

**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 <sup>A</sup>	RR-20	A-10	A-5	E-1	R-1	R-2	R-3	C-1	C-2	I	NA S† B
<b>Agriculture and Resource Production and Support:</b>											
<b>NOTE:</b> Transportation of resource products to and from an operation is allowed under the definition for the specific resource											
Agricultural Production - not included in specific listings											
Rangeland Agriculture (Dispersed grazing, nut harvesting, etc.)											
Timber Growing and Harvesting (fence poles, pulp trees, Christmas tree, etc.)	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	n/a
Farming/Cropland											
Pasture Grazing (incl. small scale livestock feeding and hobby farms)											
* with an Agricultural Support Building											
Aquaculture	R/S*	R/S*	R/S*						R/S*	R/S*	n/a
* If hydrologically connected to fish habitat areas											
Animal Feeding Operation - Small (feeding 100 to 1,000 animal units)	-/R*	-/R*	-/R*							-/R*	†S
* If with buildings											
Cannabis Establishment											n/a
Dairy/Feed Lot, minor alterations of existing buildings											
<b>NOTE:</b> new or major expansion treated as Animal Feeding Operation	R	R	R	R	R	R	R	R	R	R	†S
Animal Feeding Operation - Large (feeding more than 1,000 animal units)	R	R	A							S	†S
Land Application of Domestic Septage	S	S	S								n/a
Exotic Animal Farm (fur farm etc.)											
Excludes zoos and similar uses - see recreation uses	S	S	S								†S

Game Hunting Ranch Also see Recreation Resort in lodging uses	S	S	S								†S
<b>NOTE:</b> Review dog/cat/pet breeding facility as kennel in commercial uses											
<b>Agriculture and Resource Related Retail:</b>											
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
<b>Agriculture and Resource Related Industrial:</b>											
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  Review Office of Mobile Slaughtering Operation as commercial uses	S	S	S*						S	S	†S

Crop Processing and Storage (mills, cereal processing, cold warehouses, canning, bottling, extracts, etc.)	S	S	S						S	S	†S	
Geologic Drilling Activities (general drilling for mineral, geothermal, etc.)	R	R	R	R	R	R	R	R	R	R	†A	
Oil and Gas Extraction Excludes processing see Chemical Manufacturing	S	S	S							S	†S	
Mineral Extraction and Processing (including batch plants)  * limited in scale to materials extracted on the same property  <b>NOTE:</b> See temporary mining for other zones.	S	S	S*							S	†S	
Temporary Mineral Extraction and Processing for habitat restoration purposes  <b>NOTE:</b> For natural resource energy projects - see Energy Production uses				S	S	S	S	S	S		†S	
<b>Industrial Uses:</b>												
Warehouse Storage and Distribution  * Prohibited if over 50 employees  For multi-tenant space for businesses locations see commercial uses										R	R	†S*
Light Manufacturing (indoors)  Also see Laboratory in commercial uses; also see Note <sup>A</sup>								S	R	R	†X	
Industrial/Fabrication (indoors or outdoors)  * Prohibited unless all processes are indoors (excluding storage)  + If processes take place outdoors (excluding storage)  Also see natural resource processing								S*	R/S +	R/S+	†X	

Chemical Manufacturing or Storage (including fuels)										S	†X
Bulk Fuel Storage and Distribution - small (<100,000 gal.)  Includes incidental retail sales  Excludes vehicle fuel sales and storage incidental to other use									S	S	†S
Explosion/Combustion Testing  See CCC 16.16.020.2 for 1/2 mi. setback from highways										S	†X
Tire Retreading/Rebuilding  Excludes tire distilling - see Chemical Manufacturing									S	S	†X
Junkyard, Salvage Yard, Wrecking Yard  See CCC 16.16.020.2 for 1/2 mi. setback from highways										S	†X
Asphalt and Concrete Batch Plants  - also see mining  * Prohibited unless temporary and for specific project		S*	S*						S	S	†S*
<b>Outdoor Recreation Uses:</b>											
(for indoor recreation see commercial listings)											
Wildland and Unimproved Outdoor Recreation (hiking, riding, hunting, etc.)	-	-	-	-	-	-	-	-	-	-	n/a
Improved Passive Outdoor Recreation (park, trailhead parking, fishing facility)	R	R	R	R	R	R	R	R	R	R	n/a
Improved Active Outdoor Recreation Facility (sport complex w/multiple ball fields/courts, golf course, boat launch, zoo)  also see Game Hunting Ranch in agricultural uses  * If approved in a PUD	S	S	S	R*	R*	R*	R*	S/R*	S/R*	S/R*	†S

Equestrian Boarding and Training Facility May also need event venue permit, below	S	S	S	S							†S
Outdoor Recreation and Entertainment Facility (See definition CCC 16.24 under Recreation)	S								S	S	†X
Rodeo and Farm Animal Event Venue (racing, showing, equestrian events)  <b>NOTE:</b> Also see Outdoor Recreation and Entertainment Facility for other zones.		S	S								†X
Outdoor Shooting Range	S	S								S	†X
Motorized Racetrack - with events or gatherings  [[DEF- Established tracks with events for large and small vehicles]]	S	S	S								†X
Motorized riding track - personal use	-	-	-	-	-	-	-	-	-	-	n/a
<b>Residential Uses:</b>											

<p>Single-Family Dwelling (the following are also SFDs - see definition)</p> <p>+ Prohibited except for certain on-site businesses in CCC 16.16.020.8</p> <p>* Prohibited unless residential lot was approved in a PUD or tentative map</p> <p><b>NOTE:</b> Also see Community Residential Facilities and definition.</p> <p>Home for Individual Residential Care (1—2 + caretaker)</p> <p>Home for Groups with Disabilities (3—10 + caretaker)</p> <p>Halfway House for Substance Abuse Recovery (&lt;11 resid.)</p> <p>Domestic Violence Shelter (&lt;11 residents)</p> <p>Foster Home (1—6)</p>	R	R	R	R	R	R	R*	S+ /R*	S+ /R*	S+ /R*	n/a
<p>Accessory Dwelling Unit</p> <p>* Prohibited unless with existing legal permanent Single-Family Dwelling</p>	A	A	A	A	A	A	A*	A*	A*	A*	n/a
<p>Second Permanent Dwelling</p>	A	A	A	A	A	A					n/a
<p>2—4 Multi-Family Dwellings on a parcel</p> <p>* Only if approved in a PUD</p>				R*	R*	R	R	R*	R*	R*	†X
<p>5+ Multi-Family Dwellings on a parcel</p> <p>* Only if approved in a PUD</p>				S*	S*	S*	S	S*	S*	S*	†X
<p>Boarding House</p>				S	S	S	S				†X
<p>Permanent Housing for Farm Labor (single and multi-family)</p> <p>* Multi-family prohibited - single-family only</p>	S	S	S	S*							n/a



Cluster Development (Requires a special land division permit process)  * Prohibited under the NAS Fallon Accident Potential Zones		R	R									†S*
Planned Unit Development (Requires a special PUD permit process)				R	R	R	R	R	R	R		†X
Recreational Vehicle used as permanent dwelling (> 90 days/yr.)  Such use prohibited except within authorized RV park (see Lodging section) or as approved Temporary Living Quarters.												†X
Temporary Living Quarters												
For hardship (elderly/disabled), or commercial/industrial watchmen	T	T	T	T	T	T	T					n/a
For farm labor, or while building a Single-Family Dwelling	T	T	T	T	T	T	T	T	T	T		n/a
Manufactured/Mobile Home Park  * New parks prohibited unless connected to municipal sewer and water			S*	S*	S*	S*	S*	S*	S*	S*		†X
<b>Community Services</b>												
Care of 1—4 children (treat as baby sitting)	-	-	-	-	-	-	-	-	-	-	-	n/a
Daycare Facility (5+ children or 1+ adults)  * Prohibited unless under 13 persons	S	S	S	S	S*	S*	S	S	S			†S
Child Care Institution/Boarding School (16+ children; live-in facility)	S	S	S				S	S	S	S		†X
Educational Facility (public and private)  Excludes informal classes - see Personal Training Svc. in commercial uses	S	S	S	S	S	S	S	S	S			†X

Public Auditoriums and Gathering Facilities (Religious assembly, Public Community Ctr. or Convention Ctr.)  Excludes Private Gathering/Reception Facility - see commercial uses	S	S	S	S	S	S	S	S	S	S	†X	
Government Services and Offices (museum, library, senior ctr., post office)  Review Fleet Parking and Maintenance as separate listing in Vehicle uses	S	S	S	S	S	S	S	S	S		†X	
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  Medical Offices and Helipads may be approved as accessory uses			S					S	S	S	†X	
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		†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

<b>Lodging Uses:</b>												
<b>NOTE:</b> 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)	S	S	S	S	S	S	S	S	R*	R*	S*	†S
* Prohibited unless with existing legal permanent Single-Family Dwelling												
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)	S	S	S									†S
Also see Game Hunting Ranch												
Campground and Recreational Vehicle Facility (public and private)	S	S	S						S	S		†X
<b>Commercial Uses:</b>												
<b>NOTE:</b> 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									R/S*	R/S*	R/S*	†S+
+ Prohibited if over 10,000 sf building, or if over 50 employees												
Multi-Tenant Business Complex (incl. shopping centers)												
* If over 10,000 sf.									R/S*	R/S*	R/S*	†X
Each use in complex must be reviewed individually												
Beverage Distributor		S	S						R	R	R	†S+
+ Prohibited if over 50 employees												

Auction House * With outside sales area or outside speakers									R/S*	R/S*	R/S*	†S
Cannabis Establishment											n/a	
Flea markets, swap meets, and special events		S	S						S	S		†S
Manufactured/Modular/Mobile Home Sales For construction of homes - see Industrial/Fabrication									S	R	R	†S
Firearm, Explosive, or Weapon Sales/Service/Rental - requiring an FFL									S	S		†S
Personal Storage (ministorage, RV, boat, etc.)	S	S	S						R	R	R	n/a
Off-Premises Storage (for business/personal use - not renting spaces)												
Inside a building	R	R	R	R	R	R	R	R	R	R	R	n/a
Outside a building										S	S	n/a
Home Based Businesses * If not meeting basic HB criteria + Prohibited unless associated with existing legal residence	HB/S*	HB/S*	HB/S*	HB/S*	HB/S*	HB/S*	HB/S*	HB/S*	HB+/S*	HB+/S*	HB+/S*	n/a
General Offices and Services - not included in a specific listing + Prohibited if over 50 employees									R	R	R	†S <sup>+</sup>
Office for Mobile Animal Slaughtering Business	S	S	S	S					S	S	S	n/a
Temporary Real Estate Office within a subdivision	R	R	R	R	R	R	R	R	R	R	R	n/a
Temporary Office (using a commercial coach)	T	T	T	T	T	T	T	T	T	T	T	n/a
Eating and Drinking Establishment * Prohibited unless fronting the I-80, US 50, US 50A and US 95 corridors + Prohibited unless approved in a PUD	S*	S*	S*	S*/R <sup>+</sup>	R <sup>+</sup>	R <sup>+</sup>	S	S	S	S	S	†S

Eating and Drinking Establishments - Farm Specialty (serving food from own farm - for other zones see regular uses above)		S	S								†S
<b>NOTE:</b> An Eating and Drinking Establishment serving alcohol requires a SUP											
Financial Service (banking, stocks, commodities, etc.)  * If drive up services are included								R/S*	R/S*	R/S*	n/a
Medical and Counseling Services (doctor offices, clinics, physical therapy, etc.)								R	R	R	†S
Personal Health and Beauty Service (hair, nails, spa, massage, etc.)							S	R	R	R	n/a
Body Marking Service (tattoo, piercing (excl. earrings), etc. - see definition)								S	S		n/a
Personal Training Service and Classes (professional, health, fitness, arts, etc.)							S	S	S	S	†S
Laundromat							S	R	R	R	n/a
Dry Cleaner								S	S	S	n/a
Baking Facility								S	S	S	†S
Craft/Art Studio (welding/pottery/painters/etc.; includes sales)	S	S	S					R	R	R	†A
Testing Service (office and sample collection; processing 1-use and field kits)								R	R		†A
Laboratory (chemical testing)								S	S	S	†X
Materials Testing  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
Indoor Recreation and Entertainment Facility (see definition CCC 16.24 under Recreation)(auditorium, theater, playhouse, equestrian, bowling, ice/roller rink, soccer)								S	S		†X
Indoor Shooting Range	S	S						S	S	S	n/a
Casino/Gaming Establishment  Additional uses are reviewed individually (food, hotel, theater, spa, etc.)								S	S		†X
Adult Entertainment (See Title 9)										S	n/a

Brothel, House of Prostitution (See Title 5)  See CCC 16.16.020.2 for 1/2 mi. setback from highways	S											n/a
On-Site Advertising	S	S	S	S	S	S	S	R	R	R		n/a
Off-Site Advertising - billboards, highway signs, etc.  * If meeting exceptions in 16.16.020.6.B	S/R *	S/R *	S/R *	S/R *	S/R *	S/ R*	S/ R*	R	R	R		n/a
<b>Vehicle and Equipment Uses:</b>  (Also see Transportation Section)												
Standard Vehicle or Trailer Sales or Rental (see definition)  (standard personal vehicle, ATV, motorcycle, assoc. trailer, and similar size vehicles)									R	R	R	†A
Specialized Vehicle or Trailer Sales or Rental (see definition)  (RVs, motorhome, campers, moving trucks, dump trailers, horse trailers, etc.)								A	A	A	A	
Commercial or Construction Trailer/Equipment Sales or Rental (see definition)  (Commercial vehicles, cargo containers, construction equip., assoc. trailers)										S	S	†S
Vehicle/Equipment Service and Repair (including temporary storage of associated vehicles)	S	S	S					R	R	R		†S
Vehicle Fuel Sales and Travel Services (including Truck Stops)  * Prohibited if a truck stop or travel center  + If approved to be within a Planned Unit Development  Additional uses are reviewed individually (food, hotel, vehicle service and repair, casino, laundromat, etc.)					S <sup>+</sup>	S <sup>+</sup>	S <sup>+</sup>	S <sup>+</sup>	S	S	S	†S*
Vehicle Washing Facility								S	S	S		n/a

Parking Lot for Operable Vehicles - Stand Alone											
Short Term	R	R	R					R	R	R	n/a
Long Term - more than one week Not for other on-site use; vehicles must come and go								S	S	S	n/a
<b>NOTE:</b> Also see storage uses in Commercial section for uses that may include vehicle storage											
Towing Business (including fleet parking and vehicle storage) Excluding Wrecking Yard/ Junkyard - see Industrial category								S	S	S	n/a
Trucking Business/Package Delivery (including fleet parking) <b>NOTE:</b> Transport of on-site resource products is included with main use	S	S	S						R	R	†S
Fleet Vehicle Parking and Maintenance Facility (10+; bus barn, utility, etc.) Excluding uses with inherent parking (fire, police, trucking, etc.)	S							S	S	S	n/a
<b>NOTE:</b> For vehicle racing etc. see Indoor Recreation and Entertainment Facility in Commercial, or Outdoor Recreation Uses											
<b>Transportation Facilities:</b>											
Streets, roads, highways, and rail lines	-	-	-	-	-	-	-	-	-	-	n/a
Highway/Road Maintenance Facility	R	R	S						R	R	n/a
Ground Transportation Terminal and Park and Ride Lot (bus, rail, etc.) * Prohibited unless fronting I-80, US 50, US 50A and US 95, or a rail corridor	S*	S*	S*					S*	S*	S*	†S
Airport	S									S	†X
Airstrip/landing strip/helicopter pad	S	S	S							S	†X
Railroad Company Operations Yard (sidings, car storage, switching)	-	-	-	-	-	-	-	-	-	-	n/a



Rail-Based Services and Industrial Parks (transloading, rental space, rail services, etc.)  Each use must be reviewed individually.									S	S	†S
<b>Utilities Facilities, Transmission, and Waste Handling:</b>											
Local Utility Distribution Lines and Mains	-	-	-	-	-	-	-	-	-	-	n/a
Utility Transmission Line - Level 1 (within approved corridors)	-	-	-	-	-	-	-	-	-	-	n/a
Utility Transmission Line - Level 2 (not within approved corridors)	S	S	S	S	S	S	S	S	S	S	†S
Utility Handling Facility - Level 1 (small scale in-line)	R	R	R	R	R	R	R	R	R	R	n/a
Utility Handling Facility - Level 2 (treatment of less hazardous substances)	S	S	S	S	S	S	S	S	S	S	†S
Utility Handling Facility - Level 3 (treatment of more hazardous substances)  * If previously approved in a PUD	S	S	S						R*	R*	S/R* †S
<b>NOTE:</b> Review utility company offices/ maintenance facility as other uses.											
Communication tower and antennas (and accompanying facilities)  * When co-locating the transmitter/receiver on existing towers, structures, or buildings.	S/R*	S/R*	S/R*	S/R*	R*	R*	R*	S/R*	S/R*	S/R*	†S
Recycling Drop Box/Station	R	R	R	S	S	S	S	R	R	R	n/a
Recycling Facility  * If all operations inside of a building	S/R*								S/R*	S/R*	n/a
Solid Waste Transfer Station	S	S								S	†X
Solid Waste Landfill (sanitary, construction waste, petroleum contaminated soil, hazardous waste, etc.)  See CCC 16.16.020.2 for 1/2 mi. setback from highways	S									S	†X

<b>Energy Production:</b>											
<b>NOTE:</b> See definition for Power Generation											
Private Power Generation and Alternatives (renewable or fuel-based)  Not for electricity generation (windmill water pumps, solar hot water, geothermal heating, etc.) OR Power generation for personal/on-site power needs only and less than 20 kw and 40 feet or less high	-	-	-	-	-	-	-	-	-	-	n/a
Minor Power Generation (renewable or fuel-based)  Same as Private Power Generation and Alternatives, plus producing up to 500 Kw, and may be over 40' high  * If over 40 in height	R/S *	R/S *	R/S *	R/S *	R/S *	R/ S*	R/ S*	R/ S*	R/S *	R/ S*	†S
Major Power Generation (renewable or fuel-based)  Not qualifying for Private or Minor Power Generation  See CCC 16.16.020.2 for 1/2 mi. setback from highways  + Prohibited if fuel based, or wind powered, or concentrated solar	S	S								S	†S/ X+

Notes:

<sup>A</sup> CCC 16.08.080(C) requires certain uses, when allowed, to obtain a SUP, including: 24 hr./night uses, handling hazardous materials, using large water volumes, and major traffic generators. CCC 12.24 requires any permanent use, when allowed, that serves alcoholic beverages to obtain a SUP

(Bill No. 2019-A, 2019; Bill No. 2020-A, 7-2-2020; Bill No. 2022-A, 4-20-2022)

HISTORY

- Adopted by Ord. [Bill 2014-D Ordinance 113](#) on 8/7/2014
- Adopted by Ord. [Bill 2017-C Ordinance 113](#) on 10/18/2017
- Adopted by Ord. [Bill 2021-E Ordinance 113](#) on 10/20/2021
- Amended by Ord. [Bill 2023-A Ordinance 32](#) on 8/3/2023