the revisions to the draft amendments do you like and/or dislike and why? Please include any suggestions for alternatives.

Definition of a customer. I think it needs more details as to minize wiggle room, to wit: Customer - An individual, household, business, agency, or other entity that receives utility products, services, or related value from the organization through a recognized relationship, whether in exchange for direct payment, an in-kind or swap arrangement, or another approved form of consideration or service entitlement.

It doesn't deal with the number of horses allowed

More than 3 boarded horses should be licensed.

Equine businesses are commercial NOT agricultural when more than 3 horses for the owners private use are involved. Existing Code regulations are to protect the health and welfare of neighboring properties who are entitled to property right protections.

Like the tiered approach based on horses but would like to see number of horses as follows: small 1-9, medium 10 to 20 and large 21+. Table of uses, 110.302.05.3, why are farm stands (produce sales) S2? do farm stands need special use permit? Also, there is a footnote S1 but no S1 in the table.

reasonable to offer the landscaping as an example of what would be acceptable, but there needs to be room in the regulations for alternative water conserving methods for boundary design.

I appreciate the efforts to revise the language and definitions of equine facility. However, the exclusion of horses used "exclusively" for agricultural purposes is too restrictive. Many people's horses are multipurpose. It would be reasonable to exclude horses used for agricultural purposes up to 50% off the time.

Number of equine will be per parcel or per facility/property overall? (One facility owner could have multiple parcels whether contiguous or not, are the numbers cumulative?) Does "Equine" include donkey/mules and what about mare/foal pairs? Is that an automatic add to the # for "small, medium, large?" Breeding programs at equine facilities may need review or better definition to determine how these impact allowed numbers.

I oppose poeta potties and restroom veibf required based on number of horses instead of business models. A stable conducting clinics and shows where people will be rhere all day is different than a boarding facility where people are rhere an hour or less. You are putting stricter requirements on a stable than Petco or the SPCA thrift store which have no public restrooms.

I do not agree with the “ Modify equine facility standards to state that business activities will be defined during the permitting process”

Even though it is not the intent, it would seem like this would add restrictions to the activities on the property without going through the permitting process again. The scope of an equine business is always in flux and it may be very difficult to predict the exact activities that will be happening in years down the track. One example is that a facility may not plan to offer lessons, but if a new customer wants to offer lessons to other riders at the facility, a new permit application would be needed, even though this activity is allowed under the updated regulations.

If this wording is kept, I would add the clarification that “use changes are allowed, as long as Washoe county is advised of the changes within 90 days” Or similar.

I think there needs to be a change to the horse numbers from small medium and large or state working horses. I have a business that falls into the medium category, how

Which other aspects of the draft amendments do you like and/or dislike and why? Please include any suggestions for alternatives.

Indoor riding arenas are SIGNIFICANTLY detrimental to the character of single family residential neighborhoods and are NOT appropriate.

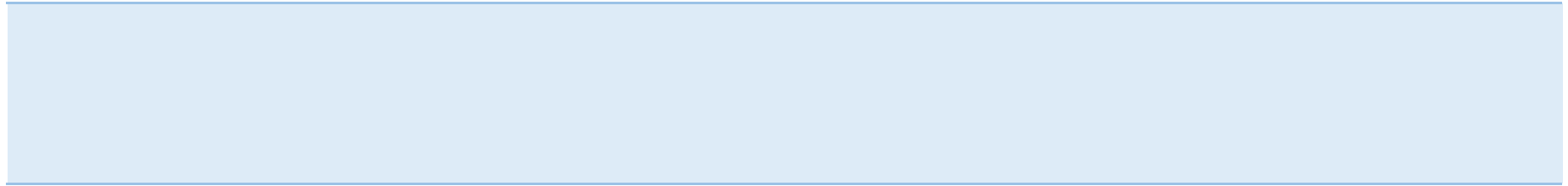
Section 110.342.10 (j)(2)(ii) why was statement regarding existing vegetation removed. Suggest keeping this statement.
Overall I think the revised draft is an improvement from the first draft.

The paving and concrete requirement is still too strict. Road base is a reasonable option for all sizes of equine facilities. Pavement causes excess heat on hot days which is not good for the animals, is overly expensive to install and maintain, and has already resulted in serious changes to water run off patterns in our area. We need to stop paving every square foot and be more flexible on surfacing.

There doesn't seem to be a mechanism to track or report mistreatment of animals, sanitation violations, lack of veterinary care etc. Would a facility lose the permit if they are found guilty of violating various animal care laws and regulations?

How is this going to be enforced? Will owners need to come forward on their own? Will there be exclusions or exceptions for 501(c)3 facilities vs for-profit equine businesses? What about owners that claim "it's a hobby, not a business"

I like than landscape modifications



I appreciate all of your guys work with the horse community and appreciate all the meetings.

Please share any additional comments you would like to provide regarding the equine business code update.

Thank you for your efforts in this.

What I think is not clear is how many horses a private facility is allowed to board before a licence is needed. Dishonest people take advantage of rules that are not stated or hide the facts. 8 horses for a small facility, what if they are boarding 7, 6 or 5? I think a specific number needs to be stated.

Thank you for taking the time and all the efforts in modifying the equine business codes. Appreciate it!

Glad you are doing this. It needs to be done with so many un-permitted and unprofessional boarding and training enterprises in the area.

PLEASE get Sparks and Reno on board and maybe request similar Codes. The lines between jurisdictions is often one street or one parcel separation.

Thank you for taking the time to disseminate this feedback from all the affected parties, it is greatly appreciated.