

16.08.250 Use Table For All Zoning Districts

- A. All proposed uses and developments must be categorized according to the use listings in the land use table of this section. Where a proposed use or development does not clearly match a listing in the table, the planning director shall perform a similar use determination to classify the proposed use or development as the closest applicable use listing in the table. A similar use determination may be appealed to the planning commission, or the planning commission may modify the determination during a normal permit hearing for the project.
- B. All proposed uses and developments must be consistent with the use limits and permitting requirements provided in the land use table of this section for the zoning district in which they are located. Variances may not be requested or approved to allow prohibited uses, nor to change the required permit or review for allowed uses.
- C. Refer to section 14.04.030 of this Code and section 16.16.020 of this title for additional regulations that might affect uses in these districts.
- D. Uses in the land use table of this section are identified with use limits, permit process requirements, and establish use limits and permit processes for specific instances, as provided below:

(Blank) or x	=	Use is prohibited
S	=	Use is allowed through a special use permit
R	=	Use is allowed through a zoning review
T	=	Use is allowed through a temporary use permit
HB	=	Use is allowed through a home business permit
A	=	Use is allowed through an administrative special use permit
-	=	Use is allowed without a zoning review or other permit
* /+	=	Either or both notations are used to identify and reference modifications to use limits or permit processes that apply in specific situations for the land use in the same row, and described under the land use name.
†	=	Notation to identify modifications to use limits or permit processes within the NAS overlay. These apply only when a use is allowed, not prohibited. This notation increases the level of review normally required in a situation and is accompanied by one of the above symbols to indicate the minimum level of review. It may also indicate that a use that might be allowed is prohibited in the NAS overlay due to operational concerns.
"Uses in NAS Fallon overlay may be †X - Prohibited, or †S - must have at least a SUP review, or †A - must have at least a administrative SUP review."		

Uses ^A	RR-20	A-10	A-5	E-1	R-1	R-2	R-3	C-1	C-2	I	NA S† B
Agriculture and Resource Production and Support:											

NOTE: Transportation of resource products to and from an operation is allowed under the definition for the specific resource

<p>Agricultural Production - not included in specific listings</p> <p>Rangeland Agriculture (Dispersed grazing, nut harvesting, etc.)</p> <p>Timber Growing and Harvesting (fence poles, pulp trees, Christmas tree, etc.)</p> <p>Farming/Cropland</p> <p>Pasture Grazing (incl. small scale livestock feeding and hobby farms)</p> <p>* with an Agricultural Support Building</p>	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	n/a
<p>Aquaculture</p> <p>* If hydrologically connected to fish habitat areas</p>	R/S*	R/S*	R/S*						R/S*	R/S*	n/a
<p>Animal Feeding Operation - Small (feeding 100 to 1,000 animal units)</p> <p>* If with buildings</p>	-/R*	-/R*	-/R*						-/R*		†S
<p>Dairy/Feed Lot, minor alterations of existing buildings</p> <p>NOTE: new or major expansion treated as Animal Feeding Operation</p>	R	R	R	R	R	R	R	R	R	R	†S
<p>Animal Feeding Operation - Large (feeding more than 1,000 animal units)</p>	R	R	A						S		†S
<p>Land Application of Domestic Septage</p>	S	S	S								n/a
<p>Exotic Animal Farm (fur farm etc.)</p> <p>Excludes zoos and similar uses - see recreation uses</p>	S	S	S								†S

Game Hunting Ranch Also see Recreation Resort in lodging uses	S	S	S								†S
NOTE: Review dog/cat/pet breeding facility as kennel in commercial uses											
Agriculture and Resource Related Retail:											
Farm Stand/Direct Resource Product Sales Site Review sales not associated with the growing farm, and sales not on the farm site as commercial use. Also see retail sales for other zones.	R	R	R	R	R	R	R				n/a
Nursery Sales (retail and wholesale)		S	S	S				R	R	R	†S
Agro-Tourism Treat processing as resource related industrial or industrial uses Also see retail sales and commercial uses for other zones.	S	S	S	S							†S
Farm Animal Auction Also see animal feeding operations	S	S	S						S	S	†S
Agriculture and Resource Related Industrial:											
Timber Processing and Storage (mills, paper, plywood, etc.)	S									S	†S
Milk/Cheese Processing and Storage * limited in scale to animals produced on the farm	S	S	S*							S	†S
Meat Processing and Storage (slaughtering and butchering) * limited in scale to animals produced on the farm	S	S	S*						S	S	†S

Government Services and Offices (museum, library, senior ctr., post office)	S	S	S	S	S	S	S	S	S	S	†X
Review Fleet Parking and Maintenance as separate listing in Vehicle uses											
Emergency and Law Services (police, jail, court, fire, ambulance, etc.)	S	S	S				S	S	S	S	†S
Emergency and Surgical Medical Facility (Hospitals, etc.)											
Review stand-alone day-surgery center as Medical Services in commercial			S					S	S	S	†X
Medical Offices and Helipads may be approved as accessory uses											
Extended Care Medical Facility (convalescent services, nursing home, mental health facility, hospice, etc.)			S	S			S	S	S		†X
Elder Care Facility (see definition)			S	S		S	S	S	S		†X
Community Residential Facility (also see Single Family Dwelling):											
Group Foster Home (7—15 children - see definition)	S	S									
Home for Groups with Disabilities (11—20; see definition)	S	S	S	S		R	R		S		†S
Domestic Violence Shelter (11+)	S	S	S	S		R	R		S	S	†S
Treatment Center or Halfway House for Substance Abuse Recovery (11+)	S	S	S	S		R	R				†S
Halfway House for Incarceration Transition (any number)	S	S									†S
Cemetery	S	S	S					R	R	R	n/a
Funeral and Interment Services (including crematory)		S	S					R	R	R	†S

Lodging Uses:

NOTE: Review Vacation Home Rental as a Single-Family Dwelling Rental of whole home

only, otherwise see Vacation Room Rentals

Bed and Breakfast Inn and Vacation Room Rental (see definitions) * Prohibited unless with existing legal permanent Single-Family Dwelling	S	S	S	S	S	S	S	R*	R*	S*	†S
Motel (does not include accessory uses)								S	S		†X
Hotel (includes accessory uses)								S	S		†X
Lodging approved in a PUD				R	R	R	R				†X
Recreation Resort (see definition) Also see Game Hunting Ranch	S	S	S								†S
Campground and Recreational Vehicle Facility (public and private)	S	S	S					S	S		†X

Commercial Uses:

NOTE: Some businesses may qualify as a small-scale Home-Based Business

Retail and Wholesale Sales Rentals and Repair - not included in specific listing (food, merchandise, hardware, etc.; new/used) For vehicle sales/rentals see Vehicle and Equipment category * If over 50,000 sf building; or if outdoor sales or storage area included; or if drive through services included; or if paint or chemical sales included + Prohibited if over 10,000 sf building, or if over 50 employees								R/ S*	R/ S*	R/S *	†S +
Multi-Tenant Business Complex (incl. shopping centers) * If over 10,000 sf. Each use in complex must be reviewed individually								R/ S*	R/ S*	R/S *	†X

Excludes Explosive and Combustion Testing - see industrial uses									S	S	†S
Veterinary Clinic	S	S	S					R	R	S	†S
Pet Grooming (for sales see retail)	S	S	S					R	R	R	†A
Mobile Animal Care Service Office (Grooming, Farrier, etc.)								R	R	R	n/a
Animal Boarding or Kennel	S	S	S						S	S	†S
Taxidermy	S	S						S	S	S	n/a
Construction Contractors and Property Services (incl. repair; plumbers, electricians, sign co., well drilling, etc.) * For painting contractors, or outdoor material/heavy equipment storage								R/S*	R/S*	R/S*	†S
Utility and Telecom Offices/Shop * If fleet vehicle storage and maintenance is included	S							R/S*	R/S*	R/S*	†S
Waste Collection Service (solid/garbage and liquid/septage) Also see Industrial category and septage application in natural resources	S								S	S	n/a
Pest Control Service								S	S	S	n/a
Janitorial/Cleaning Service								R	R	R	n/a
Private Gathering/Reception Facility (including clubs and fraternal orgs.) * Prohibited unless designed and approved for 100 people or less + Prohibited unless approved in a PUD	S*	S*	S*	S+	S+	S+	S+	S	S		†S
Indoor Entertainment Use - not in a separate listing (billiards, game parlor)							S	R	R		†S

