LYON COUNTY, NEVADA · BUYER ZONING GUIDE

Zoning and Permitted Uses

1375 E Fir Avenue, Silver Springs, Nevada 89429

Assessor Parcel Number 017-055-07 · Known as Lahontan Market & Supply · Neighborhood Commercial (formerly C-1)

PROPERTY SNAPSHOT

PARCEL SIZE
4.77 acres

PARCEL NUMBER
017-055-07

SALE TERMS
Cash only

RETAIL STORE
1,240 sq ft, built 1976

UTILITIES OF RECORD
1 well and 2 septic systems

CHARACTER DISTRICT
Silver Springs Rural Character District

MANUFACTURED HOME ON SITE
3-bedroom, 2-bath (county personal-property record: 1971 Newport, 60 feet by 24 feet, account MH006458)

This property is zoned **Neighborhood Commercial (formerly C-1)** under Lyon County Code, Title 15, section 15.313.01. Because it is in the Silver Springs Rural Character District, allowed uses are set by Land Use Table 15.320-1. The table below is an informational summary of that adopted code, prepared for buyer review.

Permitted by Right
The use is allowed in this zoning district if it meets adopted development standards. A special hearing is not required just to establish the use.

Conditional Use Permit
A Conditional Use Permit is a special county approval required for specific uses that are not allowed automatically by right. The county reviews the request, typically with public notice and a hearing, and may approve it, approve it with conditions, or deny it.

Not Permitted
The use is prohibited in Neighborhood Commercial (formerly C-1). It cannot be approved with a Conditional Use Permit in this district. A rezoning would be required, and approval is not guaranteed.

USES PERMITTED BY RIGHT

USE	STATUS	WHAT THIS MEANS FOR A BUYER
Market / Convenience Store Current Lahontan Market & Supply operation	PERMITTED BY RIGHT	Grocery and convenience stores are allowed by right, including a convenience store with incidental fuel pumps. A standalone gas station requires a Conditional Use Permit.
Feed Store Agricultural supplies and support services	PERMITTED BY RIGHT	Allowed in the Rural Character District. Outdoor storage must be in the rear and screened. Customer restrooms, parking, and lighting must meet the standards in section 15.335.03 MMM.
Gun & Ammo Shop General retail	PERMITTED BY RIGHT	Allowed by right if Lyon County classifies the shop as general retail. Firearms are not listed as a separate use category. The buyer must confirm that classification with the county and obtain a Federal Firearms License and required local licensing.
Restaurant Without a drive-through	PERMITTED BY RIGHT	A restaurant without a drive-through is allowed by right, subject to adopted development and health standards.
Bar / Brew Pub / Tavern Bar or nightclub, and brew pub or craft distillery	PERMITTED BY RIGHT	These food and beverage uses are allowed by right, subject to liquor licensing and other applicable county and state requirements.
Professional / Business Offices Up to 25,000 square feet	PERMITTED BY RIGHT	Offices of 25,000 square feet or less are allowed by right. Offices larger than 25,000 square feet require a Conditional Use Permit.
Personal and Veterinary Services Including small-animal clinics	PERMITTED BY RIGHT	Personal services (such as a salon, laundry pickup, or similar shops) and small-animal veterinary clinics are allowed by right, including clinics with or without an outdoor kennel.
Indoor Recreation Indoor sports or fitness facility	PERMITTED BY RIGHT	An indoor recreation, sports, or fitness facility is allowed by right, subject to design review.

Conditional Use Permit, Uses Not Permitted, and Buyer Notes

1375 E Fir Avenue, Silver Springs, NV 89429 · APN 017-055-07 · Neighborhood Commercial (formerly C-1)

USES THAT REQUIRE A CONDITIONAL USE PERMIT

USE	STATUS	WHAT THIS MEANS FOR A BUYER
Restaurant with Drive-Through	CONDITIONAL USE PERMIT REQUIRED	A restaurant with a drive-through is not allowed automatically. A Conditional Use Permit (a special county approval, typically after public notice and a hearing) is required, and approval is not guaranteed.
Self-Storage / RV Storage Storage of vehicles or belongings, not an RV park	CONDITIONAL USE PERMIT REQUIRED	Self-storage or recreational vehicle storage may be considered with a Conditional Use Permit in this district. This is the on-zone alternative related to recreational vehicles, and is not the same as an RV park or campground.
Standalone Gas Station Gasoline sales, apart from a convenience store	CONDITIONAL USE PERMIT REQUIRED	A standalone gas station requires a Conditional Use Permit. Incidental fuel pumps as part of a convenience store are permitted by right, as noted on page 1.

USES NOT PERMITTED IN THIS ZONING DISTRICT

USE	STATUS	WHAT THIS MEANS FOR A BUYER
Mechanic Shop Auto, motorcycle, RV, or boat repair	NOT PERMITTED	An automobile, motorcycle, recreational vehicle, or boat repair shop is not allowed by right and is not eligible for a Conditional Use Permit in Neighborhood Commercial (formerly C-1). This use would require rezoning, and approval is not guaranteed.
RV Park / Campground	NOT PERMITTED	An RV park or campground is not allowed in Neighborhood Commercial (formerly C-1). It would require rezoning to a tourist commercial district (Tourist Commercial, Rural), where an RV park may be considered only with a Conditional Use Permit. Self-storage or RV storage may be considered in the current zone with a Conditional Use Permit.
New Residential Uses Dwellings, accessory units, and mobile home parks	NOT PERMITTED	New single-family dwellings, accessory dwelling units, and manufactured or mobile home parks are not permitted in Neighborhood Commercial (formerly C-1). See the existing home note below for the residence already on this parcel.

EXISTING 3-BEDROOM, 2-BATH MANUFACTURED HOME

A manufactured home is already on the property. The Lyon County personal-property record lists a 1971 Newport, 60 feet by 24 feet, account MH006458. The retail store on the same parcel is a 1,240 square foot building constructed in 1976. New dwellings, accessory dwelling units, and mobile home parks are not permitted in Neighborhood Commercial (formerly C-1). A buyer should verify the home's legal nonconforming status with Lyon County rather than assuming it is grandfathered.

KEY SITE STANDARDS TO KEEP IN MIND

- Minimum lot size in this district is 5,000 square feet. This 4.77-acre parcel exceeds that minimum.
- Maximum building height is 35 feet, subject to the code's height provisions.
- Outdoor storage, where allowed, is generally limited to the rear of the building, must be screened, and (for a feed store) must also meet the restroom, parking, and lighting standards in section 15.335.03 MMM.

SALE TERMS

This is a cash-only sale.

Every type of financing has already been thoroughly explored, and the property will sell for cash only. It is intended for a cash buyer or commercial investor who can close without a loan contingency.

BUYER VERIFICATION

County mapping records show 0.0 water rights for this parcel unless water rights are separately documented. Buyers should independently verify all proposed uses, licensing, the legal status of the existing manufactured home, and utilities with Lyon County Community Development before relying on any use or making an offer. This chart is an informational summary of adopted county code and assessor and mapping records. It is not a zoning verification letter, appraisal, survey, or legal opinion.