

CHAPTER 18.08 ZONING
ARTICLE II: PERMITTED USES AND USE REGULATIONS
Section 18.08.201. Permitted Uses by Base Zone District.
(e) Mixed Use Base Zone Districts.

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS										
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE TOD BASE ZONING DISTRICTS									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
RESIDENTIAL										
Boarding or Rooming House	P	P	P	P	P	P	P	P	P	
Congregate Care Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	P	P	P	P	P	P	P	P	
Fraternity or Sorority House	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	
Manufactured Home	P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).
Mobile Home Park										§18.08.202(a)(6).
Mobile Home Subdivision										§18.08.202(a)(6).
Multi-Family	P	P	P	P	P	P	P	P	P	§18.08.202(a)(7).
Nursing Home/ Assisted Living Facility	P	P	P	P	P	P	P	P	P	§18.08.202(a)(8).
Private Dorm	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).
Single- Family, Attached/ Condominium Town-house	P/ SPR/ SUP	P/ SPR/ SUP	P	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/SPR/ SUP	P/SPR/ SUP	P/ SPR/ SUP	§18.08.202(a)(9).
Single-Family, Detached	P	P		P/SUP	SUP	P	SUP	P	SUP	
Single-Family, Zero Lot Line	P	P	P	P	P	P			P	
Single Room Occupancy	P	P	P	P	P	P	P	P	P	§18.08.202(a)(10).

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL SALES AND SERVICES											
Adult Business											
Animal Clinic, Shelter, Hospital or Boarding/ Kennel	P	P	P	P	P	P	P	P	P	§18.08.202(b)(2).	
Antique/ Collectible Store	P	P	P	P	P	P	P	P	P		
Astrologer, Hypnotist or Psychic Art & Science	P	P	P	P	P	P	P	P	P		
Auto Repair Garage and Paint and Body Shop	P	P		P	P				P	§18.08.202(b)(3).	
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental		SUP		SUP	SUP				SUP	§18.08.301(d).	
Automobile Rental	SPR	SPR	SPR	SPR	SPR				SPR	§ 18.08.202(b)(4)	
Bakery, Retail	P	P	P	P	P	P	P	P	P		
Bar	P	P	P	P	P	P	P		P		
Barber/Beauty Shop	P	P	P	P	P	P	P	P	P		
Building & Landscape Material/ Lumber Yard	P	SPR		P	P		P		P	§18.08.202(b)(5).	
Call Center	P	P	P	P	P	P	P		P		
Car Wash				SUP	SUP				SUP		
Child Care Center	P	P	P	P	P	P	P	P	P	§18.08.202(b)(6).	
Cleaners, Commercial	P	P	P	P	P	P	P		P		
Convenience Store	P	P	P	P	P	P	P		P		
Copy Center	P	P	P	P	P	P	P	P	P		
Custom & Craft Work	P	P	P	P	P	P	P	P	P	§18.08.202(b)(9).	

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	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
COMMERCIAL SALES AND SERVICES										
Drive-through Facility										§18.08.202(b)(10).
Escort Service/ Outcall										
Financial Institution	P	P	P	P	P	P			P	
Freestanding Automated Teller Machine	P	P	P	P	P	P	P	P	P	
General Personal Service	P	P	P	P	P	P	P	P	P	
General Retail Store or Commercial Use Other than Listed	P	P	P	P	P	P	P	P	P	
Household Goods, Light Service, Repair & Assembly	P	P	P	P	P	P	P	P	P	§18.08.202(b)(15).
Laboratory	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/ SUP	P/SUP		P/ SUP	§18.08.202(b)(16).
Laundry, Drop-off/ Pickup	P	P	P	P	P	P	P		P	
Laundry, Self Service	P	P	P	P	P	P	P	P	P	
Marijuana Lounge										
Medical Facility, Day Use Only	P	P	P	P	P	P	P		P	
Medical marijuana dispensary	P			P	P	P	P		P	§18.08.202(b)(20)
Office, Other Than Listed	P	P	P	P	P	P	P	P	P	§ 18.08.202(b)(21).
Open Lot Parking	P	P	P	P	P	P	P	P	P	
Pawn Shop	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	
Pet Store	P	P	P	P	P	P	P		P	
Plant Nursery/ Garden Supply	P	P	P	P	P	P	P	P	P	
Recording Studio	P	P	P	P	P	P	P	P	P	
Restaurant with Alcohol Service	P	P	P	P	P	P	P		P	

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
COMMERCIAL SALES AND SERVICES										
Restaurant without Alcohol Service	P	P	P	P	P	P	P		P	§ 18.08.202(b)(25).
Retail marijuana store	P			P	P	P	P		P	§ 18.08.202(b)(26).
Sale of Low Volume Bulky Goods	P	P	P	P	P	P	P		P	
Service Station		SUP		SUP	SUP					§18.08.202(b)(27).
Tattoo Parlor, Body Painting, & Similar Uses	P	P	P	P	P	P	P		P	
TV Broadcasting & Other Communication Service	P	P	P	P	P	P	P		P	§18.08.202(b)(28).
Wedding Chapel	P	P	P	P	P	P	P	P	P	

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	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
RECREATION, ENTERTAINMENT, AND AMUSEMENT										
Casino (see Hotel w/Non-Restricted Gaming)										
Commercial Amusement/ Recreation (Outside)	SPR	SPR	SPR	SPR	SPR	SPR			SPR	

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	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
RECREATION, ENTERTAINMENT, AND AMUSEMENT										
Commercial Amusement/ Recreation (Inside) other than listed	P	P	P	P	P	P	P		P	
Community Center, Private										
Convention Center			P							
Country Club, Private	P	P	P	P	P	P	P		P	
Fitness Center	P	P	P	P	P	P	P	P	P	
Gun Range (Indoor)										
Night Club	SUP	SUP	P	SUP	SUP	SUP	SUP		SUP	
Pool or Billiard Parlor	P	P	P	P	P	P	P		P	
Private Club, Lodge or Fraternal Organization	P	P	P	P	P	P	P		P	
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	
Sports Arena, Stadium, or Track	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	
Stable (Commercial) or Riding Academy	P	P	P	P	P	P	P		P	§18.08.202(c)(3).
Tennis Courts	P	P	P	P	P	P	P	P	P	§18.08.202(c)(5).
Theater (No Drive-in)	P	P	P	P	P	P	P		P	
Video Arcades	P	P	P	P	P	P	P		P	
LODGING										
Bed & Breakfast Inn	P	P	P	P	P	P	P	P	P	§18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation	SUP		SUP	SUP	SUP				SUP	§18.08.202(d)(3).

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	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
RECREATION, ENTERTAINMENT, AND AMUSEMENT										
Hotel (Without Nonrestricted Gaming Opera- tion)	P	P	P	P	P	P/SUP	P		P	§18.08.202(d)(4).
Hotel- Condominium	P	P	P	P	P	P	P		P	
Motel	P		P							
Motel with Nonrestricted Gaming Opera- tion										
Recreational Vehicle Park	SUP								SUP	§18.08.202(d)(3).

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE											
Blood Plasma Donor Center	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(1).
Cemetery/Mausoleum	P	P	P	P		P			P	P	§18.08.202(e)(2).
Church/ House of Worship	P	P	P	P	P	P	P	P	P	P	
College, University, or Seminary	P	P	P	P	P	P	P	P	P	P	
Communication Facility, Equipment Only	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP		SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(6).
Funeral Parlor	P	P	P	P	P	P	P		P		
Government Facility	P	P	P	P	P	P	P	P	P	P	
Hospital, Acute & Overnight Care	P	P	P	P	P	P	P		P		
Library, Art Gallery or Museum	P	P	P	P	P	P	P	P	P	P	
Post Office	P	P	P	P	P	P	P	P	P	P	
Prison/ Custodial Institution											
Public Meal Provider/ Homeless Services											
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(8).
School, Secondary (Public or Private)	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(9).
School, Non-Traditional, Secondary (Public or Private)											

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	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)									
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE										
School, Vocational/ Trade	P	P	P	P	P	P	P	P	P	§18.08.202(e)(11).
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	§18.08.202(e)(14).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(13).

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INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Asphalt or Concrete Batch Plant				SUP						
Animal & Animal Byproduct Processing										
Bus or other Transportation Terminal	P	P	P	P	P	P	P		P	§18.08.202(f)(2).
Chemical Processing and/or Manufacture				SUP						
Collection Station	SUP			SUP						§18.08.202(f)(3).
Crematorium	SUP	SUP	SUP	SUP	SUP	SUP	SUP		SUP	§18.08.202(f)(4).
Food Processing/ Wholesale Bakery	P	P	P	P	P	P	P		P	

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION											
Hazardous Waste/ Facilities that manufacture, process, transfer or store explosives or hazardous substances per NRS 278.147	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(f)(5). See 18.06.405(j) for SUP reqs for NRS 278.147 uses	

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Heavy Machinery & Equipment (Rental, Sales & Service)	P			P					SUP	§18.08.202(f)(6)
Helipad	P	P	P	P	P	P			P	§18.08.202(f)(7).
Indoor Manufacturing, Processing, Assembly or Fabrication	P	P		P	P		P		SUP	
Maintenance, Repair or Renovation Business	P	P	P	P	P	P	P	P	P	§18.08.202(f)(9).
Marijuana Cultivation Facility	P			P					P	§ 18.08.202(b)(10).
Marijuana Testing Laboratory	P			P	P	P	P		P	§ 18.08.202(b)(11).
Marijuana Product Manufacturing Facility	P			P	P				P	§ 18.08.202(b)(12).
Mining, Sand and Gravel Excavation				SUP						
Medical marijuana cultivation facility	P			P					P	§18.08.202(b)(13)
Medical marijuana production facility	P			P	P				P	§18.08.202(b)(14)
Medical marijuana independent testing laboratory	P			P	P	P	P		P	§18.08.202(b)(15)
Mini-warehouse				SUP	SUP		SUP		SUP	§18.08.202(b)(16).
Outdoor Manufacturing, Processing, Assembly or Fabrication				SUP						

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INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION											
Outdoor Storage	P			P	P		P			SUP	§18.08.202(b)(17). W4TC, NVTC, E4TC, SVTC: As accessory use only SVTC: South of Neil Road or CRC Southern boundary
Printing & Publishing	P	P	P	P	P	P	P	P	P	P	
Railroad Yard or Shop	SUP										
Rental Store, w/Outdoor storage; Truck Rental				SUP							
Salvage or Reclamation of Products (Indoors)	SUP			SUP							
Septic Tank Services				SUP							
Showroom	P	P	P	P	P	P	P	P	P	P	
Taxidermist	P	P	P	P	P	P	P	P	P	P	
Towing & Impound Yard				SUP							§18.08.202(b)(19).
Transfer Station											§18.08.202(b)(20).
Truck Stop											§18.08.202(b)(21).
Truck Terminal				SUP							
Warehouse/ Distribution Center	P	P		P	P					SUP	E4TC: Outdoor Noise typically associated with the moving of vehicles and equipment is permitted
Welding Repair	P			P						SUP	§18.08.202(b)(22).
Wholesale of Construction Materials	P			P	P					SUP	§18.08.202(b)(23).

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PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)										
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION										
Wholesale of Products Manufactured or Assembled On Site	P	P		P	P				SUP	§18.08.202(b)(24).
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)										
OTHER										
Farm (No Commercial Slaughtering)				P	P				P	
Poultry and Hog Farm										

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ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)										
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A	A	A	A	A	A	§ 18.08.203(e)(1)
Accessory Retail Sales Associated with a Principal Manufacturing, Wholesaling, Distribution or Warehousing Use	A	A		A	A				A	
Automobile Rental	A	A			A					§ 18.08.202(b)(4)

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USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE									ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	TOD BASE ZONING DISTRICTS										
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Bakery, Retail	A	A		A	A				A		
Bar	A	A	A	A	A				A		
Barber/ Beauty Shop	A	A	A	A	A	A			A		
Bus or other Transportation Terminal	A	A	A	A	A	A			A		
Caretakers Quarters	A	A	A	A	A	A			A	§ 18.08.203(e)(1).	
Child Care, In Home (1—6 Children)	A	A	A	A	A	A			A	§ 18.08.203(e)(3).	
Child Care, In Home (7—12 Children)	A	A	A	A	A	A			A	§ 18.08.203(e)(3).	
Child Care Center	A	A	A	A	A	A			A	§ 18.08.202(b)(7).	
Commercial Amusement/ Recreation (Outside)											
Commercial Amusement/ Recreation (Inside)											
Community Center, Private	A	A	A	A	A	A			A		
Copy Center											
Drive-through Facility (Food and Beverage Service)		A	A	A	SUP					§ 18.08.202(b)(11).	
Drive-through Facility (Non-Food and Beverage Service)		A	A	A	SUP					§ 18.08.202(b)(11).	
Financial Institution											
Fitness Center											
Gaming Operation, Restricted	A	A	A	A	A	A			A	§ 18.08.202(c)(2).	
General Personal Service	A	A	A	A	A	A			A		

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	TOD BASE ZONING DISTRICTS									
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)										
Government Facility	A	A	A	A	A	A			A	
Guest Quarters or Guest House	A	A	A	A	A	A			A	
Gun Range (Indoor)										
Home Occupation	A	A	A	A	A	A			A	§ 18.08.203(e)(3).
Indoor Storage, incidental to a permitted use	A	A	A	A	A	A			A	
Laundry, Drop-off/Pickup	A	A	A	A	A	A			A	
Laundry, Self Service	A	A	A	A	A	A			A	
Library, Art Gallery or Museum										
Pet Store										
Pool or Billiard Parlor										
Post Office										
Recording Studio										
Restaurant with Alcohol Service										
Restaurant without Alcohol Service										
School, Vocational/ Trade										
Satellite Dish										
Gas Station										
Showroom										
Sidewalk Cafés	A	A	A	A	A	A			A	§ 18.08.203(e)(5).
Tennis Courts										
Theater (No Drive-in)										
TV Broadcasting & Other Communication Service										

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	TOD BASE ZONING DISTRICTS										
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)											
Utility Alternative System	A	A	A	A	A	A	A				
Warehouse/ Distribution Center	A	A		A	A	A			A		
Wedding Chapel											
Welding Repair											
Video Arcades											

TABLE 18.08-7: USES PERMITTED IN TOD BASE ZONING DISTRICTS											
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	TOD BASE ZONING DISTRICTS										
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC		
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)											
Garage Sales											
Temporary Asphalt or Concrete Batch Plant				SUP							
Temporary Carnival, Circus, Entertainment Event, Amusement Ride	P	P	P	P	P	P	P		P	§18.08.204(d)(3).	
Temporary Christmas Tree Sales Lot & Similar Uses	P	P	P	P	P	P	P		P	§18.08.204(d)(4).	
Temporary Construction Structures	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).	
Temporary Real Estate Sales Offices										§18.08.204(d)(6).	

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	TOD BASE ZONING DISTRICTS										
	E4TC	MSTC	MSTC/ RLM	NVTC	SVTC	SVTC/ PLC	SVTC/ MC	SVTC/ MR	W4TC		
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)											
Temporary Open Lot Parking	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(7).
Stockpiling	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	P	P	P			P	P	§18.08.204(d)(9).

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 5242, § 1, 5-22-01; Ord. No. 5294, § 3, 1-8-02; Ord. No. 5363, § 1, 8-20-02; Ord. No. 5473, § 1, 7-16-03; Ord. No. 5750, § 1, 9-28-05; Ord. No. 5755, § 3, 10-12-05; Ord. No. 5762, § 1, 11-16-05; Ord. No. 5767, § 1, 11-16-05; Ord. No. 5821, § 1, 4-5-06; Ord. No. 5924, § 1, 5-9-07; Ord. No. 5938, § 1, 6-27-07; Ord. No. 5944, § 1, 6-27-07; Ord. No. 5972, § 1, 9-26-07; Ord. No. 5983, § 1, 11-28-07; Ord. No. 5993, § 1, 12-12-07; Ord. No. 6000, § 5, 1-30-08; Ord. No. 6007, § 1, 2-27-08; Ord. No. 6015, § 1, 4-9-08; Ord. No. 6042, § 1, 7-16-08; Ord. No. 6111, § 1, 7-15-09; Ord. No. 6118, § 1, 9-9-09; Ord. No. 6124, § 2, 9-23-09; Ord. No. 6143, § 1, 4-14-10; Ord. No. 6145, § 1, 4-14-10; Ord. No. 6152, § 1, 6-9-10; Ord. No. 6171, § 9, 1-19-11; Ord. No. 6182, § 1, 5-11-11; Ord. No. 6191, § 1, 7-6-11; Ord. No. 6200, § 1, 9-14-11; Ord. No. 6247, § 1, 9-12-12; Ord. No. 6309, § 1, 11-6-13; Ord. No. 6319, § 2, 2-26-14; Ord. No. 6324, § 3, 4-16-14; Ord. No. 6334, § 1, 6-25-14; Ord. No. 6335, § 2, 6-25-14; Ord. No. 6366, § 4, 4-15-15; Ord. No. 6414, § 1, 9-28-16; Ord. No. 6468, § 1, 6-6-18)

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(d) Summary Use Table for Nonresidential Base Zone Districts.

(d) SUMMARY USE TABLE FOR NONRESIDENTIAL BASE ZONE DISTRICTS.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House							P					
Congregate Care Facility					P/ SUP	P/ SUP	P/ SUP					§18.08.202(a)(2). NC, AC, CC: SUP required if 100 or more units; SUP required if 200 or more beds in a dormitory style project.
Convent or Monastery				SUP			P					
Fraternity or Sorority House												
Group Home		P		P	P	P	P					§18.08.202(a)(4).
Hospice		P		P	P	P	P	P				
Manufactured Home												§18.08.202(a)(5).
Multi-Family					P/ SPR	P/ SPR	P/ SPR					§18.08.202(a)(7). All Districts: Parcel/subdivision plat required for condominium conversions. NC, AC, CC: SPR required if more than 4 units.
Nursing Home/ Assisted Living Facility							P					§18.08.202(a)(8).
Private Dorm					P/ SPR/ SUP							§18.08.202(a)(10). PF: SPR required if more than 4 and less than 50 rooms; SUP required if 50 or more rooms.

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Single-Family, Attached/ Condominium Townhouse		P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(9). All Districts: SPR required if more than 4 units and less than the SUP review threshold. PO, PF, NC: SUP required if 20 or more units. AC, CC: SUP required if 100 or more units.
Single-Family, Detached	P	P		P								OS: Minimum lot size shall be 50 acres.
Single-Family, Zero Lot Line												
Single Room Occupancy				P/ SPR/ SUP		P/ SPR/ SUP	P/ SPR/ SUP					§18.08.202(a)(10). PF, AC, CC: SPR required if more than 4 and SUP not required. PF: SUP required if 50 or more units. AC, CC: SUP required if 100 or more units.

(Ord. No. 5762, § 1, 11-18-05)

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USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE NONRESIDENTIAL BASE ZONING DISTRICTS											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL SALES AND SERVICES												
Adult Business									P	P	P	§18.08.202(b)(1).
Animal Clinic, Shelter, Hospital or Boarding/ Kennel			P		P	P	P		P	P	P	GO, NC, AC, CC: §18.08.202(b)(2).
Antique/ Collectible Store					P	P	P					
Astrologer, Hypnotist or Psychic Art & Science					SUP	P	P					
Auto Repair Garage and Paint and Body Shop						P	P		P	P		§18.08.202(b)(3).
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental						SUP	SUP		P	P		I: §18.08.301(d).
Automobile Rental						SUP				P		§18.08.202(b)(4)
Bakery, Retail					P	P	P			P		NC: §18.08.202(b)(5).
Bar						SUP	SUP		P			
Barber/ Beauty Shop		P	P		P	P	P			P		
Building & Landscape Material/ Lumber Yard						P	P		P	P		CC, I, IC: §18.08.202(b)(6).
Call Center			P			P	P		P	P	P	
Car Wash					SUP	SUP	P		P	P		
Child Care Center			P	P	P	P	P	P	P	P	P	§18.08.202(b)(7).

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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
COMMERCIAL SALES AND SERVICES												
Cleaners, Commercial					P	P	P		P	P		NC: §18.08.202(b)(8).
Convenience Store					SUP	P	P		P	SUP	SUP	
Copy Center		P	P	SUP	P	P	P		P	P	P	PO: §18.08.202(b)(9).
Custom & Craft Work					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(10).
Drive-through Facility						P	P					§18.08.202(b)(11).
Escort Service/ Outcall												
Financial Institution		SUP	P	SUP	SUP	P	P			P/ SUP	P/ SUP	NC, IC, IB: SUP required if drive-through facility.
Freestanding Automated Teller Machine		P	P	P	P	P	P		P	P	P	§18.08.202(b)(13).
General Personal Service		SUP	SUP		P	P	P			P		PO, GO: §18.08.202(b)(14).
General Retail Store or Commercial Use Other than Listed					P	P	P	P				NC: §18.08.202(b)(15).
Household Goods, Light Service, Repair & Assembly					P	P	P		P	P		All Except I: §18.08.202(b)(16).

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Laboratory		P/ SUP	P/ SUP	P/ SUP		P/ SUP	P/ SUP		P/ SUP	P/ SUP	P/ SUP	§18.08.202(b)(17). SUP required if use meets "Group H" occupancy (as defined in the building code in effect in the city) or if more than 4,000 sq. ft.
Laundry, Drop-off/ Pickup			P		P	P	P			P		GO, NC: §18.08.202(b)(18).
Laundry, Self Service					P	P	P			P		
Marijuana Lounge												
Medical Facility, Day Use Only		P	P	P	P	P	P					
Office, Other Than Listed		P	P	P	P	P	P		P	P	P	I §18.08.202(b)(20)c.
Open Lot Parking		SPR	SPR	SPR	SPR	SPR	P		P	P		§18.08.202(b)(21).
Pawn Shop						SUP	SUP					§18.08.202(b)(22).
Pet Store					SUP	P	P					
Plant Nursery/ Garden Supply					P	P	P		P	P	P	NC, AC, CC: §18.08.202(b)(23).
Recording Studio		P	P	P	P	P	P		P	P	P	
Restaurant with Alcohol Service			SUP		SUP	P	P		P	P	P	AC, CC, I, IB, IC: §18.08.202(b)(24).
Restaurant without Alcohol Service		SUP	SUP		P	P	P		P	P	P	
Retail Marijuana Store						P	P					§ 18.08.202(b)(26)

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
COMMERCIAL SALES AND SERVICES												
Sale of Low Volume Bulky Goods					P	P	P				P	
Gas Station					SUP	P	P	P	P		P	§ 18.08.202(b)(27)
Tattoo Parlor, Body Painting, & Similar Uses						P	P		P		P	
TV Broadcasting & Other Communication Service		P	P	P	P	P	P		P		P	PO, GO, PF, NC, AC, CC: § 18.08.202(b)(28).
Wedding Chapel						P						

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Casino (see Hotel with Nonrestricted Gaming Operation)												
Commercial Amusement/ Recreation (Outside)						SUP	SUP			SUP	SUP	
Commercial Amusement/ Recreation (Inside) other than listed						P	P			P	P	
Country Club, Private												
Fitness Center				SUP	P	P	P			P	P	P
Gun Range (Indoor)				SUP			SUP			SUP		
Night Club					SUP	SUP	SUP	P				NC: §18.08.302(c).
Pool or Billiard Parlor						SUP	P				P	
Private Club, Lodge or Fraternal Organization		SUP	SUP			P	P	P				
Public Park or Recreation Area	P	P	P	P	P	P	P	P	P	P	P	P
Sports Arena, Stadium, or Track	SUP			SUP		SUP		SUP	SUP			
Stable (Commercial) or Riding Academy						P	P	P				CC, HC: §18.08.202(c)(3).

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
RECREATION, ENTERTAINMENT, AND AMUSEMENT												
Tennis Courts	P	P	P	P	P	P	P	P	P	P	P	All Except OS, HC: §18.08.202(c)(5).
Theater (No Drive-in)				P		P	P		SPR	SPR	SPR	
Video Arcades					P	P	P					
LODGING												
Bed & Breakfast Inn		SPR			SPR	P	P	P				PO, NC: §18.08.202(d)(1).
Hotel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(2). §18.08.202(d)(3).
Hotel (Without Nonrestricted Gaming Operation)						P		SUP				§18.08.202(d)(2).
Hotel-Condominium									P	P		
Motel						P/ SPR/ SUP	P/ SPR/ SUP					AC, CC: SPR required if over 20 units and under 80 units; SUP required if 80 or more rooms.
Motel with Nonrestricted Gaming Operation								SUP				§18.08.202(d)(4).
Recreational Vehicle Park						SUP		SUP				§18.08.202(d)(5).

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC		IB
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Blood Plasma Donor Center						P	P				P	§18.08.202(e)(1).
Cemetery/ Mausoleum				SUP		P						§18.08.202(e)(2).
Church/ House of Worship				P	P	P	P				SUP	NC: §18.08.202(e)(4).
College, University, or Seminary			P	P		P	P					
Communica- tion Facility, Equipment Only		SPR	P	SPR	P	P	P	P	P	P	P	§18.08.202(e)(5).
Electric Generating Plant	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residen- tially zoned property.
Electric Utility Substation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	P	P/ SPR	§18.08.202(e)(6). IC, IB: SPR required if adjacent to residen- tially zoned property.
Funeral Parlor						P	P					
Government Facility		P	P	P	P	P	P				P	P
Hospital, Acute & Overnight Care				SUP		P						
Library, Art Gallery or Museum		P	P	P	P	P	P					
Post Office		SPR	SPR	P	SPR	SPR	SPR		P		P	
Prison/ Custodial Institution				SUP								

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USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INSTITUTIONAL, PUBLIC, AND COMMUNITY SERVICE												
Public Meal Provider/ Homeless Services										P		§18.08.202(e)(7).
Public Transit or School Bus Shelter	P	P	P	P	P	P	P	P	P	P	P	
School, Primary (Public or Private)				P								§18.08.202(e)(8).
School, Secondary (Public or Private)				P		SPR	SPR					§18.08.202(e)(9).
School, Non-Traditional, Secondary (Public or Private)				P								§18.08.202(e)(10).
School, Vocational/ Trade			P	A		P	P		P	P	P	GO, AC, CC: §18.08.202(e)(11).
Transitional Living Facility				P			SUP					§ 18.08.202(e)(12).
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(e)(13).
Utility Installation, Other than Listed	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	§18.08.202(e)(12).

(Ord. No. 5762, § 1, 11-18-05)

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(d) Summary Use Table for Nonresidential Base Zone Districts.

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Asphalt or Concrete Batch Plant										SUP			
Animal & Animal Byproduct Processing										SUP			§18.08.202(f)(1).
Bus or other Transportation Terminal				SUP			P		P	P			CC, IC: §18.08.202(f)(2).
Chemical Processing and/or Manufacture									SUP	SUP	SUP		
Collection Station					SUP	SUP	SUP		P	P			NC, AC, CC: §18.08.202(f)(3).
Crematorium						SUP	SUP		P	P			§ 18.08.202(f)(4)
Food Processing/ Wholesale Bakery							P		P	P	P		
Hazardous Waste/ Facilities that manufacture, process, transfer or store explosives or hazardous substances per NRS 278.147									P/ SUP	P/ SUP	P/ SUP		§18.08.202(f)(5). See 18.06.405(j) for SUP reqs for NRS 278.147 uses
Heavy Machinery & Equipment (Rental, Sales & Service)									P	P			
Helipad			P	P		P	P	P	P	P			§18.08.202(f)(7).

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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)											
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Indoor Manufacturing, Processing, Assembly or Fabrication			SUP						P	P	P	GO: §18.08.202(f)(8).
Maintenance, Repair or Renovation Business						P			P	P		AC: §18.08.202(f)(9).
Marijuana Cultivation Facility									P	P	P	§ 18.08.202(f)(10).
Marijuana Product Manufacturing Facility									P	P	P	§ 18.08.202(f)(11).
Marijuana Testing Facility						P	P		P	P	P	§ 18.08.202(f)(12).
Medical marijuana cultivation facility									P	P	P	§18.08.202(f)(13).
Medical marijuana independent testing laboratory						P	P		P	P	P	§18.08.202(f)(14).
Medical marijuana production facility						P	P		P	P	P	§18.08.202(f)(15).
Mining, Sand and Gravel Excavation	SUP								SUP			
Mini-warehouse					SUP	SUP	SUP		P	P		AC, CC, NC: § 18.08.202(f)(16).

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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
	PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Outdoor Manufacturing, Processing, Assembly or Fabrication										SUP	SUP		
Outdoor Storage										P	P	SUP	I, IC, IB: § 18.08.202(f)(17).
Printing & Publishing							P			P	P	P	
Railroad Yard or Shop					P					P			PF: § 18.08.202(f)(18).
Rental Store, w/Outdoor storage; Truck Rental							SUP	SUP		P	P		
Salvage or Reclamation of Products (Indoors)										P	P		
Septic Tank Services										SUP			
Showroom					P	P	P						
Taxidermist							P	P		P	P		
Towing & Impound Yard										P	P		§ 18.08.202(f)(19).
Transfer Station										P			§ 18.08.202(f)(20).
Truck Stop/ Travel Plaza										SUP	SUP		§ 18.08.202(f)(21).
Truck Terminal										SUP	SUP		
Warehouse/ Distribution Center					SUP						P/SPR		DRRC/WELLS: SPR if over 20,000 sq. ft. Maximum warehouse building area is 70,000 sq. ft.
Welding Repair										P	P		§ 18.08.202(f)(22).

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES												
See Section 18.08.202 (Additional Regulations for Principal Uses)												
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION												
Wholesale of construction materials									P	P	P	I, IB §18.08.202(f)(23).
Wholesale of products manufactured or assembled on site									P	P	P	
Wrecking Yard, Salvage Yard, or Junk Yard (Outside)									SUP			
OTHER												
Farm (No Commercial Slaughtering)	P											OS: §18.08.202(g)(1).
Poultry and Hog Farm	SUP											OS: §18.08.202(g)(1).

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Caretaker Quarters		A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(1). Accessory to a principal multi-family or non-residential use only.
Accessory retail sales associated with a principal manufacturing, wholesaling, distribution or warehousing use.											A	§ 18.08.203(d)(2)
Automobile Rental								A				§18.08.202(b)(4)
Bakery, Retail			A	A				A				
Bar								A				
Barber/ Beauty Shop				A				A				
Bus or other Transportation Terminal								A				
Child Care, In Home (1—6 Children)				A- SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care, In Home (7—12 Children)		A		A- SPR	A	A	A					§18.08.202(e)(3). Permitted as an accessory use to a principal residential use, subject to SUP or SPR review procedure as shown.
Child Care Center		A										§18.08.202(b)(7).

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	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
	ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Commercial Amusement/ Recreation (Outside)								A					
Commercial Amusement/ Recreation (Inside)								A					
Community Center, Private													
Copy Center								A					
Drive-through Facility (Food and Beverage Service)			A				A	A			A-SUP	A-SUP	§18.08.202(b)(11). IC, IB: Subject to SUP approval.
Drive-through Facility (Non-Food and Beverage Service)			A				A	A			A-SUP	A-SUP	§18.08.202(b)(12). IC, IB: Subject to SUP approval.
Financial Institution								A	A				
Fitness Center		A	A					A					
Gaming Operation, Restricted		A	A	A	A	A	A	A	A	A	A	A	§18.08.202(c)(2).
General Personal Service								A					
Government Facility									A				
Gun Range (Indoor)								A					
Home Occupation	A	A		A	A	A	A	A					§18.08.203(e)(3).

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
ACCESSORY USES												
See Section 18.08.203 (Standards for Accessory Uses and Structures)												
Indoor Storage, incidental to a permitted use		A	A	A	A	A	A	A	A	A	A	
Laundry, Drop-off/Pickup								A				
Laundry, Self Service								A				
Library, Art Gallery or Museum								A				
Pet Store								A				
Pool or Billiard Parlor								A				
Post Office								A				
Recording Studio								A				
Restaurant with Alcohol Service				A				A				
Restaurant without Alcohol Service				A				A				
School, Vocational/ Trade				A								
Gas Station				A								§18.08.202(b)(25).
Showroom			A						A	A	A	
Sidewalk Cafés		A	A		A	A	A		A	A	A	§18.08.203(e)(5).
Tennis Courts								A				
Theater (No Drive-in)								A				

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	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
ACCESSORY USES See Section 18.08.203 (Standards for Accessory Uses and Structures)													
TV Broadcasting & Other Communication Service									A				§18.08.202(b)(26).
Utility Alternative System	A	A	A	A	A	A	A	A	A	A	A	A	§18.08.203(e)(6).
Warehouse/Distribution Center				A									
Wedding Chapel								A					
Welding Repair				A									§18.08.202(f)(14).
Video Arcades								A					

TABLE 18.08-5: USES PERMITTED IN NONRESIDENTIAL BASE ZONING DISTRICTS													
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)	
	NONRESIDENTIAL BASE ZONING DISTRICTS												
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB		
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)													
Temporary Carnival, Circus, Entertainment Event, Amusement Ride				P		P	P	P					§18.08.204(d)(3).
Temporary Christmas Tree Sales Lot & Similar Uses					P	P	P						§18.08.204(d)(4).

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	NONRESIDENTIAL BASE ZONING DISTRICTS											
	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
TEMPORARY USES See Section 18.08.204 (Standards for Temporary Uses and Structures)												
Temporary Construction Structures		P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(5).
Temporary Open Lot Parking		P	P	P	P	P			P	P		§18.08.204(d)(7).
Temporary Stockpiling	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(8).
Temporary Urban Farm	P	P	P	P	P	P	P	P	P	P	P	§18.08.204(d)(9).

(e) MIXED USE BASE ZONE DISTRICTS.

TABLE 18.08-6-A: USES PERMITTED IN REGIONAL CENTERS BASE ZONING DISTRICTS												
USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = Special Use Permit A = PERMITTED AS ACCESSORY USE											ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	REGIONAL CENTERS BASE ZONING DISTRICTS											
	CRC/ GMU	CRC/ PF	CRC/ TC	CRC/ TMU	CRC/ RES	DRC	DRRC/ ENT	DRRC/ KEY	DRRC/ CALI	DRRC/ WELLS	DRRC/ TRUC KEE	
PRINCIPAL USES See Section 18.08.202 (Additional Regulations for Principal Uses)												
RESIDENTIAL												
Boarding or Rooming House	P		P	P		P		P		P		
Congregate Care Facility	P		P	P	P/SPR/SUP	P	P	P	P	P	P	§18.08.202(a)(2).
Convent or Monastery	P	SUP	P	P		P	P	P	P	P	P	
Fraternity or Sorority House	SUP		SUP	SUP		SUP	SUP	SUP	SUP	SUP	SUP	
Group Home	P	P	P	P	P	P	P	P	P	P	P	§18.08.202(a)(4).
Hospice	P	P	P	P	P	P	P	P	P	P	P	
Manufactured Home	P		P	P	P	P	P	P	P	P	P	§18.08.202(a)(5).