



WASHOE COUNTY

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CM/ACM	<u>KS</u>
Finance	<u>DN</u>
DA	<u>NE</u>
Risk Mgt.	<u>N/A</u>
HR	<u>N/A</u>
Clerk	<u>CS</u>

STAFF REPORT

BOARD MEETING DATE: September 13, 2016

DATE: August 24, 2016

TO: Board of County Commissioners

FROM: Chad Giesinger, Senior Planner, Planning and Development Division, Community Services Department, 328-3626, cgiesinger@washoecounty.us

THROUGH: William H. Whitney, Division Director, Planning and Development Community Services Department, 328-3617, bwhitney@washoecounty.us

SUBJECT: Possible action to introduce and conduct the first reading of an ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 302, *Allowed Uses*, at Section 110.302.05.3, *Table of Uses (Commercial Use Types)* to allow a new use type titled "Winery" in the Medium Density Suburban, Low Density Suburban, High Density Rural, Medium Density Rural, Low Density Rural, General Rural Agricultural, and General Rural regulatory zones; within Article 304 (*Use Classification System*) at Section 110.304.25 (gg) to create a new use titled "Winery" that would allow wineries to be established in certain residential regulatory zones subject to the approval of either a business license or an Administrative Permit; to allow recurring special events in conjunction with a winery use in certain rural and residential regulatory zones subject to approval of an Administrative Permit; within Article 410 (*Parking and Loading*) at Section 110.410.10.3 to establish parking standards for the Liquor Manufacturing and Winery commercial use types, and to make other changes necessarily connected therewith and pertaining thereto.

And, if supported, set the public hearing for second reading and possible adoption of the Ordinance for September 27, 2016. (All Commission Districts.)

SUMMARY

In response to legislation passed by the 2015 Nevada Legislature (AB 4) that authorized the establishment of wineries in Washoe County, create a new use titled "Winery" that would allow wineries to be established in certain residential zoning districts subject to the approval of either a business license or an Administrative Permit; allow recurring special events in conjunction with a winery use in certain rural and rural residential zoning

districts subject to approval of an Administrative Permit; and establish parking standards for the Liquor Manufacturing and Winery use types.

Washoe County Strategic Objectives supported by this item: Stewardship of our community and Proactive Economic Development and Diversification.

PREVIOUS ACTION

The Washoe County Planning Commission initiated Development Code Amendment Case Number DCA16-001 on February 2, 2016 by Resolution Number 16-01.

The Washoe County Planning Commission held a public hearing on DCA16-001 on March 1, 2016 but did not take action on the item and directed staff to keep working with constituents on the proposed amendments and return to the Planning Commission with revised language.

The Washoe County Planning Commission recommended approval of DCA16-001 on August 2, 2016 by Resolution Number 16-13 (see Attachment A).

BACKGROUND

The 2015 Nevada Legislature passed Assembly Bill 4 (see Attachment B), which authorized the counties of Washoe and Clark to establish wineries. Prior to the passage of this legislation, only the less populous counties in Nevada (with a population of less than 100,000) were allowed by state law to approve wineries for operation in their counties. Although the Washoe County Development Code already contains a use classified as *Liquor Manufacturing* that includes a reference to “wine making”, the use as presently defined in Article 304, and as distributed in Article 302 (i.e. allowed use table), did not contemplate large scale wineries where all facets of wine making could occur, such as growing grapes, storage, fermentation, sales, and barreling. In addition, liquor manufacturing is currently only allowed in the urban residential, commercial, and industrial regulatory zones; sites which are unlikely or impractical candidates for a commercial winery where a range of uses (to include residential) typically occur on one property.

Therefore, in the interest of economic development and full implementation of Assembly Bill 4, staff is proposing to amend the Development Code to create a new “winery” use type that would be allowed in certain residential regulatory zones. Allowing wineries to be established in these regulatory zones will greatly increase the potential for viable winery operations (where both grape production and processing facilities can be located on the same parcel) to locate in unincorporated Washoe County.

The proposed Code amendments will also enable wineries permitted through the approval of an Administrative Permit to host recurring special events in conjunction with winery operations. Such special events could include gatherings such as weddings, food and wine pairings, and/or occasional venues with live music. Enabling recurring special events through the Administrative Use permit process would allow public notice, public

review before an appointed body (i.e. the Board of Adjustment), and the imposition of appropriate conditions based on the size and scope of the special events proposed.

The proposed amendments to Article 302, *Allowed Uses*, Article 304, *Use Classification System*, and Article 410, *Parking and Loading* will:

1. Respond to legislation passed by the 2015 Nevada Legislature (Assembly Bill 4) authorizing the establishment of wineries in Washoe County, removing the former prohibition on wineries in the county;
2. Create a new use type titled "Winery" that would be allowed in the Medium Density Suburban, Low Density Suburban, High Density Rural, Medium Density Rural, Low Density Rural, General Rural Agricultural, and General Rural regulatory zones;
3. Require the approval of a business license (with noticing of surrounding property owners and required review by appropriate public agencies) to establish a winery in the High Density Rural, Medium Density Rural, Low Density Rural, General Rural Agricultural, and General Rural regulatory zones; and, require the approval of an Administrative Permit to establish a winery in the Medium Density Suburban and Low Density Suburban regulatory zones;
4. Allow recurring special events in conjunction with a winery use as part of an approved Administrative Permit in the High Density Rural, Medium Density Rural, Low Density Rural, General Rural Agricultural, and General Rural regulatory zones; and,
5. Establish parking standards for the Liquor Manufacturing and Winery commercial use types.

The Planning Commission considered related amendments at their March 1, 2016 meeting but took no action due to opposition from a group of wine enthusiasts that voiced concerns about the requirement for a Special Use Permit to establish a winery within that version of the proposed code amendments. The Planning Commission directed staff to continue working with interested parties to reach consensus on the proposed amendments/regulatory framework and then bring the matter back the Planning Commission for reconsideration. The proposed amendments outlined in this staff report represent the results of those efforts as well as the Planning Commission recommendation of approval. The language of the proposed amendments is provided in Attachment B.

Washoe County Code Section 110.818.35 requires the Board to affirm, modify or reject the findings of fact made by the Planning Commission (PC) during the Board's final action (i.e., adoption of the ordinance) of any Development Code amendment. The Board may also add any other findings of fact that they deem to be relevant as part of their final action. The four findings of fact made by the PC during their recommendation for approval of DCA16-001 are included within Resolution 16-13 (Attachment A). Those findings of fact, and staff's comments on those findings as contained in the Planning Commission staff report for the August 2, 2016 meeting (see Attachment D for the entire staff report), are included below:

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

Staff comment: The Master Plan contains numerous policies promoting land uses that support a healthy and diversified economic base (for example, see Goal Six of the Land Use and Transportation Element). The proposed amendments would expand the potential for a new economic use in Washoe County that could help diversify and grow the economy of Northern Nevada. The proposed amendments would also establish development standards and an approval process that will ensure consistency with the Master Plan and compatibility with other allowed uses in similar regulatory zones.

2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code.

Staff comment: One of the purposes of the Development Code as expressed in Article 918 is to promote the economic and social advantages gained from an appropriately regulated use of land resources. The proposed amendments would enable a new use of land resources (as envisioned by the state legislature) and would regulate that use appropriately, thereby promoting economic and social advantages within Washoe County.

3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

Staff comment: The proposed amendments respond to changed conditions resulting from legislation (Assembly Bill 4) passed by the 2015 Nevada Legislature that authorized the establishment of wineries in Washoe County, which were previously prohibited by state law.

4. No Adverse Effects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Staff comment: The amendments will not affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan. The potential establishment of wineries in Washoe County will not result in a substantial change in projected population nor affect the ability to plan adequately for future populations while maintaining the sustainability of natural resources. The business license and Administrative Permit approval process will address operational conditions to ensure compatibility with the policies and action programs of the Conservation Element.

FISCAL IMPACT

No fiscal impacts are anticipated. Normal fees associated with a business license or an Administrative Permit per approved fee schedules would apply.

RECOMMENDATION

It is recommended that the Board of County Commissioners introduce and conduct a first reading of an ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 302, *Allowed Uses*, at Section 110.302.05.3, *Table of Uses (Commercial Use Types)* to allow a new use type titled "Winery" in the Medium Density Suburban, Low Density Suburban, High Density Rural, Medium Density Rural, Low Density Rural, General Rural Agricultural, and General Rural regulatory zones; within Article 304 (*Use Classification System*) at Section 110.304.25 (gg) to create a new use titled "Winery" that would allow wineries to be established in certain residential regulatory zones subject to the approval of either a business license or an Administrative Permit; to allow recurring special events in conjunction with a winery use in certain rural and residential regulatory zones subject to approval of an Administrative Permit; within Article 410 (*Parking and Loading*) at Section 110.410.10.3 to establish parking standards for the Liquor Manufacturing and Winery commercial use types, and to make other changes necessarily connected therewith and pertaining thereto.

It is further recommended that the Board set the public hearing for second reading and possible adoption of the ordinance for September 27, 2016.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

"Move to introduce Bill Number (insert bill number as provided by the County Clerk) and to set the public hearing and second reading of the Ordinance for possible adoption during the meeting of September 27, 2016."

- Attachments:
- A. Planning Commission Resolution 16-13
 - B. Working copy, DCA16-001 (WCC Chapter 110 amendments)
 - C. Assembly Bill #4, as enrolled.
 - D. Planning Commission Staff Report

Attachment A



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING APPROVAL OF AMENDMENTS (DCA16-001) TO WASHOE COUNTY CODE AT CHAPTER 110 (DEVELOPMENT CODE) WITHIN ARTICLE 302, *ALLOWED USES*, AT SECTION 110.302.05.3, *TABLE OF USES (COMMERCIAL USE TYPES)* TO ALLOW A NEW USE TYPE TITLED "WINERY" IN THE MEDIUM DENSITY SUBURBAN, LOW DENSITY SUBURBAN, HIGH DENSITY RURAL, MEDIUM DENSITY RURAL, LOW DENSITY RURAL, GENERAL RURAL, AND GENERAL RURAL AGRICULTURAL ZONING DISTRICTS; WITHIN ARTICLE 304 (*USE CLASSIFICATION SYSTEM*) AT SECTION 110.304.25 (GG) TO CREATE A NEW USE TITLED "WINERY" THAT WOULD ALLOW WINERIES TO BE ESTABLISHED IN CERTAIN RESIDENTIAL ZONING DISTRICTS SUBJECT TO THE APPROVAL OF EITHER A BUSINESS LICENSE OR AN ADMINISTRATIVE PERMIT; ALLOW RECURRING SPECIAL EVENTS IN CONJUNCTION WITH A WINERY USE IN CERTAIN RURAL AND RURAL RESIDENTIAL ZONING DISTRICTS SUBJECT TO APPROVAL OF AN ADMINISTRATIVE PERMIT; WITHIN ARTICLE 410 (*PARKING AND LOADING*) AT SECTION 110.410.10.3 TO ESTABLISH PARKING STANDARDS FOR THE LIQUOR MANUFACTURING AND WINERY USE TYPES.

Resolution Number 16-13

WHEREAS

- A. Development Code Amendment Case Number DCA16-001, came before the Washoe County Planning Commission for a duly noticed public hearing on August 2, 2016; and
- B. The Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed Development Code amendment; and
- C. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- D. Pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Development Code amendment, Case Number DCA16-001:
 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918. Adoption of Development Code:

3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

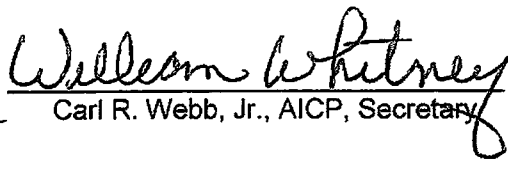
NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Section 110.818.15(d) and (g):

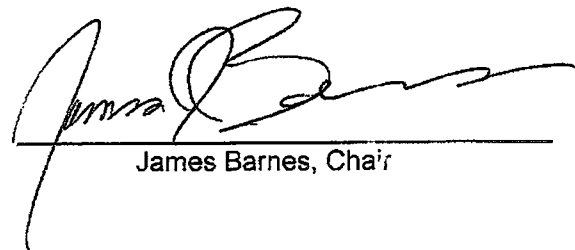
1. The Washoe County Planning Commission does hereby recommend APPROVAL of DCA16-001, an amendment to the Washoe County Code at Chapter 110 (Development Code) within Article 302, *Allowed Uses*, at Section 110.302.05.3, *Table of Uses (Commercial Use Types)* to allow a new use type titled "Winery" in the Medium Density Suburban, Low Density Suburban, High Density Rural, Medium Density Rural, Low Density Rural, General Rural, and General Rural Agricultural zoning districts; within Article 304 (*Use Classification System*) at Section 110.304.25 (gg) to create a new use titled "Winery" that would allow wineries to be established in certain residential zoning districts subject to the approval of either a business license or an Administrative Permit; allow recurring special events in conjunction with a winery use in certain rural and rural residential zoning districts subject to approval of an Administrative Permit; within Article 410 (*Parking and Loading*) at Section 110.410.10.3 to establish parking standards for the Liquor Manufacturing and Winery use types; and,
2. A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation to be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on August 2, 2016.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

for 
Carl R. Webb, Jr., AICP, Secretary


James Barnes, Chair

DRAFT: July 12, 2016

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETED LANGUAGE~~

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: In response to legislation passed by the 2015 Legislature (AB 4) that authorized the establishment of wineries in Washoe County, create a new use titled "Winery" that would allow wineries to be established in certain residential zoning districts subject to the approval of either a business license or an Administrative Permit; allow recurring special events in conjunction with a winery use in certain rural and rural residential zoning districts subject to approval of an Administrative Permit; and establish parking standards for the Liquor Manufacturing and Winery use types.

BILL NO. _____

ORDINANCE NO. _____

An ordinance amending the Washoe County Code at Chapter 110 (Development Code) within Article 302, *Allowed Uses*, at Section 110.302.05.3, *Table of Uses (Commercial Use Types)* to allow a new use type titled "Winery" in the Medium Density Suburban, Low Density Suburban, High Density Rural, Medium Density Rural, Low Density Rural, General Rural, and General Rural Agricultural zoning districts; within Article 304 (*Use Classification System*) at Section 110.304.25 (gg) to create a new use titled "Winery" that would allow wineries to be established in certain residential zoning districts subject to the approval of either a business license or an Administrative Permit; allow recurring special events in conjunction with a winery use in certain rural and rural residential zoning districts subject to approval of an Administrative Permit; within Article 410 (*Parking and Loading*)

DRAFT: July 12, 2016

at Section 110.410.10.3 to establish parking standards for the Liquor Manufacturing and Winery use types.

WHEREAS:

- A. This Board of County Commissioners desires to promote economic development relating to wineries, a newly authorized use in Washoe County enabled by the 2015 Legislature; and,
- B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Chapter 110, Development Code, by Resolution Number 16-01 on February 2, 2016; the amendments and this ordinance were drafted by the District Attorney; the Planning Commission held a duly noticed public hearing for DCA 16-001 on March 1, 2016, and August 2, 2016, and adopted Resolution Number 16-~~XX~~ recommending adoption of this ordinance; and,
- C. Following a first reading and publication as required by NRS 244.100 (1), and after a duly noticed public hearing, this Board of County Commissioners desires to adopt this Ordinance; and
- D. This Board of County Commissioners has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, therefore is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Section 110.302.05.3 is hereby amended to read as follows:

DRAFT: July 12, 2016

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Medical Marijuana Establishments																		
Medical Marijuana Cultivation Facility	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Facility for the Production of Edible Marijuana or Marijuana-infused Products	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Independent Testing Laboratory	--	--	--	--	--	--	--	--	--	A	--	--	A	--	--	--	--	--
Medical Marijuana Dispensary	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Medical Services	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	A	--	--	A	--	--	--	--
Nursery Sales																		
Retail	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Wholesale	S ₂	S ₂	S ₂	--	--	--	--	--	--	A	--	--	A	--	--	--	S ₂	A
Personal Services	--	--	--	--	--	--	P	P	P	A	A	A	--	--	--	--	--	--
Personal Storage	--	--	--	--	--	--	S ₂	S ₂	S ₂	A	S ₂	--	A	--	--	--	--	--
Professional Services	--	--	--	--	--	--	P	P	P	A	A	--	P	--	--	--	--	--
Recycle Center																		
Full Service Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Remote Collection Facility	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	P	A	P	P	--	--	--
Residential Hazardous Substance Recycle Center	--	--	--	--	--	--	--	--	--	S ₂	--	--	S ₂	--	--	--	--	--
Repair Services, Consumer	--	--	--	--	--	--	--	--	--	A	A	--	A	--	--	--	--	--
Retail Sales																		
Convenience	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	--	--	--	--	--
Specialty Stores	--	--	--	--	--	--	--	--	--	A	P	A	--	--	--	--	--	--
Comparison Shopping Centers	--	--	--	--	--	--	--	--	--	A	--	A	--	--	--	--	--	--
Secondhand Sales	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--	--	--	--
Transportation Services	--	--	--	--	--	--	--	--	--	A	A	A	A	--	--	--	--	--
Winery	A	A	A	P	P	--	--	--	--	--	--	--	--	--	--	--	A	A
Winery with Special Events	P	P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to Section 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit

SECTION 2. Section 110.304.25 is hereby amended to read as follows:

Section 110.304.25 Commercial Use Types. Commercial use types include the distribution and sale or rental of goods, and the provision of services other than those classified as civic or industrial use types. All permanent commercial uses are required to operate from a commercial structure.

(aa) Professional Services. Professional services use type refers to establishments which provide professional services to individuals or businesses, but excludes offices servicing

walk-in customers which are classified under the administrative offices use type. Typical uses include law offices, real estate offices, insurance offices and architectural firms.

- (bb) Recycle Center. Recycle center use type refers to facilities for the collection, as a commercial enterprise, of household recyclables such as newspapers, bottles and cans. Recycle centers do not include recycle facilities existing as a part of a refuse pickup service or recycle bins used for donations to non-profit organizations. The following are recycle center use types:
- (1) Full Service Recycle Center. Full service recycle center refers to large, fully attended recycle centers accepting paper, plastic and glass household recyclables and may include processing or sorting of the recyclables.
 - (2) Remote Collection Facility. Remote collection facility refers to a center for the acceptance, by redemption or purchase, of recyclable materials from the public. Such a facility does not process the recyclables on site. Typical uses include reverse vending machines.
 - (3) Residential Hazardous Substance Recycle Center. Residential hazardous substance recycle center refers to specialized recycling centers that receive household hazardous substances such as household paint, household cleaners and automobile engine oil.
- (cc) Repair Services, Consumer. Repair services, consumer use type refers to establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excludes automotive repair. Typical uses include appliance repair shops, apparel repair firms or instrument repair firms.
- (dd) Retail Sales. Retail sales use type refers to retail sales of commonly used goods and merchandise, either free-standing or within a commercial center, but excludes those uses classified under other use types. The following are retail sales use types:
- (1) Convenience. Convenience refers to establishments which provide a limited number of frequently or recurrently needed personal items or services for residents of an immediate neighborhood. Typical uses include convenience stores, small grocery stores, barber shops, beauty parlors, dry cleaners and self-service laundromats.
 - (2) Specialty Stores. Specialty stores refers to establishments which provide a variety of retail or personal services needs for residents in the larger community area. Typical uses include supermarkets, super drugs stores, clothing boutiques, antiques, bookstores, furniture stores and auto parts.
 - (3) Comparison Shopping Centers. Comparison shopping centers refers to retail establishments that provide a wide variety of retail and personal services that cater to the regional needs. Typical uses include full-line department stores and warehouse-styled retail outlets.
- (ee) Secondhand Sales. Secondhand sales use type refers to establishments primarily engaged in the sale of goods and merchandise which are not being sold for the first time, but excludes those classified as animal sales and services and automotive and equipment. Typical uses include secondhand stores and thrift shops.

- (ff) Transportation Services. Transportation services use type refers to establishments which provide private transportation of persons and goods. Typical uses include taxi services and commercial postal services.

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

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

Winery with Special Events. Except in the Suburban Residential regulatory zone, a winery approved through an Administrative Permit may include, as part of the Administrative Permit application, provisions for conducting recurring special events as ancillary uses to the principal Winery use. "Special event" means an assembly of less than 100 persons on any one day of the event. Such recurring special events may include, but are not limited to, weddings, tours, promotional events, entertainment (indoor or outdoor), wine and food pairings, and craft fairs. Recurring special events proposed in conjunction with a Winery use must be included in the Administrative Permit application authorizing the Winery use. New or amended proposals for special events shall require either an amendment to the existing Administrative Permit (i.e. Amendment of Conditions) or a separate application for a Temporary Special Event Business License pursuant to Chapter 25 of this Code through the Business License division.

SECTION 3. Section 110.410.10.3 is hereby amended to read as follows: