

EXISTING AND DRAFT ZONING DISTRICTS – LAND USE COMPARISON

Rural Character Districts – Residential, Commercial, and Agricultural Zones																
	Residential					Mixed-use		Non-Residential								
Draft Title 15 Zones	RR-20	RR-10	RR-5	RR-2	RR-1	CMU-R	HMU-R	AG	N/A	RL	PL	NC	TC-R			
Current Title 10 Zones	RR-5	RR-4	RR-3	RR-2	RR-1	VCMU						C-1	TC			
Residential Uses																
Single-family residential	Single family detached	P	P	P	P	P	P	P	P	P	P	X	X	P	Draft T.15 clarifies standards and conditions for this use.	
		P	P	P	P	P	P						X	X		
	Accessory dwelling unit	P	P	P	P	P	P	P	P	P	P	X	X	P		
		P	P	P	P	P	P	X					X	X		
	Home occupation	P	P	P	P	P	P	P	P	P	P	X	X	P		
		P	P	P	P	P	P						X	X		
	Residential accessory use or structure	P	P	P	P	P	P	P	P	P	P	X	X	P		
		P	P	P	P	P	P						X	X		
	Home based business	P	P	P	P	P	P	P	P	P	P	X	X	P		
		P	P	P	P	P	P						X	X		
	Multi-family residential	Multi-family, 2 units	X	X	X	P	X	X	P	X	X	X	X	X		X
			X	X	X	X	X	X						X		X

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Draft Title 15 Zones		RR-20	RR-10	RR-5	RR-2	RR-1	CMU-R	HMU-R	AG	N/A	RL	PL	NC	TC-R	
Current Title 10 Zones		RR-5	RR-4	RR-3	RR-2	RR-1	VCMU					C-1	TC		
	Multi-family, 3 or 4 units	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Multi-family, 5 or more units	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Manufactured Home Park	X	X	X	X	X	X	X	X	X	X	X	X	X	Must be zoned MHP in T.10
		X	X	X	X	X	X						X	X	
Group Living	Organizational house (sorority, monastery, etc.)	C	X	X	X	X	C	C	X	X	X	X	X	C	
		X	X	X	X	X	X						X	X	
	Residential care facility for elderly	X	X	X	C	C	C	C	X	X	X	X	X	X	
		S	S	S	S	S	S						S	X	
	Group home, 10 or fewer residents	P	P	P	P	P	P	P	P	P	P	X	P	X	
		S	S	S	S	S	S						X	X	
	Group home, 11 or more residents	X	X	X	X	X	X	C	X	X	X	X	X	X	
		S	S	S	S	S	S						X	X	

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	Rooming or boarding house	X	X	X	X	X	C	C	X	X	X	X	X	C	
		X	X	X	X	X	X						X	X	
Public, Institutional, and Civic Uses															
Community and cultural facilities	Gov't admin and civic buildings	X	X	X	X	X	C	C	X	X	X	X	X	X	
		S	S	S	S	S	X						X	X	
	Social, fraternal lodges	X	X	X	X	X	P	P	X	X	X	X	P	P	
		X	X	X	X	X	S						X	X	
	Public assembly, incl. churches	X	X	X	P	P	P	P	X	X	X	X	P	X	
		S	S	S	S	S	P						P	X	
	Public safety facility	X	X	X	X	X	P	P	X	X	X	P	P	X	Limited in VCMU to Fire Station. Not allowed as C-1 use in T.10.
		S	S	S	S	S	P						X	X	
	Museums						P						P	P	
													X	X	
			P	P	P	P	P	P	P	P	X	X	X	P	

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Day-care facilities	Child care, in-home, 6 or fewer children	X	X	X	X	X	X						X	X	T.10 allows only as home occupation/business
	Child care center	X	X	X	X	X	P	P	X	X	X	X	P	X	
		X	X	X	X	X	S						S	X	
	Adult day care, 6 or fewer clients	X	X	X	C	C	C	P	X	X	X	X	P	X	
		X	X	X	X	X	S						S	X	
	Adult day care, 7 or more clients	X	X	X	X	X	C	C	X	X	X	X	C	X	
		X	X	X	X	X	S						S	X	
	Health Care Facilities	Hospital	X	X	X	X	X	C	C	X	X	X	X	X	X
X			X	X	X	X	S						S	X	
Intermediate care facility, nursing home, rehab center		X	X	X	X	X	X	C	X	X	X	X	X	X	
		S	S	S	S	S	S						S	X	
Medical or dental office or clinic		X	X	X	X	X	P	P	X	X	X	X	P	X	
		X	X	X	X	X	P						P	X	
Athletic fields and courts	X	X	X	X	X	X	P	X	X	X	P	X	P		

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Recreational Facilities		S	S	S	S	S	X						X	P	T.10 permits as recreational use SUP	
	Community gardens				P	P	P	P	P	P	P	P	X	P	New use in draft T.15	
	Parks	P	P	P	P	P	P	P	P	X	X	X	P	X	P	T.10 permits as recreational use SUP
		S	S	S	S	S	S	P						P	X	
	Equestrian facility	P	C	X	X	X	X	X	X	P	P	P	P	X	P	
		S	S	S	S	S	S	X						X	X	
	Playground	X	X	X	P	P	P	P	P	X	X	X	P	X	P	T.10 permits as recreational use SUP
		S	S	S	S	S	S	X						X	X	
	Private residential recreation facility	P	P	P	P	P	P	X	P	X	X	X	X	X	C	
		X	X	X	X	X	X	X						X	X	
	Golf course or driving range	C	C	C	C	C	C	X	X	X	X	X	C	X	C	
		S	S	S	S	S	S	S						S	P	
	Outdoor concerts, rodeo, special events	C	C	X	X	X	X	T	T	C	C	C	C	X	C	
		X	X	X	X	X	X	X						X	P	

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Shooting range – outdoor		X	X	X	X	X	X	X	C	C	C	C	X	X	
		S	S	S	X	X	X						X	X	
Shooting range – indoor		X	X	X	X	X	X	C	X	X	X	X	X	C	
		X	X	X	X	X	X	X					X	X	
Racetrack		X	X	X	X	X	X	X	C	C	C	C	X	X	
		S	S	S	S	S	X						X	X	
Skeet/trap shooting range/course		X	X	X	X	X	X	X	C	C	X	C	X	C	
		S	S	S	X	X	X						X	X	
Archery range		X	X	X	X	X	X	X	C	C	X	C	X	C	
		X	X	X	X	X	S						S	X	
Paintball facility - indoor		X	X	X	X	X	X	C	X	X	X	X	X	C	Not a listed use in T.10
		X	X	X	X	X	X		X	X	X	X	X	X	
Paintball facility - outdoor		X	X	X	X	X	X	X	C	C	X	C	X	C	Not a listed use in T.10
		X	X	X	X	X	X		X	X	X	X	X	X	

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	Indoor recreation/sports/fitness facility	X	X	X	X	X	P	P	X	X	X	X	P	P	
		X	X	X	X	X	X						X	P	
	Campground	X	X	X	X	X	X	X	C	C	X	C	X	C	
		S	S	S	X	X	X						X	S	
Educational Facilities	School, K-12	X	X	X	C	C	C	C	X	X	X	C	X	X	
		X	X	X	X	X	X						X	X	
	Post-secondary, trade, or technical education	X	X	X	X	X	C	C	X	X	X	X	X	X	Draft T.15 consolidates multiple similar uses into single use.
		X	X	X	X	X	P						P	X	
Agricultural Uses															
Animal Raising and production	Animal keeping – livestock, poultry, etc.	P	P	P	P	X	X	X	P	P	P	P	X	P	
		P	P	P	P	P	X						X	X	
	Concentrated Animal Feeding Operation, 25 TO 249 AUE	X	X	X	X	X	X	X	P	P	P	X	X	X	Draft T.15 continues definition of CAFO from T.10
		P	P	P	P	P	X						X	X	

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	Concentrated Animal Feeding Operation, 250 to 999 AUE	X	X	X	X	X	X	X	C	C	C	X	X	X	
		P	P	P	P	P	X						X	X	
	Concentrated Animal Feeding Operation, 1000+ AUE	X	X	X	X	X	X	X	C	C	C	X	X	X	
		P	P	P	P	P	X						X	X	
	Stable	P	C	C	X	X	X	X	P	P	P	P	X	P	
		S	S	S	S	S	X						X	P	
Crop production, horticulture, orchards, and vineyards	Field crops	P	P	P	P	X	X	X	P	P	P	P	X	P	
		P	P	P	P	P	X						X	X	
	Plant nursery (Commercial)	P	P	P	P	X	X	X	P	P	P	X	X	P	
		P	P	P	P	P	P						P	X	
	Vineyard/Orchard (Commercial)	P	P	P	P	X	X	X	P	P	P	X	X	P	
		P	P	P	P	P	P						P	X	
Agriculture related uses	Agriculture related industry – On farm	P	X	X	X	X	X	X	P	P	P	X	X	X	
		X	X	X	X	X	X						X	X	

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	Milk Processing, <u>bottling plant, creamery, cheese-making, etc</u>	X	X	X	X	X	X	X	C	C	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Agricultural machine shop	X	X	X	X	X	X	P	P	P	P	X	X	X	
		X	X	X	X	X	X						X	X	
	Agricultural supplies and support services	X	X	X	X	X	X	P	P	P	P	X	X	X	
		X	X	X	X	X	P						P	X	
	Agricultural tourism	C	X	X	X	X	X	X	P	P	P	X	X	X	New use in draft T.15
	Farm Market	C	C	X	X	X	X	X	P	P	X	X	X	P	New use in draft T.15
	Winery, small scale	P	P	X	X	X	P	P	P	P	X	X	X	P	New use in draft T.15
	Artisan/craft product manufacturing & processing	P	P	P	X	X	P	P	P	P	P	X	P	p	T.10 limits to residential industry type uses
		X	X	X	X	X	X						X	X	
Commercial Uses															
	Kennel	P	P	C	X	X	X	C	P	P	X	X	X	X	
		S	S	S	S	S	X						X	X	

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Animal Related Services	Veterinary clinic/hospital – large animal	X	X	X	X	X	X	C	C	C	X	X	X	X	T.10 does not distinguish this use by scale, size, or type of service provided.	
		X	X	X	X	X	S						S	X		
	Veterinary clinic/hospital – small animal (without outdoor kennel)	X	X	X	X	X	P	P	X	X	X	X	P	X		
		X	X	X	X	X	S						S	X		
	Veterinary clinic/hospital – small animal (with outdoor kennel)	X	X	X	X	X	C	P	X	X	X	X	C	X		
		X	X	X	X	X	S						S	X		
	Animal Rescue facility	C	C	X	X	X	X	X	C	C	C	X	X	X		T.10 permits as wildlife refuge use.
		P	P	P	X	X	X						X	X		
Zoo	X	X	X	X	X	X	X	C	C	X	C	X	X	New use in draft T.15		
Business Services	Event or Conference Center	C	X	X	X	X	C	P	C	C	X	X	X	P	Not permitted as a stand-alone use in T.10	
	Copy Center, mail/parcel services, etc.	X	X	X	X	X	P	P	X	X	X	X	P	X		
		X	X	X	X	X	P						P	X		

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Financial Services	With drive-thru	X	X	X	X	X	P	P	X	X	X	X	P	X	T.10 makes no distinction based on size, scope or level of service
		X	X	X	X	X	P						P	X	
	Without drive-thru	X	X	X	X	X	P	P	X	X	X	X	P	X	
		X	X	X	X	X	P						P	X	
	Stand Alone ATM	X	X	X	X	X	P	P	X	X	X	X	P	P	
		X	X	X	X	X	P						P	X	
Food and Beverage Services	Bar or nightclub	X	X	X	X	X	P	P	X	X	X	X	C	P	T.10 makes no distinction based on size, scope or level of service
		X	X	X	X	X	P						P	P	
	Restaurant, with drive-thru	X	X	X	X	X	X	P	X	X	X	X	P	P	
		X	X	X	X	X	P						P	P	
	Restaurant, without drive-thru	X	X	X	X	X	P	P	X	X	X	X	P	P	
		X	X	X	X	X	P						P	P	
Food Trucks/Food Carts	X	X	X	X	X	P	P	X	X	X	X	P	X		
Lodging Facilities	B&B	P	P	P	P	X	P	P	P	P	X	X	X	P	
		X	X	X	X	X	P						P	P	

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	Lodge or Inn	X	X	X	X	X	P	P	X	X	X	X	X	P		
		X	X	X	X	X	P							P	P	
	Hotel or Motel	X	X	X	X	X	P	P	X	X	X	X	X	P		
		X	X	X	X	X	P							P	P	
	Guest/Dude Ranch	C	X	X	X	X	X	X	C	C	X	X	X	P		
		S	S	S	S	S	P							P	P	
	RV Park	X	X	X	X	X	X	C	X	X	X	X	X	C		
		X	X	X	X	X	X							X	S	
	Offices, Business and Professional	Office, 1200 sf or less	X	X	X	X	X	P	P	X	X	X	X	P	X	Draft T.15 consolidates 38+ office type uses and permits office use based on size of operation.
			X	X	X	X	X	P							P	
Office, greater than 1200 sf		X	X	X	X	X	C	P	X	X	X	X	X	X		
		X	X	X	X	X	P							P	P	
Personal Services	Personal Care/Services	X	X	X	X	X	P	P	X	X	X	X	P	X	Draft T.15 consolidates 20 + personal care/service uses	
		X	X	X	X	X	P							P		X

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	Laundromat, dry cleaning pick-up and drop-off	X	X	X	X	X	P	P	X	X	X	X	P	X	
		X	X	X	X	X	P						P	X	
	Shoe Repair	X	X	X	X	X	P	P	X	X	X	X	P	X	
		X	X	X	X	X	P						P		
	Massage or tanning salon	X	X	X	X	X	P	P	X	X	X	X	P	P	
		X	X	X	X	X	X						X	X	
Entertainment Facilities	Adult entertainment	X	X	X	X	X	X	X	X	X	X	X	X	X	Lyon County Code T.5 regulates adult entertainment
		X	X	X	X	X	X		X	X	X	X	X	X	
	Movie theater	X	X	X	X	X	C	P	X	X	X	X	X	X	
		X	X	X	X	X	X						P	P	
	Performance Hall	X	X	X	X	X	C	P	X	X	X	X	X	P	
		X	X	X	X	X	X						X	X	
Retail Sales	Grocery store	X	X	X	X	X	C	P	X	X	X	X	C	X	
		X	X	X	X	X	P						P	X	
	Convenience store/Deli	X	X	X	X	X	P	P	X	X	X	X	P	C	

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		X	X	X	X	X	P						P	X	
	General retail, less than 4000 sf	X	X	X	X	X	P	P	X	X	X	X	P	X	Draft T.15 consolidates 45+ retail type uses and permits retail use based on size of operation.
		X	X	X	X	X	P						P	X	
	General retail, greater than 4000 sf	X	X	X	X	X	X	P	X	X	X	X	X	X	
X		X	X	X	X	P						P	X		
Vehicles and Equipment	Gasoline sales, <u>including accessory uses and services</u>	X	X	X	X	X	P	P	X	X	X	X	P	P	T.15 distinguishes uses based on scope and scale of use and consolidates 12 auto related uses based on type of service.
		X	X	X	X	X	P						P	X	
	Vehicle sales and service (<u>Automobile, Truck, RV dealerships</u>)	X	X	X	X	X	P	P	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Vehicle service and repairs (<u>Body Shop, Tire, mechanical, etc.</u>)	X	X	X	X	X	P	P	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
Industrial Uses															
	Mining, sand, gravel and mineral	C	C	C	X	X	X	X	C	C	C	C	X	X	T.15 consolidates 8 uses based on type of activity.
		S	S	S	X	X	X						X	X	

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Rural Character Districts – Residential, Commercial, and Agricultural Zones															
		Residential					Mixed-use		Non-Residential						
Draft Title 15 Zones		RR-20	RR-10	RR-5	RR-2	RR-1	CMU-R	HMU-R	AG	N/A	RL	PL	NC	TC-R	
Current Title 10 Zones		RR-5	RR-4	RR-3	RR-2	RR-1	VCMU					C-1	TC		
Resource Extraction and Processing	Crushing, batch plants, ore milling and processing	C	X	X	X	X	X	X	C	C	C	X	X	X	
		S	S	S	X	X	X						X	X	
	Wood treatment	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
Energy Production and distribution	Wind Energy conversion, commercial	C	X	X	X	X	X	X	C	C	C	C	X	X	
		P	X	X	X	X	X						X	X	
	Wind Energy conversion, non-commercial	P	P	P	P	P	P	X	X	P	P	P	X	X	P
		P	P	P	P	P	P						P	P	
	Geothermal generating systems	C	X	X	X	X	X	X	C	C	C	C	X	X	
		X	X	X	X	X	X						X	X	
	Solar power generating facility, commercial	C	X	X	X	X	X	X	C	C	C	C	X	X	
		X	X	X	X	X	X						X	X	
	Power transmission lines and substations	P	C	X	X	X	X	X	P	P	P	P	X	X	
		X	X	X	X	X	X						X	X	

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		Residential					Mixed-use		Non-Residential						
Draft Title 15 Zones		RR-20	RR-10	RR-5	RR-2	RR-1	CMU-R	HMU-R	AG	N/A	RL	PL	NC	TC-R	
Current Title 10 Zones		RR-5	RR-4	RR-3	RR-2	RR-1	VCMU					C-1	TC		
	Fossil fuel generating facility, commercial	X	X	X	X	X	X	X	X	X	C	C	X	X	
		X	X	X	X	X	X						X	X	
	Machine shops, welding, plumbing, etc.	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X			X	X	X	X	X	
	Contractor’s yards	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X						P	p	
	Building material sales and storage	X	X	X	X	X	X	P	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
Industrial Services	Equipment rental	X	X	X	X	X	X	P	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Auto, truck, and agricultural equipment repair	X	X	X	X	X	P	P	P	P	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Self-storage	X	X	X	X	X	X	P	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Transfer Station	X	X	X	X	X	X	X	X	X	X	X	X	X	

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		Residential					Mixed-use		Non-Residential						
Draft Title 15 Zones		RR-20	RR-10	RR-5	RR-2	RR-1	CMU-R	HMU-R	AG	N/A	RL	PL	NC	TC-R	
Current Title 10 Zones		RR-5	RR-4	RR-3	RR-2	RR-1	VCMU					C-1	TC		
Manufacturing and production	Agricultural product processing	C	X	X	X	X	X	X	C	C	C	X	X	X	
		X	X	X	X	X	X						X	X	
	Assembly, light	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Manufacturing and fabrication, light	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X						X	X	
	Tank Farm, over 100K gallons	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X			X	X	X	X	X	
	Hazardous Waste Processing	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X			X	X	X	X	X	
	Hazardous Material Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X			X	X	X	X	X	

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Suburban – Residential and Commercial Districts																	
Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S		
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC				
Residential Uses																	
Single-family residential	Single family detached	P	P	P	P	P	P	X	P	X	X	X	X	P	P		
		P	P	P	P	P	P	X		X	X		X				
	Second unit, granny flat, etc.	P	P	P	P	P	P	X	P	X	X	X	X	P	P	Draft T.15 clarifies standards and conditions for this use.	
		P	P	X	X	X		X		X	X		X				
	Home occupation	P	P	P	P	P	P	P	P	P	X	X	X	X	P	P	Draft T.15 clarifies standards and conditions for this use.
		P	P	P	P	P		P			X	X		X			
	Residential accessory use or structure	P	P	P	P	P	P	P	P	P	X	X	X	X	P	P	Draft T.15 clarifies standards and conditions for this use.
		P	P	P	P	P		P			X	X		X			
	Home based business	P	P	P	P	P	P	P	P	P	X	X	X	X	P	P	Draft T.15 clarifies standards and conditions for this use.
		P	P	P	P	P		P			X	X		X			
Multi-family residential	Multi-family, 2 units	X	X	X	P	P	P	P	P	X	X	X	X	P	P		
		X	X	X	X	X		P		X	X		X				
	Multi-family, 3 or 4 units	X	X	X	X	X	X	X	P	P	X	X	X	X	P	P	
		X	X	X	X	X		P			X	X		X			

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Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S	
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC			
	Multi-family, 5 or more units	X	X	X	X	X	X	P	C	X	X	X	X	C	C	
		X	X	X	X	X		P		X	X		X			
	Manufactured Home Park	X	X	X	X	X	P	X	C	X	X	X	P	X	C	
		X	X	X	X	X		X		X	X		X			
Group Living	Organizational house (sorority, monastery, etc.)	C	C	X	X	X	X	X	P	X	X	X	X	P	P	
		X	X	X	X	X		S		S	X		X			
	Residential care facility for elderly	C	C	X	X	X	X	P	C	X	C	X	X	C	P	
		X	X	S	S	S		S		S	S	S	X			
	Group home, 10 or fewer residents	P	P	P	P	P	P	X	P	X	X	X	X	P	P	
		X	X	S	S	S		S		S	S	S	X			
	Group home, 11 or more residents	C	C	C	X	X	X	C	C	X	X	X	X	X	P	
		X	X	S	S	S		S		S	S	S	X			
	Rooming or boarding house	X	X	X	X	X	X	X	X	X	P	X	X	X	P	P
		X	X	X	X	X		P		X	X		X			

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Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S		
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC				
Public, Institutional, and Civic Uses																	
Community and cultural facilities	Gov't admin and civic buildings	X	X	X	X	X	X	X	C	C	C	C	X	C	C	Draft T.15 removes distinctions between types of public assembly	
		S	S	S	S	S		X		P	P	P	X	P			
	Social, fraternal lodges	X	X	X	X	X	X	X	X	X	X	P	P	X	P		P
								S		S							
	Public assembly, incl. churches	C	C	C	C	C	C	C	C	C	P	P	P	X	P		P
		S	S	S	S	S		X		P	P	P	X				
	Public safety facility	X	X	X	X	X	X	X	X	P	P	P	P	X	P		P
		S	S	S	S	S		X		X	X		X				
	Museums																
		X	X	X	X	X		S		X	P	P	X				
Day-care facilities	Child care, in-home, 6 or fewer children	P	P	P	P	P	P	P	P	X	X	X	X	P	P	T.10 allows only as home occupation/business	
	Child care center	X	X	X	X	X	X	X	P	P	P	P	P	X	P	P	
				S	S	P	S				S	S	S	X			

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Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S	
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC			
	Adult day care, 6 or fewer clients	P	P	X	X	X	X	X	P	P	P	P	X	P	P	
		S	S	S	S	S	S	X		X	X		X			
	Adult day care, 7 or more clients	X	X	X	X	X	X	C	P	P	P	P	X	P	P	
		S	S	S	S	S	S	X		X	X		X			
Health Care Facilities	Hospital	X	X	X	X	X	X	X	X	X	C	C	X	X	X	
		X	X	X	X	X	X	X		S	X		X			
	Intermediate care facility, nursing home, rehab center	X	X	X	X	X	X	X	C	X	C	C	X	X	C	
		S	S	X	X	X	X	S		S	S	S	X			
	Medical or dental office or clinic	X	X	X	X	X	X	X	P	P	P	P	X	P	P	
		X	X	X	X	X	X	P		P	P	P	X			
Recreational Facilities	Athletic fields and courts	X	X	X	X	X	X	P	P	X	X	X	X	X	C	T.10 permits as a recreational use SUP
		S	S	X	X	S	S	X		X	X		X			
	Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	P	P	New use in Draft T.15
	Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	T.10 permits as a recreational use SUP
						P	P			P	P	P	X			

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Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC		
Equestrian Facilities		X	X	X	X	X	X	X	X	X	X	X	X	X	X
		S	S	X	X	X	X	X		X	X		P		
Playground		P	P	P	P	P	P	P	P	P	P	P	P	P	P
		?	?	P	P	P	P	P		P	P	P	P		
Private residential recreation facility		P	P	P	P	P	X	P	P	X	X	X	X	P	P
		S	S	S	S	S	S	S		X	X		P		
Golf course or driving range		C	C	C	C	C	X	X	C	X	X	X	P	X	X
				S	S	S	S	X		X	X		P		
Outdoor concerts, special events		X	X	X	X	X	X	X	X	X	P	P	P	C	P
		X	X	X	X	X	X	X		X	S	S	P		
Rodeo		X	X	X	X	X	X	X	X	X	X	X	P	X	X
Shooting range – indoor		X	X	X	X	X	X	X	X	X	P	P	P	X	P
		X	X	X	X	X	X	X		X	X		X		

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Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S		
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC				
	Paintball facility - indoor	X	X	X	X	X	X	X	X	X	P	P	P	P	P	Not a listed use in T.10	
		S	S	X	X	X	X	X		X	X		X				
	Paintball facility - outdoor	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Not a listed use in T.10
		S	S	X	X	X	X	X		X	X		X				
	Indoor recreation/sports/fitness facility	X	X	X	X	X	X	X	X	C	P	P	P	P	P	P	
				S	S	S	S	X		X	P	P	P				
Campground	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X		
	X	X	X	X	X	X	X	X		X	S	S	S				
Educational Facilities	School, K-12	C	C	C	C	C	C	X	C	X	X	X	X	C	C		
		S	S	S	S	X	S	S		X	X		X				
	Post-secondary, trade, or technical education	X	X	X	X	X	X	X	X	X	C	C	X	C	C	Draft T.15 consolidates multiple similar uses into single use based on target users.	
		S	S	S	S	X	S	X		S	S	S	?				
Agricultural Uses																	
Animal Raising and production	Animal keeping – livestock, poultry, etc.	P	P	X	X	X	X	X	X	X	X	X	X	X	X		
		P	P	X	X	X	X	X		X	X		X				

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Suburban – Residential and Commercial Districts																
Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S	
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC			
	Concentrated Animal Feeding Operation – 25 to 249 AUE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	Draft T.15 continues definition of CAFO from T.10
		P	P	X	X	X	X	X		X	X		X			
	Concentrated Animal Feeding Operation – 250 to 999 AUE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		P	P	X	X	X	X	X		X	X		X			
	Concentrated Animal Feeding Operation – 1000+ AUE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		P	P	X	X	X	X	X		X	X		X			
	Dairy	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X		X	X		X			
	Stable	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		S	S	X	X	X	X	X		X	X		S			
	Crop production, horticulture, orchards, and vineyards	Field crops	P	P	X	X	X	X	X	X	X	X	X	X	X	X
			P	P	X	X	X	X	X		X	X		X		
Plant nursery (Commercial)		P	P	X	X	X	X	X	X	X	X	X	X	X	X	
		P	P	X	X	X	X	X		P	P	P	X			
Vineyard/Orchard (Commercial)		P	P	X	X	X	X	X	X	X	X	X	X	X	X	

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Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S		
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC				
		P	P	X	X	X	X	X		P	P	P	X				
Agriculture related uses	Agriculture related industry – On farm	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
		X	X	X	X	X	X	X	X								
	Agricultural machine shop	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X	X		X	P	P	X			
	Agricultural supplies and support services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X	X		P	P	P	X			
	Agricultural tourism	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	New use in Draft T.15
	Farm Market	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	New use in Draft T.15
	Winery, small scale	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	New use in Draft T.15
Artisan/craft product manufacturing & processing	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X	T.10 limits to residential industry type uses	
Commercial Uses																	
Animal Related Services	Kennel	X	X	X	X	X	X	X	X	X	P	P	P	X	C		
		S	S	X	X	X	X	X	X		X	P	P	X			

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Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S		
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC				
	Veterinary clinic/hospital – large animal	X	X	X	X	X	X	X	X	X	C	C	X	C	C	T.10 does not distinguish this use by scale, size, or type of service provided.	
		X	X	X	X	X	X	X		S	P	P	X				
	Veterinary clinic/hospital – small animal (without outdoor kennel)	X	X	X	X	X	X	X	X	X	X	P	P	X	C		P
		X	X	X	X	X	X	X	X		S	P	P	X			
	Veterinary clinic/hospital – small animal (with outdoor kennel)	X	X	X	X	X	X	X	X	X	X	P	P	X	X		C
		X	X	X	X	X	X	X	X		S	P	P	X			
Animal Rescue facility	X	X	X	X	X	X	X	X	X	X	C	C	X	X	X	T.10 permits as wildlife refuge use.	
	X	X	X	X	X	X	X	X		X	X		X				
Zoo	X	X	X	X	X	X	X	X	X	X	C	C	C	X	X	New use in draft T.15	
Business Services	Event or Conference Center	X	X	X	X	X	X	X	X	X	X	P	P	X	X	Not permitted as a stand-alone use in T.10.	
		X	X	X	X	X	X	X		P	P	P	P				
	Copy Center, mail/parcel services, etc.	X	X	X	X	X	X	X	X	X	P	P	P	X	P	X	
		X	X	X	X	X	X	X	X		P	P	P	X			
Financial Services	Bank With drive-thru	X	X	X	X	X	X	X	X	X	P	P	X	C	X	T.10 makes no distinction based on size, scope, or level of service.	
		X	X	X	X	X	X	X	X		P	P	P				

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Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC		
	Bank Without drive-thru	X	X	X	X	X	X	X	X	P	P	P	X	P	X
		X	X	X	X	X	X	X		P	P	P	X		
	Stand-Alone ATM														
Food and Beverage Services	Bar or nightclub	X	X	X	X	X	X	X	X	X	P	P	P	P	X
		X	X	X	X	X	X	X		P	P	P	P		
	Restaurant, with drive-thru	X	X	X	X	X	X	X	X	X	P	P	P	C	X
		X	X	X	X	X	X	X		P	P	P	P		
	Restaurant, without drive-thru	X	X	X	X	X	X	X	X	P	P	P	P	P	X
		X	X	X	X	X	X	X		P	P	P	P		
	Food Trucks/Food Carts	X	X	X	X	X	X	X	X	P	P	P	P	P	X
Lodging Facilities	B&B	C	C	C	X	X	X	X	C	X	X	X	P	P	C
		X	X	X	X	X	X	X		X	X	X	P		
	Lodge or Inn	X	X	X	X	X	X	X	X	X	P	P	P	P	X

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Suburban – Residential and Commercial Districts																	
Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S		
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC				
		X	X	X	X	X	X	X		P	P	P	P				
	Hotel or Motel	X	X	X	X	X	X	X	X	X	P	P	P	P	P	X	
		X	X	X	X	X	X	X	X		P	P	P	P			
	Guest/Dude Ranch	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		S	S	X	X	X	X	X	X		?	?	?	P			
	RV Park	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X	
X		X	X	X	X	X	X	X		X	X	X	S				
Offices, Business and Professional	Office, 4000 sf or less	X	X	X	X	X	X	X	X	P	P	P	X	P	P	Draft T.15 consolidates multiple office type uses and permits office use based on the size of the operation.	
		X	X	X	X	X	X	P			P	P	X				
	Office, greater than 4000 sf	X	X	X	X	X	X	X	X	X	C	P	P	X	P		P
		X	X	X	X	X	X	P				P	P	X			
Personal Services	Personal Care/Services	X	X	X	X	X	X	X	P	P	P	P	X	P	X	Draft T.15 consolidates multiple personal care/service uses into single use category.	
		X	X	X	X	X	X	X		P	P	P	?				
		X	X	X	X	X	X	X	X	X	P	P	P	X	P	X	

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Suburban – Residential and Commercial Districts																	
Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S		
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC				
	Laundromat, dry cleaning pick-up and drop-off	X	X	X	X	X	X	X		P	P	P	X				
	Shoe Repair	X	X	X	X	X	X	X	X	P	P	P	X	P	X		
		X	X	X	X	X	X	X	X		P	P		X	P		
	Massage or tanning salon	X	X	X	X	X	X	X	X	P	P	P	X	P	X		
		X	X	X	X	X	X	X	X		X	S	S	X			
	Entertainment Facilities	Adult entertainment	X	X	X	X	X	X	X	X	X	P	P	P	X	X	Lyon County Code T.5 regulates adult entertainment.
Movie theater		X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	
		X	X	X	X	X	X	X	X		X	P	P	X			
Performance Hall		X	X	X	X	X	X	X	X	X	X	P	P	P	P	X	
		X	X	X	X	X	X	X	X		X	P	P	X			
Retail Sales	Grocery store	X	X	X	X	X	X	X	X	X	P	P	X	P	X		
		X	X	X	X	X	X	X	X		P	P	P	X			
	Convenience store/Deli	X	X	X	X	X	X	X	X	P	P	P	P	P	X		
		X	X	X	X	X	X	X	X		P	P	P	X			

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Suburban – Residential and Commercial Districts																
Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S	
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC			
	General retail, less than 4000 sf	X	X	X	X	X	X	X	P	P	P	P	X	P	X	Draft T.15 consolidates multiple retail uses and permits use based on the size of the use.
		X	X	X	X	X	X	X		P	P	P	X			
	General retail, greater than 4000 sf	X	X	X	X	X	X	X	X	X	P	P	X	X	X	
		X	X	X	X	X	X	X	X		P	P	X			
	Art gallery	X	X	X	X	X	X	X	X	P	P	P	P	P	X	
Vehicles and Equipment	Gasoline sales, <u>including accessory uses and services</u>	X	X	X	X	X	X	X	X	P	P	P	X	X	P	T.15 distinguishes uses based on scopes and scale of use.
		X	X	X	X	X	X	X		P	P	P	X			
	Vehicle sales and service (Automobile, Truck, RV dealerships)	X	X	X	X	X	X	X	X	X	P	P	X	X	P	
		X	X	X	X	X	X	X		X	P	P	X			
	Vehicle service and repairs (Body shop, tire, mechanical, etc.)	X	X	X	X	X	X	X	X	X	P	P	X	P	P	
		X	X	X	X	X	X	X		X	P	P	X			
Industrial Uses (Also See Table 10.300-4)																
	Mining, sand, gravel and mineral	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X	X		X	X				

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Suburban – Residential and Commercial Districts																
Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S	
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC			
Resource Extraction and Processing	Crushing, batch plants, ore milling and processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X		X	X					
	Wood treatment	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X	X		X	X				
Energy Production and distribution	Wind Energy conversion, commercial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X		X	X		X			
	Wind Energy conversion, non-commercial	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C
		P	P	P	P	P	P	P	P		P	P	P	P		
	Geothermal generating systems, commercial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Solar power generating facility, commercial	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	Power substations	C	C	C	C	C	C	C	X	X	C	C	C	C	X	C
		X	X	S	S	X	X	X	X		X	P	P	X		

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Suburban – Residential and Commercial Districts															
Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC		
	Power Transmission Lines	X	X	X	X	X	X	X	X	C	C	C	C	X	C
	Fossil fuel generating facility, commercial	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	X	X	X		
Industrial Services	Machine shops, welding, plumbing, etc.	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	P	P	X		
	Contractor’s yards	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	P	P	X		
	Building material sales and storage	X	X	X	X	X	X	X	X	X	X	P	P	X	X
		X	X	X	X	X	X	X		X	P	P	X		
	Equipment rental	X	X	X	X	X	X	X	X	X	X	P	P	X	X
		X	X	X	X	X	X	X			P	P	P	X	
	Auto, truck, and agricultural equipment repair	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X			X	P	P	X	
	Self-storage	X	X	X	X	X	X	X	X	X	X	P	P	X	X

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Suburban – Residential and Commercial Districts															
Draft Title 15 Zones		SR-2	SR-1	SR-1/2	SR 12000	SR 9000	NR	MFR	RMU	NC	CC	RC	TC-S	CMU-S	HMU-S
Current Title 10 Zones		RR-2	RR-1	E-2	E-1	NR-3	NR-1	NR-2		C-1	C-2	C-2	TC		
		X	X	X	X	X	X	X		X	S	S	X		
	Transfer Station	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Manufacturing and production	Agricultural product processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	X	X	X		
	Assembly, light	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	X	X	X		
	Manufacturing and fabrication, light	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	X	X	X		
	Tank Farm, over 100K gallons	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	X	X	X		
	Hazardous Waste Processing	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	X	X	X		
	Hazardous Material Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X
		X	X	X	X	X	X	X		X	X	X	X		

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Historic Character Districts													
		Residential						Mixed -Use	Non-Residential				
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public Public/ TC-H			
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC		
Single-family residential	Single family detached	P	P	P	P	P	P	P	P	X	X	Draft T.15 clarifies standards and conditions for this use.	
		P	P	P	P	P	P	P			X		
	Second unit, accessory dwelling, etc.	P	P	P	P	P	P	P	P	P	X		X
		P	P	P	P	X	X	X					X
	Home occupation	P	P	P	P	P	P	P	P	P	X		X
		P	P	P	P	P	P						X
	Residential accessory use or structure	P	P	P	P	P	P	P	P	P	X		X
		P	P	P	P	P	P						X
Home based business	P	P	P	P	P	P	P	P	P	X	X		
	P	P	P	P	P	P					X		
Multi-family residential	Multi-family, 2 units		P	P	P	P	P	P	P	X	X	Draft T.15 clarifies standards and conditions for this use.	
		X	X	X	X	X	X	X			X		
	Multi-family, 3 or 4 units	X	X	X	X	X	X	X	X	P	X		X
		X	X	X	X	X	X	X					X

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Historic Character Districts												
		Residential						Mixed -Use	Non- Residential			
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public Public/	TC-H	
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC	
	Multi-family, 5 or more units	X	X	X	X	X	X	X	P	X	X	
		X	X	X	X	X	X	X			X	
	Manufactured Home Park	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X			X	
	Residential care facility for elderly	X	C	C	C	C	C	X	X	X	X	
		S	S	S	S	S	S				X	
	Group home, 10 or fewer residents	P	P	P	P	P	P	P	P	X	X	
		S	S	S	S	S	S	X			X	
	Group home, 11 or more residents	X	X	X	X	X	X	X	C	X	X	
		S	S	S	S	S	S	X			X	
	Rooming or boarding house	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			X	
			X	X	X	X	X	X	X	P	P	X

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Historic Character Districts												
		Residential							Mixed -Use	Non- Residential		
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/ TC-H	
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC	
Community and cultural facilities	Gov't admin and civic buildings	S	S	S	S	S	S	X			X	
	Social, fraternal lodges	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			X	
	Public assembly, incl. churches	X	C	C	P	P	P	X	P	X	P	
		S	S	S	S	S	X	X			X	
	Public safety facility	X	X	X	X	X	X	X	X	X	P	X
S		S	S	S	S	X	X			X		
Day-care facilities	Child care, in-home, 6 or fewer children	P	P	P	P	P	P	P	P	X	X	T.10 allows use only a home occupation/business
		P	P	P	P	P	P	P				
	Child care center	X	X	X	X	X	X	P	P	P	X	
		X	X	X	X	S	S	S			X	
		X	P	P	X	X	X	X	P	P	X	

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Historic Character Districts													
		Residential							Mixed -Use	Non- Residential			
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/ TC-H		
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC		
	Adult day care, 6 or fewer clients	X	X	X	X	S	S	S				X	
	Adult day care, 7 or more clients	X	X	X	X	X	X	X	C	P	X		
Health Care Facilities	Hospital	X	X	X	X	X	X	X	C	P	X		
		X	X	X	X	X	X	X			X		
	Intermediate care facility, nursing home, rehab center	X	X	X	X	X	X	X	X	C	P	X	
		S	S	S	S	X	X	X				X	
	Medical or dental office or clinic	X	X	X	X	X	X	X	X	P	P	X	
		X	X	X	X	X	X	X	X			X	
Recreational Facilities	Athletic fields and courts	P	P	P	P	P	P	P	X	P	P	T.10 permits as recreational use SUP	
		S	S	S	S	X	S	S			X		
	Community gardens	P	P	P	P	P	P	P	P	P	P	New use in T.15	

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Historic Character Districts												
		Residential						Mixed -Use	Non-Residential			
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/ TC-H	
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC	
	Parks	P	P	P	P	P	P	P	P	P	P	T.10 permits as recreational use SUP
		X	X	X	X	X	P	P			X	
	Playground	P	P	P	P	P	P	P	P	P	P	T.10 permits as recreational use SUP
		X	X	X	X	X	P	P			X	
	Private residential recreation facility	P	P	P	P	P	P	P	P	P	X	X
		S	S	S	S	S	S	S				P
	Outdoor concerts, rodeo, special events	X	X	X	X	X	X	X	X	T	T	T
		X	X	X	X	X	X	X	X			P
	Indoor recreation/sports/fitness facility	X	X	X	X	X	X	X	X	P	P	P
		X	X	X	X	S	S	S				P
	Educational Facilities	School, K-12	C	C	C	X	X	X	X	X	P	X
			S	S	S	S	S	X	S			X

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Historic Character Districts													
		Residential							Mixed-Use	Non-Residential			
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/	TC-H	
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1				TC	
	Post-secondary, trade, or technical education	X	X	X	X	X	X	X	P	P	X	Draft T.15 consolidates multiple similar uses into single use.	
		S	S	S	S	S	X	S			?		
Animal Related Services	Kennel	X	X	X	X	X	X	X	X	X	X		
		S	S	S	S	X	X	X			X		
	Veterinary clinic/hospital – small animal (without outdoor kennel)	X	X	X	X	X	X	X	X	P	X	X	T.10 does not distinguish this use by scale, size, or type of service provided.
		X	X	X	X	X	X	X			X		
Business Services	Event or Conference Center	X	X	X	X	X	X	X	P	X	P	Not permitted as a stand alone use in T.10	
		X	X	X	X	X	X	X			P		
	Copy Center, mail/parcel services, etc.	X	X	X	X	X	X	X	X	P	X	X	
		X	X	X	X	X	X	X			X		
Financial Services	With drive-thru	X	X	X	X	X	X	X	P	X	X	T.10 makes no distinction based on size or level of use.	
		X	X	X	X	X	X	X			X		
	Without drive-thru	X	X	X	X	X	X	X	P	X	X		

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Historic Character Districts												
		Residential							Mixed -Use	Non-Residential		
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/ TC-H	
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC	
		X	X	X	X	X	X	X			X	
Food and Beverage Services	Bar or nightclub	X	X	X	X	X	X	X	P	X	P	T.10 makes no distinction based on size or level of use.
		X	X	X	X	X	X	X			P	
	Restaurant, with drive-thru	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			p	
	Restaurant, without drive-thru	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			p	
Food Trucks/Food Carts	X	X	X	X	X	X	X	P	P	P		
Lodging Facilities	B&B	C	C	C	P	P	P	X	P	X	P	
		X	X	X	X	X	X	X			p	
	Lodge or Inn	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			p	
	Hotel or Motel	X	X	X	X	X	X	X	P	X	P	

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Historic Character Districts												
		Residential							Mixed -Use	Non-Residential		
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/ TC-H	
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC	
		X	X	X	X	X	X	X				P
	RV Park	X	X	X	X	X	X	X	X	X		P
Offices, Business and Professional	Office, 4000 sf or less	X	X	X	X	X	X	X	P	X	X	Draft T.15 consolidates multiple office type uses and permits office use on size of operation.
		X	X	X	X	X	X	X			X	
	Office, greater than 4000 sf	X	X	X	X	X	X	X	P	X	X	
		X	X	X	X	X	X	X			X	
Personal Services	Personal Care/Service	X	X	X	X	X	X	X	P	X	P	Draft T.15 consolidates multiple personal care/service uses.
		X	X	X	X	X	X	X			?	
	Laundromat, dry cleaning pick-up and drop-off	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			X	
	Shoe Repair	X	X	X	X	X	X	X	P	X	X	
		X	X	X	X	X	X	X				
	X	X	X	X	X	X	X	P	X	P		

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Historic Character Districts												
		Residential							Mixed -Use	Non-Residential		
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/ TC-H	
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC	
	Massage or tanning salon	X	X	X	X	X	X	X			X	
Entertainment Facilities	Adult entertainment	X	X	X	X	X	X	X	P	X	P	Lyon County Code T.5 regulates adult entertainment.
	Movie theater	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			X	
	Performance Hall	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			X	
Retail Sales	Grocery store	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X			X	
	Convenience store/Deli	X	X	X	X	X	X	X	P	X	P	
		X	X	X	X	X	X	X			X	
	General retail, less than 4000 sf	X	X	X	X	X	X	X	P	X	X	Draft T.15 consolidates 45+ retail type uses and permits retail use based on size of operation.
		X	X	X	X	X	X	X			X	

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Historic Character Districts													
		Residential							Mixed -Use	Non-Residential			
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/ TC-H		
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC		
	General retail, greater than 4000 sf	X	X	X	X	X	X	X	P	X	X		
		X	X	X	X	X	X	X			X		
Vehicles and Equipment	Gasoline sales	X	X	X	X	X	X	X	P	X	P	Draft T.15 distinguishes uses based on scope and scale of use.	
		X	X	X	X	X	X	X			X		
	Vehicle sales and service	X	X	X	X	X	X	X	X	X	X		
		X	X	X	X	X	X	X			X		
	Vehicle service and repairs	X	X	X	X	X	X	X	X	P	X		X
		X	X	X	X	X	X	X	X				X
Resource Extraction and Processing	Mining, sand, gravel and mineral	C	X	X	X	X	X	X	X	X	X		

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Historic Character Districts												
		Residential							Mixed -Use	Non-Residential		
Draft Title 15 Zones		RR-5	RR-2	RR-1	SR-1	SR-12000	SR-9000	NR	CMU-H	Quasi Public	Public/ TC-H	
Current Title 10 Zones		RR-3	RR-2	RR-1	RR-1	E-1	NR-3	NR-1			TC	
		S	X	X	X	X	X	X			X	
	Crushing, batch plants, ore milling and processing	X	X	X	X	X	X	X	X	X	X	
		S	X	X	X	X	X	X	X			X
	Wood treatment	X	X	X	X	X	X	X	X	X	X	
X		X	X	X	X	X	X	X			X	
Industrial Services	Truck, and equipment repair	X	X	X	X	X	X	X	X	X	X	
		X	X	X	X	X	X	X	X			X

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Employment and Industrial Districts									
Draft Title 15 Zones		LI-R (Rural)	LI-S (Suburban)	HI-R (Rural)	HI-S (Suburban)	SI (Suburban)	EMU (Suburban)		
Current Title 10 Zones		M-E	M-E	M-1	M-1				
Residential Uses									
Single-family residential	Single family detached	X	X	X	X	X	C		
		X	X	X	X				
	Second unit, granny flat, etc.	X	X	X	X	X	X		
		X	X	X	X				
	Home occupation	X	X	X	X	X	P		
		X	X	X	X				
	Residential accessory use or structure	X	X	X	X	X	P		
		X	X	X	X				
	Home based business	X	X	X	X	X	P		
		X	X	X	X				
	Multi-family residential	Multi-family, 2 units	X	X	X	X	X	C	
			X	X	X	X			
Multi-family, 3 or 4 units		X	X	X	X	X	C		
		X	X	X	X				
Multi-family, 5 or more units		X	X	X	X	X	C		
		X	X	X	X				

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Employment and Industrial Districts								
Draft Title 15 Zones		LI-R (Rural)	LI-S (Suburban)	HI-R (Rural)	HI-S (Suburban)	SI (Suburban)	EMU (Suburban)	
Current Title 10 Zones		M-E	M-E	M-1	M-1			
	Manufactured Home Park	X	X	X	X	X	C	
		X	X	X	X			
Group Living	Organizational house (sorority, monastery, etc.)	X	X	X	X	X	X	
		X	X	X	X			
	Residential care facility for elderly	X	X	X	X	X	P	
		P	P	S	S			
	Group home, 10 or fewer residents	X	X	X	X	X	C	
		P	P	S	S			
	Group home, 11 or more residents	X	X	X	X	X	C	
		P	P	S	S			
	Rooming or boarding house	X	X	X	X	X	C	
		X	X	X	X			
	Planned Unit Development	Residential	X	X	X	X	X	P
			X	X	X	X		
Commercial/Industrial		P	P	P	P	P	P	
		P	P	P	P	P	P	
Public, Institutional, and Civic Uses								

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Current Title 10 Zones		M-E	M-E	M-1	M-1			
Community and cultural facilities	Gov't admin and civic buildings	P	P	X	X	P	P	
		P	P	P	P			
	Social, fraternal lodges	X	X	X	X	X	C	
		X	X	X	X			
	Public assembly, incl. churches	X	X	X	X	X	P	
		X	X	P	P			
	Public safety facility	P	P	P	P	P	P	
		X	X	?	?			
	Day-care facilities	Child care, in-home, 6 or fewer children	X	X	X	X	X	P
			X	X	X	X		
Child care center		X	X	X	X	P	P	
		X	X	X	X			
Employer Day Care		P	P	C	C	P	P	
		X	X	X	X			
Adult day care, 6 or fewer clients		X	X	X	X	X	C	
		X	X	X	X			
		X	X	X	X	X	C	

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Draft Title 15 Zones		LI-R (Rural)	LI-S (Suburban)	HI-R (Rural)	HI-S (Suburban)	SI (Suburban)	EMU (Suburban)
Current Title 10 Zones		M-E	M-E	M-1	M-1		
	Adult day care, 7 or more clients	X	X	X	X		
Health Care Facilities	Hospital	X	X	X	X	C	C
		X	X	X	X	X	
	Intermediate care facility, nursing home, rehab center	X	X	X	X	C	C
		P	P	S	S		
	Medical or dental office or clinic	P	P	X	X	P	P
		P	P	P	P		
Recreational Facilities	Athletic fields and courts	P	P	X	X	P	P
		X	X	X	X		
	Community gardens	X	X	X	X	P	P
	Parks	X	X	X	X	P	P
		X	X	X	X		
	Equestrian facility	X	X	X	X	X	X
		X	X	X	X	X	
	Playground	X	X	X	X	X	P
		X	X	X	X	X	

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Current Title 10 Zones		M-E	M-E	M-1	M-1		
Private residential recreation facility		X	X	X	X	X	C
		X	X	X	X		
Golf course or driving range		X	X	X	X	C	C
		X	X	X	X		
Outdoor concerts, rodeo, special events		X	X	X	X	T	T
		X	X	S	S		
Shooting range – outdoor		P	P	X	X	P	X
		X	X	S	S		
Shooting range – indoor		P	P	X	X	P	X
		X	X	X	X		
Skeet/trap shooting range/course		P	P	X	X	P	X
		X	X	X	X		
Archery range		P	P	X	X	P	X
		X	X	S	S		
Paintball facility - indoor		P	P	X	X	P	X
		X	X	X	X		
Paintball facility - outdoor		P	P	X	X	P	X

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Draft Title 15 Zones		LI-R (Rural)	LI-S (Suburban)	HI-R (Rural)	HI-S (Suburban)	SI (Suburban)	EMU (Suburban)
Current Title 10 Zones		M-E	M-E	M-1	M-1		
		X	X	X	X		
	Indoor recreation/sports/fitness facility	P	P	X	X	P	P
		X	X	P	P		
	Campground	X	X	X	X	X	X
X		X	S	S			
Educational Facilities	School, K-12	X	X	X	X	X	P
		X	X	X	X		
	Post-secondary, trade, or technical education	X	X	X	X	P	P
		X	X	P	P		
Agricultural Uses							
Animal Raising and production	Animal keeping – livestock, poultry, etc.	X	X	X	X	X	X
		S	S	S	S		
Concentrated Animal Feeding Operations	Concentrated Animal Feeding Operation – 25 to 249 AUE	C	X	C	X	X	X
		S	S	S	S		
	Concentrated Animal Feeding Operation – 250 to 999 AUE	X	X	C	X	X	X
		S	S	S	S		
		X	X	C	X	X	X

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Draft Title 15 Zones		LI-R (Rural)	LI-S (Suburban)	HI-R (Rural)	HI-S (Suburban)	SI (Suburban)	EMU (Suburban)
Current Title 10 Zones		M-E	M-E	M-1	M-1		
	Concentrated Animal Feeding Operation – 1000+ AUE	S	S	S	S		
Agriculture related processing	Milk processing, creamery, cheese manufacturing, etc	P	P	P	P	X	X
		P	P	X	X		
Crop production, horticulture, orchards, and vineyards	Field crops	P	P	P	P	P	P
		S	S	S	S		
	Plant nursery	P	P	P	P	P	P
		X	X	P	P	X	
	Vineyard/Orchard	P	P	P	P	P	P
		X	X	P	P	X	
Agriculture related uses	Agriculture related industry – On farm	X	X	X	X	X	X
		X	X	X	X	X	
	Agricultural machine shop	P	P	P	P	X	X
		P	P	P	P		
	Agricultural supplies and support services	P	P	P	P	X	X
		P	P	P	P		
	Agricultural tourism	X	X	X	X	X	X

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Current Title 10 Zones		M-E	M-E	M-1	M-1				
	Stable	X	X	X	X	X	X		
	Farm Market	X	X	X	X	X	X		
	Winery, small scale	P	P	X	X	P	X		
		P	P	P	P				
	Artisan/craft product manufacturing & processing	P	P	P	P	P	P		
		P	P	P	P				
	Commercial Uses								
	Animal Related Services	Kennel	P	P	X	X	P	C	
			X	X	S	S	X		
		Veterinary clinic/hospital – large animal	P	P	X	X	P	X	
X			X	S	S	X			
Veterinary clinic/hospital – small animal (without outdoor kennel)		P	P	X	X	P	P		
		X	X	S	S	X			
Veterinary clinic/hospital – small animal (with outdoor kennel)		P	P	X	X	P	X		
		X	X	S	S	X			

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Employment and Industrial Districts							
Draft Title 15 Zones		LI-R (Rural)	LI-S (Suburban)	HI-R (Rural)	HI-S (Suburban)	SI (Suburban)	EMU (Suburban)
Current Title 10 Zones		M-E	M-E	M-1	M-1		
Business Services	Event or Conference Center	X	X	X	X	P	P
		P	P	P	P		
	Copy Center, mail/parcel services, etc.	P	P	X	X	P	P
		P	P	P	P	P	
Financial Services	With drive-thru	X	X	X	X	P	P
		X	X	P	P	X	
	Without drive-thru	X	X	X	X	P	P
		X	X	P	P	X	
Food and Beverage Services	Bar or nightclub	X	X	X	X	X	X
		X	X	P	P	X	
	Restaurant, with drive-thru	C	C	X	X	P	P
		X	X	P	P	X	
	Restaurant, without drive-thru	C	C	X	X	P	P
		X	X	P	P	X	
Food Trucks/Food Carts	P	P	P	P	P	P	
Lodging Facilities	B&B	X	X	X	X	X	X
		X	X	X	X	X	

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Draft Title 15 Zones		LI-R (Rural)	LI-S (Suburban)	HI-R (Rural)	HI-S (Suburban)	SI (Suburban)	EMU (Suburban)	
Current Title 10 Zones		M-E	M-E	M-1	M-1			
	Lodge or Inn	X	X	X	X	C	C	
		X	X	P	P	X		
	Hotel or Motel	X	X	X	X	C	C	
		X	X	P	P	X		
	Guest/Dude Ranch	X	X	X	X	X	X	
		X	X	X	X	X		
	RV Park	X	X	X	X	X	X	
		X	X	X	X	X		
	Offices, Business and Professional	Office, 4000 sf or less	P	P	X	X	P	P
			P	P	P	P	P	
Office, greater than 4000 sf		P	P	P	P	P	P	
		P	P	P	P	P		
Personal Services	Personal Care	X	X	X	X	P	P	
		X	X	P	P	X		
	Laundromat, dry cleaning pick-up and drop-off	X	X	X	X	P	P	
		P	P	P	P	P		
	Shoe Repair	X	X	X	X	P	P	

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Current Title 10 Zones		M-E	M-E	M-1	M-1		
				P	P		
	Massage or tanning salon	X	X	X	X	P	P
		X	X	S	S	X	
Entertainment Facilities	Adult entertainment	P	P	P	P	P	X
	Movie theater	X	X	X	X	P	P
		X	X	P	P	X	
	Performance Hall	X	X	X	X	X	X
		X	X	P	P	X	
Retail Sales	Grocery store	X	X	X	X	X	P
		X	X	P	P	X	
	Convenience store/Deli	P	P	P	P	P	P
		X	X	P	P	X	
	General retail, less than 4000 sf	X	X	X	X	X	X
		X	X	P	P	X	
	General retail, greater than 4000 sf	X	X	X	X	X	X
		X	X	P	P	X	

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Current Title 10 Zones		M-E	M-E	M-1	M-1			
	Art gallery	X	X	X	X	P	P	
		X	X	P	P	X		
Vehicles and Equipment	Gasoline sales	P	P	P	P	P	P	
		X	X	P	P	X		
	Vehicle sales and service	P	P	X	X	P	X	
		X	X	P	P	X		
	Vehicle service and repairs	P	P	X	X	P	P	
		X	X	P	P	X		
Industrial Uses								
Resource Extraction and Processing	Mining, sand, gravel and mineral	P	P	P	P	X	X	
		S	S	S	S			
	Crushing, batch plants, ore milling and processing	P	P	P	P	X	X	
		S	S	S	S			
	Wood treatment	X	X	P	P	X	X	
		X	X	S	S	X		
Energy Production and distribution	Wind Energy conversion, commercial	P	P	P	P	P	X	
		X	X	P	P	X		

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Employment and Industrial Districts								
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Current Title 10 Zones		M-E	M-E	M-1	M-1			
	Wind Energy conversion, non-commercial	P	P	P	P	P	P	
		P	P	P	P			
	Geothermal generating systems	P	P	P	P	P	P	
	Solar power generating facility, commercial	P	P	P	P	P	P	
	Power and substations	P	P	P	P	P	P	
		P	P	P	P			
	Power Transmission Lines	P	P	P	P	P	P	
	Fossil fuel generating facility, commercial	X	X	P	P	X	X	
				P	P			
	Industrial Services	Machine shops, welding, plumbing, etc.	P	P	P	P	X	X
			P	P	P	P		
Contractor's yards		P	P	P	P	X	X	
		P	P	P	P			
		P	P	X	X	X	X	

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Current Title 10 Zones		M-E	M-E	M-1	M-1			
	Building material sales and storage	X	X	P	P	X		
	Equipment rental	P	P	X	X	P	X	
		X	X	P	P	X		
	Auto, truck, and agricultural equipment repair	P	P	P	P	X	X	
		X	X	P	P	X		
	Self-storage	P	P	X	X	P	P	
		X	X	P	P	X		
	Transfer Station	C	C	C	C	X	X	
	Manufacturing and production	Agricultural product processing	P	P	P	P	X	X
			P	P	P	P		
Assembly, light		P	P	P	P	P	P	
		P	P	P	P			
Manufacturing and fabrication, light		P	P	P	P	P	P	
		P	P	P	P			
Assembly, heavy		C	C	P	P	X	X	
		P	P	P	P			
		C	C	P	P	X	X	

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Current Title 10 Zones		M-E	M-E	M-1	M-1		
	Manufacturing and fabrication, heavy	P	P	P	P		
	Brewery, Distillery, Winery	C	C	P	P	X	X
		P	P	P	P		
	Micro-brewery, distillery, or winery	P	P	X	X	P	P
		P	P	P	P		
	Warehousing	Warehouse	P	P	P	P	X
P			P	P	P		
Distribution facilities		P	P	P	P	C	X
		P	P	P	P		
Tank Farm, over 100K gallons		X	X	C	C	X	X
Hazardous Waste Processing		X	X	C	C	X	X
Hazardous Material Storage		X	X	C	C	X	X

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