

## Chapter 17.28

### 'C' COMMERCIAL ZONE

#### Sections:

- 17.28.10 Applicability.
- 17.28.11
- 17.28.015 Purpose and intent.
- 17.28.020 Permitted uses.
- 17.28.030 Uses subject to permit.
- 17.28.040 Building height and width.
- 17.28.050 Yards.

17.28.010 Applicability. The 'C' commercial zone shall be governed by the provisions set forth in this chapter.

17.28.015 Purpose and intent. To provide suitable areas within Storey County where commercial uses and activities may be established and maintained, to promote efficiency by grouping compatible land uses, and to protect residential areas from the adverse impacts that may be associated with commercial uses.

17.28.020 Permitted uses. The following uses are permitted in the 'C' commercial zone;

- (A). Retail sales, new and used, of items as such as antiques, books, appliances, bakeries, hardware, clothing, pharmacies, dry goods, fabrics, flowers, furniture, electrical and electronic equipment, animal feed, gifts, groceries, jewelry, liquor, lumber, sporting goods, pets, toys and other similar retail uses and activities, service stations and mini-marts;
- (B). Commercial offices and financial institutions, such as real estate, medical and dental, banks, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, credit unions, associations and other similar office uses and activities;
- (C). Personal services, such as barbers, beauticians, dry cleaning, laundromats, funeral homes, health clubs, tailors, travel agencies, wedding chapels, child care and other similar service uses and activities;
- (D). Tourist and visitor related services, such as hotels, motels, bed and breakfast inns, restaurants, cafes, souvenir sales, gift shops, fast food establishments, commercial museums, and other similar visitor related uses and activities;
- (E). Places of religious worship such as churches, temples and synagogues, including accessory facilities and uses normally associated with such

religious use;

- (F). Recreational uses and activities, including bowling lanes, billiard parlors, gaming (when incidental to a primary use and limited to no more than fifteen (15) slot and/or video machines), golf driving ranges, miniature golf, health clubs, pool halls, skating rinks, theaters, and other similar recreational uses and activities;
- (G). Public facilities and uses, such as ambulance services, libraries, governmental offices, parking lots and structures, medical clinics, museums, post offices, telephone exchanges, utility company offices, and other similar public facilities and uses and activities;
- (H). General service uses and activities, such as animal hospitals, bars and taverns, car washes (coin operated), catering, private schools and academies, equipment and appliance repair, equipment rental, feed stores, manufactured home sales and service, night clubs, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities;
- (I). Automotive related use and activities, such as automobile and light truck sales, auto and truck parts sales, automobile service and repair (except body repair and painting), automobile rentals, tire shops, gasoline service stations, recreational vehicle sales and service, and other similar uses and activities; however, auto wrecking yards, automobile paint shops and body repair shops, truck sales and service, and heavy equipment sales and service are prohibited.
- (J). Other commercial uses as follows:
  - 1. Billboards;
  - 2. Building materials, but not including ready-mix concrete or hot mix asphalt plants;
  - 3. Contractor storage yards;
  - 4. Fraternal lodges, recreational and social clubs, labor halls, service clubs and other private clubs;
  - 5. Hospitals, convalescent homes, and sanitariums;
  - 6. Lumber yards;
  - 7. Signs.
- (K). Other uses similar to the above which are determined by the Board of County Commissioners to be consistent with the uses permitted within the zone, after considering a recommendation on such use by the Planning Commission.

17.28.030 Uses subject to permit. The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.62 of this ordinance:

- (A). Automobile paint shops and body repair shops;
- (B). Fortune tellers;
- (C). Buildings and structures constructed for permitted uses as listed in section 17.28.020 of this ordinance that will exceed forty-five (45) feet in height, or that will be less than twenty-five (25) feet in width;
- (D). Car washes using production line methods such as a chain conveyor, blower, steam cleaning device or other mechanical devices;
- (E). Casinos and gaming establishments of more than 5000 square feet of total floor area where slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities;
- (F). Equestrian facilities, including riding stables and pony rides;
- (G). Micro-breweries, with on-site sales only;
- (H). Manufactured home sales lots;
- (I). Propane sales and storage;
- (J). Public utility service yards, electric transmission stations and gas transmission stations;
- (K). Recreational vehicle parks;
- (L). Wholesale businesses and distributing operations.
- (M). Mini-warehouses and storage facilities for rent.

17.28.040 Building height and width. No building shall be higher than three (3) stories, not to exceed forty-five (45) feet, and the width of any building shall not be less than twenty-five (25) feet .

17.28.050 Yards. There shall be no front yard or side yard required, except wherever a building is located on a lot adjacent to an R-1, R-2 or E zone boundary, there shall be provided a side yard of not less than ten (10) feet on the side of the building adjacent to the zone boundary line. There shall be a rear yard of ten (10) feet provided behind every building.

## Chapter 17.37

### 'I-2' HEAVY INDUSTRIAL ZONE

#### Sections:

- 17.37.010 Applicability.
- 17.37.020 Purpose and intent.
- 17.37.030 Permitted uses.
- 17.37.040 Uses subject to permit.
- 17.37.050 Minimum parcel area.
- 17.37.060 Setbacks .
- 17.37.070 Loading area.
- 17.37.080 Building height.

17.37.010 Applicability. The I-2 heavy industrial zone shall be governed by the provisions set forth in this chapter.

17.37.020 Purpose and intent. The I-2 heavy manufacturing zone is intended to provide areas for the development and operation of industrial and manufacturing uses which, by nature of their intensity, may be incompatible with other types of land use activities.

17.37.030 Permitted uses. The following uses are permitted in the I-2 heavy industrial zone and include all uses allowed in the I-1 light industrial zone if they are compatible with the surrounding I-2 heavy industry. I-1 light industrial uses shall be governed by the provisions of Chapter 17.36, except that special use permits required under Section 17.36.030 shall not be required.

- (A). Manufacturing and assembly operations which create a finished or partially assembled product for sale or distribution, except those listed below in section 17.37.040 as requiring a special use permit;
- (B). Agricultural industries excluding animal processing plants.
- (C). Bottling plants;
- (D). Breweries, distilleries, wineries;
- (E). Truck terminals;
- (F). Petroleum products storage;
- (G). Public utility service yards, electric substations and gas transmission stations;
- (H). Manufacturing of Signs and billboards;
- (I). Public utility or public service buildings, structures and uses;
- (J). The accessory buildings and structures necessary to such permitted uses located on the same lot or parcel of land;

- (K). Ten percent of the total area in the heavy industrial zone as designated in the Storey County master Plan may be utilized for commercial use. A site plan must be approved by the Storey County Building and Planning Department. No special use permits shall be required of commercial uses, but Chapter 17 shall apply to commercial uses;
- (L). Ten percent of the total industrial building improvements may be used for commercial sales to the general public
- (M). Other uses similar to the above which are determined by the Board of County Commissioners to be consistent and compatible with the other uses permitted within the zone, after considering a recommendation of such use by the Planning Commission.

17.37.040 Uses subject to permit. The following additional uses may be permitted subject to securing a special use permit as provided for in Chapter 17.62 of this ordinance:

- (A). Junk, salvage or auto wrecking yards;
- (B). Blast furnaces;
- (C). Brick, tile or terra cotta products manufacturing;
- (D). Building materials manufacture;
- (E). Cement and lime manufacturing;
- (F). Mining and milling operations;
- (G). Paints, shellac, turpentine or varnish manufacturing;
- (H). Paper manufacture;
- (I). Petroleum products manufacture;
- (J). Petroleum refining, storage fields and reclaiming plants;
- (K). Saw mills;
- (L). Ammunition or explosive manufacture or storage;
- (M). Dumps and refuse disposal areas;
- (N). Fertilizer manufacture;
- (O). Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes;
- (P). Rocket fuel manufacture, testing and/or storage;
- (Q). Sewer farms and sewerage disposal plants or operations;
- (R). Incinerators, of any type and used for any purpose;

- (S). Chemical manufacture;
- (T). Commercial stockyards;
- (U). Cyanide manufacture and storage;
- (V). Watchman's dwelling, whether permanent or temporary;
- (W). Electric or gas power generating plants;
- (X). Building material sales and storage yards, including ready mix concrete and asphalt plants;
- (Y). Rock, sand and gravel excavating, crushing, processing and distribution;
- (Z). Other uses similar to the above which are determined by the Board of County Commissioners to be consistent with the uses requiring a special use permit within the zone, after considering a recommendation on such use by the Planning Commission.
- (AA). Buildings and structures constructed for uses listed in Sections 17.37.030 and .040 of this chapter that will exceed seventy-five (75) feet in height.

17.37.050 Minimum parcel area. Three (3) acres, except for commercial uses, for which there is no lot minimum, and I-1 light industrial uses, for which there is a one acre minimum.

17.37.060 Setbacks. No building shall be located closer than fifty (50) feet to any property line.

17.37.070 Loading area. Loading area shall have adequate room. All truck parking and docking areas shall be so designed that country streets shall not be impacted by the operation of the business.

17.37.080 Building height. No building shall have a height greater than six (6) stories or seventy-five (75) feet, not including silos, stacks, or equipment. A special use permit will be required if the facility exceeds these limits.

## Chapter 17.36

### 'I' LIGHT INDUSTRIAL ZONE

#### Sections:

- 17.36.010 Applicability.
- 17.36.015 Purpose and intent.
- 17.36.020 Permitted uses .
- 17.36.030 Uses subject to permit.
- 17.36.040 Minimum parcel area.
- 17.36.050 Setbacks
- 17.36.060 Loading Zone
- 17.36.070 Building Height

17.36.010 Applicability. The I light industrial zone shall be governed by the provisions as set forth in this chapter.

17.36.015 Purpose and intent. The I light industrial zone is intended to provide areas for the development and operation of industrial uses which do not create or cause fumes, odor, smoke, gas, noise or vibrations which are or may be detrimental to other properties in the neighborhood.

17.36.020 Permitted uses. The following uses are permitted in the I-1 light industrial zone:

- (A). Ten percent of the total area in the light industrial zone as designated in the Storey County Master Plan may be utilized for commercial use. A site plan must be approved by the Storey County Building & Planning Department. No special use permits shall be required of commercial uses, but Section 17.28 shall apply to commercial uses in an I-1 light industrial zone.
- (B). Storage warehouses for industrial, agricultural, commercial or other products.
- (C). Automobile paint shops and body repair shops;
- (D). Mini-warehouses and storage facilities for rent including recreational vehicle storage;
- (E). Wholesale businesses and distributing operations;
- (F). Welding shops;
- (G). Warehouses and warehouse complexes.
- (H). Limited manufacturing and assembly uses, such as electronic parts and equipment, when conducted solely within an enclosed building.
- (I). Car washes using production line methods such as a chain conveyor, blower, steam cleaning device or other mechanical devices;
- (J). Casinos and gaming establishments where more than fifteen (15) slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities;

- (K). Heavy equipment sales and service;
- (L). Truck sales and services;
- (M). Truck refueling facilities;
- (N). Commercial offices and financial institutions, such as real estate, medical and dental, banks, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, credit unions, associations and other similar office uses and activities.
- (O). Public facilities and uses, such as ambulance services, libraries, governmental offices, parking lots and structures, medical clinics, museums, post offices, telephone exchanges, utility company offices, and other similar public facilities and uses and activities.
- (P). Ten percent of the total industrial building improvements may be used for commercial sales to the general public.

17.36.030 Uses subject to permit. The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.62 of this ordinance;

- (A). Casinos and gaming establishments over 5,000 square feet where more than fifteen (15) slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities;
- (B). Watchman's dwelling, permanent or temporary;
- (C). Buildings and structures constructed for uses listed in sections 17.36.020 and .030 of this chapter that will exceed fifty (50) feet in height.
- (D). Kennels for the maintenance, raising, breeding, or caretaking of four or more dogs over twelve weeks old.
- (E). Agricultural product processing.
- (F). Recycling centers.

17.36.040 Minimum parcel area. One acre (1), except commercial uses, for which there is no lot minimum.

17.36.050 Setbacks. No building shall be located closer than twenty (20) feet to any property line.

17.36.060. Loading area shall have adequate room. All truck parking and docking areas shall be so designed that county streets shall not be impacted by the operation of the business.

17.36.070 Building height. No building shall have a height greater than 4 stories or 50 feet, not including silos, stacks or antennas. A special use permit will be required if the facility exceeds these limits.

**RESOLUTION DETERMINING SIMILAR USES**  
**IN THE I-2 HEAVY INDUSTRIAL ZONE**

WHEREAS, Tahoe-Reno Industrial Center ("TRI Center") is an area of mostly undeveloped land planned by the Storey County Master Plan to be a large industrial park located in the northern portion of the County. The location of TRI Center is shown on the site plan attached hereto as Exhibit "A".

WHEREAS, the Zoning Ordinance of Storey County ("Code"), adopted July 1, 1999, classifies all real property within TRI Center as I-2 Heavy Industrial Zone under Chapter 17.37 of the Code.

WHEREAS, in the past issues have arisen at TRI Center regarding interpretations of permitted uses in the I-2 Heavy Industrial Zone under the Code. These issues concern, without limitation: (i) definitions of permitted uses allowed in the zone; (ii) whether a particular use is a permitted use based on the description of these uses in Sections 17.37.030 and 17.37.040 of the Code; and (iii) determinations of similar uses which are consistent and compatible with permitted uses in the I-2 Heavy Industrial Zone under the Code, pursuant to Sections 17.37.030(M) and 17.37.040(Z).

WHEREAS, in order to promote clarity and avoid confusion for prospective new businesses wishing to locate in TRI Center, the Board intends hereby to clarify permitted uses in the I-2 Heavy Industrial Zone under the Code in TRI Center.

WHEREAS, this resolution is intended to apply to TRI Center only, and not to establish precedent in any other area of the county for the interpretation of uses in the I-2 Heavy Industrial Zone.

WHEREAS, under Subsection 17.37.030(M) and Subsection 17.37.040(Z) the Board may determine uses similar to those uses enumerated in the I-2 Heavy Industrial Zone to be consistent and

to be compatible with other uses permitted within the zone, after considering a recommendation of such uses by the Planning Commission.

WHEREAS, on \_\_\_\_\_, \_\_\_\_\_, the Planning Commission considered a list of similar uses to those uses enumerated in Sections 17.37.030 and 17.37.040 and approved the list of uses specified in Exhibits B and C, attached hereto and incorporated herein.

WHEREAS, the Board recognizes that many of the uses specified in Exhibit "B", attached hereto, are also enumerated in the I-2 Heavy Industrial Zone of the Code. These uses are nevertheless included in this resolution in order to apply the definitions of use classifications specified in Exhibit "C", which provide helpful and needed descriptions of the uses already specified in Chapter 17.37 of the Code.

**THEREFORE IT IS:**

**RESOLVED**, that all recitals specified above, including all statements and exhibits are hereby made a part of this resolution.

**RESOLVED**, that Exhibit "B" constitutes a listing of uses which are similar to or enumerated in the I-2 Heavy Industrial Zone (Chapter 17.37) of the Code, and are found to be consistent and compatible with uses permitted within said zone, after considering the recommendation of those uses by the Planning Commission.

**RESOLVED**, that the definition of uses specified in Exhibit "C" shall apply to those uses enumerated in Exhibit "B" and, to the extent applicable, the description of permitted uses stated in Subsections 17.37.030 and 17.37.040 of the Code.

**RESOLVED**, the description of use types specified in Exhibit "C" contain usual and customary uses classified within that use type. These usual and customary uses are examples and are not meant to include all uses that may properly be classified within the use type.

RESOLVED, the determination of similar uses contained in this resolution are intended to apply to the interpretation of uses in the I-2 Heavy Industrial Zone for TRI Center only. To the extent that issues arise in other areas of the county where the I-2 Heavy Industrial Zone applies, the Board shall make independent and separate determinations of similar uses pursuant to Subsections 17.37.030(M) or 17.37.040(Z) on a case by case basis.

This resolution shall be effective on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

THOSE VOTING AYE: \_\_\_\_\_

THOSE VOTING NAY: \_\_\_\_\_

**STOREY COUNTY BOARD OF COMMISSIONERS**

By: \_\_\_\_\_  
ROBERT KERSHAW, Chairman

**ATTEST:**

\_\_\_\_\_  
DOREEN BACUS, Storey County Clerk

**EXHIBIT AB@ - LIST OF SIMILAR USE TYPES**  
**FOR I-2 HEAVY INDUSTRIAL ZONE**  
**AT TAHOE-RENO INDUSTRIAL CENTER**

**Civic Use Types**

Active Recreation  
Administrative Services  
Child Daycare  
Community Center  
Convalescent Services  
Cultural and Library Services  
Education  
Field Research  
Government Services  
Group Care  
Hospital Services  
Informational Displays  
Major Public Facilities  
Nature Center  
Passive Recreation  
Postal Services  
Public Parking Services  
Religious Institutions  
Safety Services  
Utility Services

**Commercial Use Types**

Administrative Offices  
Auction Houses  
Automotive Cleaning  
Automotive Repair  
Automotive/Vehicle Sales and Rentals  
Building Maintenance Services  
Business Offices  
Cemeteries  
Commercial Campground Facilities/RV Park  
Commercial Educational Services  
Commercial Kennels  
Commercial Parking  
Commercial Stables  
Communication Facilities

Community Centers  
Construction Sales and Services  
Convention and Meeting Facilities  
Dog Training Services  
Eating and Drinking Establishments  
    Convenience  
    Full Service  
Equipment Repair and Sales  
Fabricated Housing Sales  
Financial Services  
Food Preparation and Catering Services  
Full Service Recycle Center  
Gasoline Sales and Service Stations  
Grooming and Pet Stores  
Heliport  
Helistop  
Hotels and Motels  
Indoor Entertainment  
Indoor Sports and Recreation  
Limited Gaming Facilities  
Liquor Sales  
    Off-Premises  
    On-Premises  
Massage Establishments  
Medical Services  
Neighborhood Centers  
Nursery Sales - Retail  
Nursery Sales - Wholesale  
Outdoor Entertainment  
Outdoor Sports and Recreation  
Outdoor Sports Club  
Personal Services  
Personal Storage  
Pet Cemeteries  
Professional Services  
Radio-Controlled Model Aircraft Facilities  
Reception Facilities  
Regional Centers  
Remote Collection Facility  
Repair Services, Consumer  
Retail Sales  
    Comparison Shopping Centers  
    Convenience  
    Specialty Stores  
Rodeos and Equestrian Events

Secondhand Sales  
Storage of Operable Vehicles  
Taxidermy  
Transportation Services  
Truck Stops  
Undertaking  
Veterinary Services, Agricultural  
Veterinary Services, Pets  
Well-Drilling Operations

### **Industrial Use Types**

Corporation Yards  
Custom Manufacturing  
Energy Production  
General Industrial  
    Limited  
    Intermediate  
    Heavy  
High Technology Industry  
Inoperable Vehicle Storage  
Laboratories and Testing Services  
Laundry Services  
Salvage Yards  
Truck and Railroad Terminals  
Wholesaling, Storage and Distribution  
    Light  
    Heavy

### **Agricultural Use Types**

Agricultural Processing  
Agricultural Research  
Agricultural Sales  
Agriculturally Related Entertainment and Commercial Uses  
Animal Production  
Crop Production  
Game Farms  
Livestock Auction Yards  
Wineries

## Exhibit AC@ - Definitions of Uses

**Civic Use Types.** Civic use types include the performance of utility, educational, cultural, medical, protective, governmental and other uses which are strongly vested with public or social importance.

**Active Recreation.** Active recreation use type refers to public park recreational uses that may have a potential impact on the area or adjacent land uses. Uses include participant sports and developed family recreational areas. Typical uses include group picnicking, tennis courts, swimming pools, softball diamonds, group campgrounds, and community centers operated by a public entity.

**Administrative Services.** Administrative services use type refers to consulting, record keeping, clerical or public contact services that deal directly with the citizen, together with incidental storage of necessary equipment and vehicles.

**Child Daycare.** Child daycare use type refers to the use of a building or a portion thereof for the care (day or night) of individuals under eighteen (18) years of age. Child daycare use types are subject to the regulations and permission of the county or state offices of social services. This use type includes nursery schools, preschools, daycare centers and similar uses, but excludes those classified under education. Child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision, on less than a twenty-four (24) hour basis, but excluding services provided in a private dwelling.

**Community Center.** Community center use type refers to recreational, social or multi-purpose uses within buildings with no fixed seats and occupancy limited to five hundred (500) or fewer. Typical uses include public or private, non-commercial clubs or buildings used for public events and meetings.

**Convalescent Services.** Convalescent services use type refers to provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol or drug addiction.

**Cultural and Library Services.** Cultural and library services use type refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.

**Education.** Education use type refers to educational services provided by public, private or parochial institutions, but excludes uses classified under commercial education services. Typical uses include elementary schools, middle schools, and high schools, colleges and universities, including trade and vocational education schools which are not classified as commercial educational services.

**Field Research.** Field research use type refers to research activities, field studies and educational activities (e.g. student field research) that are dependent on a natural, open setting. Examples include biological, geological or atmospheric studies.

**Government Services.** Government services use type refers to all types of uses by federal, state or local governments (including municipal corporations, general improvement districts and other political subdivisions of federal, state or local governments.) Typical uses include offices, courts, jails, maintenance yards, equipment or materials storage, and legislative facilities, but not uses which are classified as major public facilities, safety services, or utility services.

**Group Care.** Group care use type refers to care services provided in facilities which accommodate eleven (11) or more persons who are not defined as a family; excluding caregivers and their family, halfway houses for recovering alcohol and drug abusers, and those uses classified under hospital services. Typical uses include intermediate care facilities or senior citizen board and care homes.

**Hospital Services.** Hospital services use type refers to medical, psychiatric or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration and services to patients, employees or visitors.

**Informational Displays.** Informational displays use type refers to staffed or un-staffed kiosks or displays for the purposes of education or visitor information.

**Major Public Facilities.** Major public facilities use type refers to public facilities that provide a significant service and have a substantial impact on the community. Typical uses are sanitary landfills, airports, and detention and correction facilities.

**Nature Center.** Nature center use type refers to an area set aside for the public viewing and display in a structured setting of indigenous or exotic wildlife and/or indigenous or exotic plant life on either a for-profit or non-profit basis. Typical uses include zoos, wildlife sanctuaries, arboretums, gardens and wetlands interpretive areas.

**Passive Recreation.** Passive recreation use type refers to public park recreational uses that have no or a minimal impact on the area and adjacent land uses. Uses include hiking, nature study, wildlife refuge, fishing and viewing. No active uses, such as group picnicking, camping and sporting activities, are included.

**Postal Services.** Postal services use type refers to mailing services, excluding major processing, as provided by the United States Postal Service, including branch post offices and public and private facilities.

**Public Parking Services.** Public parking services use type refers to parking services involving building and lots which may be privately and/or publicly owned and operated and is assigned to meet a parking demand. Commercial parking is that which is not designated for any identified use.

**Religious Institutions.** Religious institutions use type refers to facilities for religious worship and incidental accessory uses. This classification includes churches, synagogues, mosques, temples and similar places of worship. This classification includes monasteries and convents as primary uses, and also includes schools and child daycare when these uses are ancillary to a church, synagogue, mosque or temple.

**Safety Services.** Safety services use type refers to public safety and emergency services, including police and fire protection services, and emergency medical and ambulance services.

**Utility Services.** Utility services use type refers to the provision of electricity, sewer, water or other liquids, or gas, through wires, pipes or ditches through utility services involving major structures that have flexibility in location. Typical uses include natural gas transmission lines and substations, petroleum pipelines, irrigation water ditches, pump stations, treatment plants, wells, and water tanks.

**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. An asterisk (\*) denotes that the use described is restricted to areas that have an overlay zoning for I-S Special Industrial Zone (Chapter 17.38 of the Storey County Zoning Ordinance).

**Administrative Offices.** Administrative offices use type refers to offices or private firms or organizations which are primarily used for the provision of executive, management or administrative services. Typical uses include administrative offices and services including travel, secretarial services, telephone answering, photo-copying and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

**Auction Houses.** Auction houses use type refers to establishments for the display and sale of goods through a bidding process. This classification does not include animal auction facilities.

**Automotive Cleaning.** Automotive cleaning use type refers to washing and polishing of automobiles. Typical uses include automobile laundries or car washes.

**Automotive Repair.** Automotive repair use type refers to repair of automobiles and the sale, installation and servicing of automobile equipment and parts. Typical uses include muffler shops, automobile repair garages or automobile glass shops.

**Automotive/Vehicle Sales and Rentals.** Automotive sales and rentals use type refers to on-site sales and/or rentals of automobiles, trucks, motorcycles, motor homes, boats, recreational vehicles and trailers together with incidental maintenance. Typical uses include automobile dealers, car rental agencies, or recreational vehicle sales and rental agencies.

**Building Maintenance Services.** Building maintenance services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance or window cleaning services.

**Business Offices.** Business offices use type is a general category for office use by various businesses which does not fall under another use category such as professional services, medical services, personal services, administrative offices, etc.

**Cemeteries.** Cemeteries use type refers to undertaking services and services involving the keeping of bodies provided on cemetery grounds. Typical uses include crematoriums, mausoleums and columbariums.

**Commercial Campground Facilities/RV Park.** Commercial campground facilities/RV park use type refers to areas and services for two (2) or more campsites, accommodating camping vehicles and tents, which are used by the general public as temporary living quarters for recreational purposes. Typical uses include recreational vehicle campgrounds.

**Commercial Educational Services.** Commercial educational services use type refers to educational services provided by private institutions or individuals with the primary purpose of preparing students for jobs in trade or profession. Typical uses include business and vocational schools, music schools and hair styling schools.

**Commercial Kennels\*.** Commercial kennels use type refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. All housing of animals must be indoors and the minimum parcel size must be ten (10) acres.

**Commercial Parking\*.** Commercial parking use type refers to parking of operable motor vehicles on a temporary basis as a primary use within a privately owned off-street parking area with or without a fee. Commercial parking is that which is not designated for any identified use. Typical uses include commercial parking lots. In areas not subject to an I-S Zoning overlay, commercial parking shall nevertheless be allowed if the use is rail-served or if the parking is completely within a structure such as a parking garage.

**Commercial Stables.** Commercial stables use type refers to boarding or raising of three (3) or more horses, but excludes horses used primarily for agricultural operations which are classified under animal production. Typical uses include commercial stables, riding clubs and riding instruction facilities.

**Communication Facilities.** Communication facilities use type refers to establishments primarily engaged in the transmission and/or receiving of electromagnetic waves. Typical uses include television stations, radio stations, satellite dishes, antennas and wireless communication facilities.

**Community Centers.** Community centers use type refers to shopping establishments containing some services of the neighborhood center plus other services providing a greater depth and range of merchandise than contained in the neighborhood center. A community center may be built around a department store or a variety store as the major tenant. A community center generally serves a trade

area population of 40,000 to 50,000 people, typically has a service area radius of one to three miles, and has a typical range of 50,000 to 150,000 square feet of gross lease-able area.

**Construction Sales and Services.** Construction sales and services use type refers to establishments or places of business primarily engaged in construction activities and incidental storage, as well as the retail or wholesale sale from the premises, of materials used in the construction of buildings or other structures. This use type does not include retail sales of paint, fixtures and hardware, or those uses classified as one of the automotive and equipment use types. This use type does not refer to actual construction sites. Typical uses include tool and equipment rental, or sales and building material stores.

**Convention and Meeting Facilities.** Convention and meeting facilities use type refers to establishments which primarily provide convention and meeting facilities.

**Dog Training Services.** Dog training services use type means the training of dogs with their owners or owners= designee, where both owner and dog participate in dog training classes.

**Eating and Drinking Establishments.** Eating and drinking establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption, but excludes those uses classified under the liquor sales use type. The following are eating and drinking establishments use types:

**Convenience.** Convenience refers to establishments or places of business primarily engaged in the preparation and retail sale of food and beverages, and have a short customer turnover rate (typically less than one hour). Typical uses include drive-in and fast-food restaurants, ice cream parlors, coffee sales, sandwich shops and delicatessens.

**Full Service.** Full service refers to establishments or places of business primarily engaged in the sale of prepared food and beverages on the premises, which generally have a customer turnover rate of one hour or longer, and which include sales of alcoholic beverages at the table or at a bar as an accessory or secondary service. Typical uses include full service restaurants.

**Equipment Repair and Sales.** Equipment repair and sales use type refers to repair of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc.; the sale, installation and servicing of automobile equipment and parts; and body repair, painting and steam cleaning. Typical uses include truck transmission shops, body shops, motor freight maintenance groups or agricultural equipment sales.

**Fabricated Housing Sales.** Fabricated housing sales use type refers to the sales of new and used modular housing, manufactured homes and/or mobile homes; and ancillary minor repair of modular housing, manufactured homes and/or mobile homes sold from the same location as the new or used units. Typical uses include mobile homes sales lots and minor repairs of units sold on site that do not include changes in walls and do not include changes in undercarriage plumbing or support systems.

**Financial Services.** Financial services use type refers to establishments primarily engaged in the provision of financial and banking services. Typical uses include banks, brokerage firms, credit unions, pawn shops, savings and loan institutions, loan and lending activities, and check cashing facilities.

**Food Preparation and Catering Services.** Food preparation and catering services use type refers to the preparation of food and beverages primarily for off-site consumption. This classification includes catering businesses, food preparation for air service, packaged food for internet sales and limited-scale food processing facilities such as bakeries. Establishments at which 25 percent or more of transactions are sales of prepared food for on-site consumption are classified as eating and drinking establishments.

**Full Service Recycle Center.** Full service recycle center use type refers to large, fully attended recycle centers accepting paper, plastic and glass household recyclables and may include processing or sorting of the recyclables.

**Gasoline Sales and Service Stations.** Gasoline sales and service stations use type refers to retail sales of petroleum products from the premises of the establishment and incidental sale of tires, batteries, replacement items, lubricating services and minor repair services. Typical uses include automobile service stations.

**Grooming and Pet Stores.** Grooming and pet stores use type refers to grooming or selling of dogs, cats and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, or pet stores and shops.

**Heliport.** Heliport use type refers to areas used by helicopters or by other steep-gradient aircraft, which includes passenger and cargo facilities, maintenance and overhaul, fueling service, storage space, tie-down space, hangers and other accessory buildings, and open space. This use is subject to state and federal (as applicable) flight path and air space regulations and restrictions.

**Helistop.** Helistop use type refers to areas on a roof or on the ground used by helicopters or steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including fueling service, maintenance or overhaul. This use is subject to state and federal (as applicable) flight path and air space regulations and restrictions.

**Hotels and Motels.** Hotels and motels use type refers to temporary residences for transient guests, primarily persons who have residence elsewhere, with access to each room through an interior hall and lobby or outside porch or landing.

**Indoor Entertainment.** Indoor entertainment use type refers to predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls and dance halls, but excludes uses primarily involving adult entertainment such as adult theaters or adult live performances.

**Indoor Sports and Recreation.** Indoor sports and recreation use type refers to predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, athletic clubs, and other exercise facilities.

**Limited Gaming Facilities.** Limited gaming facilities use type refers to establishments which contains no more than fifteen (15) slot or video machines (and no other game or gaming device) where the operation of the slot or video machine is incidental to the primary business of the establishment.

**Liquor Sales.** Liquor sales use type refers to retail sales of alcoholic beverages for consumption either on or off the premises of the establishment, but excludes uses classified under either the retail sales or eating and drinking establishments use types. The following are liquor sales use types:

**Off-Premises.** Off-premises refers to sale of liquor for off-site consumption. Typical uses include a packaged liquor sales.

**On-Premises.** On-premises refers to sale of liquor for on-site consumption. Typical uses include taverns, cabarets, service bars, retail beer and wine sales.

**Massage Establishments.** Massage establishments use type refers to fixed places of business where massage is administered for compensation or from which a massage business or service for compensation is operated. A Massage Establishment@ does not include establishments where massage is administered incidentally with any of the following: (a) the practice of a medical doctor, chiropractor, dentist, osteopath, physical therapist or registered nurse; (b) a state-approved massage school; (c) an athletic club; or (d) a barber or beauty salon. For the above establishments listed in (a) - (d), the term incidental is defined as not being more than fifteen percent (15%) of net floor space used for massage activity, and not more than 15% of gross revenue derived from massage activity. No adult entertainment, escort services, adult books or video sales and rentals are allowed in this use type.

**Medical Services.** Medical services use type refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis and treatment, or rehabilitation services provided by physicians, dentists, nurses and other healthcare personnel as well as the provision of medical testing and analysis services, but excludes those classified as any civic use type. Typical uses include medical offices, dental laboratories, health maintenance organizations, immediate care facilities, sports medicine facilities, medical laboratories, acupuncture services, chiropractic services or physical therapy.

**Neighborhood Centers.** Neighborhood centers use type refers to sales of convenience goods (foods, drugs and sundries), and personal services, offices, eating and drinking establishments, and specialty stores which meet the daily needs of an immediate neighborhood trade area. A neighborhood center typically includes convenience retail and services a population of 2,500 to 40,000 people and has a typical range of 15,000 to 50,000 square feet of gross leasable area.

**Nursery Sales - Retail.** Nursery sales - retail use type refers to retail sale of plants and flowers and related nursery items. Typical uses include retail nurseries and home garden stores.

**Nursery Sales - Wholesale.** Nursery sales - wholesale use type refers to wholesaling of plants and flowers, with incidental retail sales. Typical uses include wholesale nurseries.

**Outdoor Entertainment.** Outdoor entertainment use type refers to predominantly spectator-type uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

**Outdoor Sports and Recreation.** Outdoor sports and recreation use type refers to predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, tennis courts, and paint ball facilities. Uses staging or enacting war games require a special use permit.

**Outdoor Sports Club.** Outdoor sports club use type refers to sports clubs using agricultural land or open space for hunting, shooting or fishing purposes. Typical uses include duck clubs, hunting clubs, skeet clubs and rifle ranges.

**Personal Services.** Personal services use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a non-professional nature, but excludes services classified as commercial recreation or lodging services. Typical uses include photography studios, driving schools or weight loss centers. No adult entertainment, escort services, adult book or video sales and rentals are allowed in this use type.

**Personal Storage.** Personal storage use type refers to storage services primarily for personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.

**Pet Cemeteries.** Pet cemeteries use type refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.

**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.

**Radio-Controlled Model Aircraft Facilities.** Radio-controlled model aircraft facilities use type refers to landing strips and associated facilities that are administered and supervised by a recognized radio-controlled model aircraft organization for flying of propeller-driven or unpowered model aircraft.

**Reception Facilities.** Reception facilities use type refers to indoor or outdoor facilities used for receptions, parties, weddings, or other similar gatherings. Kitchen and dining rooms may be included.

**Regional Centers.** Regional centers use type refers to centers that provide shopping goods, general merchandise, apparel, furniture and home furnishings in full depth and variety. They usually are built around more than one department store. Typical design uses the pedestrian mall, either open or enclosed, as a connector between major anchor stores. A regional center serves as a major commercial center for the entire region and typically has more than 150,000 square feet of gross leasable area.

**Remote Collection Facility.** Remote collection facility use type 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.

**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

**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, and uses primarily engaged in sales or rental of adult materials such as sex aids, adult books or adult videos. The following are retail sales use types:

**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.

**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.

**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, drugs stores, clothing boutiques, hardware stores, home improvement stores, antiques, bookstores, furniture stores and auto parts.

**Rodeos and Equestrian Events.** Rodeos and equestrian events use type refers to any activity involving the exhibition or competition of the traditional skills of cowboys, such as riding of rough stock, roping and timed events, and equestrian events including training, exercise, handling, competition and exhibition of horses.

**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.

**Storage of Operable Vehicles.** Storage of operable vehicles use type refers to storage of operable vehicles, recreational vehicles and boat trailers. Typical uses include car and truck rental lots, boat and RV storage.

**Taxidermy.** Taxidermy use type refers to embalming, stuffing and mounting of animals, birds and fish.

**Transportation Services.** Transportation services use type refers to establishments which provide private transportation of persons and goods. Typical uses include taxi and limousine services and commercial postal services.

**Truck Stops.** Truck stops use type refers to businesses engaged in the sale of fuel and lubricants primarily for trucks, routine repair and maintenance of trucks, and associated uses such as selling food and truck accessories.

**Undertaking.** Undertaking use type refers to services involving the preparation of the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

**Veterinary Services, Agricultural.** Veterinary services, agricultural use type refers to veterinary services specializing in the care and treatment of large animals or livestock. Veterinary services for small animals including pet clinics, dog and cat hospitals, or animal hospitals may be included to provide full veterinary services. Typical uses include veterinary services for livestock, including stables and pens associated with care and feeding.

**Veterinary Services, Pets.** Veterinary services, pets use type refers to veterinary services for small animals and pets. Typical uses include pet clinics, dog and cat hospitals, or animal hospitals.

**Well-Drilling Operations.\*** Well-drilling operations use type refers to establishments providing well-drilling services, including incidental on-site storage of equipment and machinery. All outdoor storage areas must be completely fenced and screened from view.

**Industrial Use Types.** Industrial use types include the on-site production of goods by methods not agricultural in nature, including certain accessory uses. An asterisk (\*) denotes that the use described is restricted to areas that have an overlay zoning for I-S Special Industrial Zone (Chapter 17.38 of the Storey County Zoning Ordinance).

**Corporation Yards.** Corporation yards use type refers to facilities for temporary storage of trucks, equipment, and construction materials during construction projects.

**Custom Manufacturing.** Custom manufacturing use type refers to the on-site production of goods by hand manufacturing or artistic endeavor which involves only the use of hand tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers. Typical uses include ceramic studios, custom cabinet making, saddle making, crafts making, candle making shops and custom jewelry manufacturers.

**Energy Production.** Energy production use type refers to the commercial production of electricity from geothermal, petroleum, solar or wind sources. All said uses require a special use permit.

**General Industrial.** General industrial use type refers to the on-site production of goods other than those that are agricultural or extractive in nature, but excludes those uses classified under custom manufacturing and high technology use types. The following are general industrial use types:

**Limited.** Limited refers to production processes which use already manufactured components to assemble, print or package a product such as cloth, paper, plastic, leather, wood, glass or stones, but not including such operations as paper, saw or mills, steel, iron or other metalworks, rolling mills, or any manufacturing uses involving primary production of commodities from raw materials. By the nature of the activity performed and/or the scale of operation, these uses can be located near residential or commercial uses with minimal impact to adjacent uses. Typical uses include apparel manufacturing, paper products finishing, furniture production and production of fabricated metal products.

**Intermediate.** Intermediate refers to production processes which can be located near residential or commercial uses only if special control measures are taken to mitigate the land use conflicts which can result from such operations. Typical uses include production of food substances, household appliance manufacturing, prefabrication of manufactured buildings, and major repair/reconstruction and storage of fabricated housing.

**Heavy.** Heavy refers to production processes which should not be located near residential or commercial uses due to the intensive nature of the industrial activity and/or the scale of operation. These uses may be located near other manufacturing uses exhibiting similar characteristics although special control measures may be required for some extremely intensive operations to ensure compatibility with similar industrial uses. Typical uses include equipment or vehicle manufacture, sawmills, textile dyeing, leather tanning, hazardous chemical production, petroleum refining, primary metal processing and production of explosives or propellants.

**High Technology Industry.** High technology industry use type refers to the research, development and controlled production of high-technology electronic, industrial or scientific products. Typical uses include biotechnology firms and computer component manufacturers.

**Inoperable Vehicle Storage.\*** Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include truck storage yards. All outdoor storage areas must be completely fenced and screened from view.

**Laboratories and Testing Services.\*** Laboratories and testing services use type refers to electronic, mechanical, biological or other scientific or analytical testing., including the housing of animals, raising of plants and other similar activities used in the testing process which do not fall under the agricultural research use type. Housing and testing of any animals may only be conducted in areas having an overlay zoning for I-S Special Industrial Zone and must provide adequate security.

**Laundry Services.** Laundry services use type refers to establishments primarily engaged in the provision of large scale laundering, dry cleaning or dyeing services other than those classified as personal services. Typical uses include laundry agencies, diaper services or linen supply services.

**Salvage Yards\*.** Salvage yards use type refers to the collection, storage or sale of rags, scrap metal or discarded material; or the collection, dismantling, storage, -salvaging or demolition of vehicles, machinery or other materials. Typical uses include junkyards and auto wrecking facilities. All outdoor storage areas must be completely fenced and screened from view.

**Truck and Railroad Terminals.** Truck and railroad terminals use type refers to freight terminals for goods transported by truck or rail, with associated facilities for the loading and transfer of goods.

**Wholesaling, Storage and Distribution.** Wholesaling, storage and distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage and bulk sale distribution including, but not limited to, air handling of material and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types:

**Light.** Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.

**Heavy.** Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.

**Agricultural Use Types.** Agricultural use types include the on-site production of plant and animal products by agricultural methods. An asterisk (\*) denotes that the use described is restricted to areas that have an overlay zoning for I-S Special Industrial Zone (Chapter 17.38 of the Storey County Zoning Ordinance).

**Agricultural Processing.** Agricultural processing use type refers to the processing of foods and beverages from agricultural commodities, but excludes animal slaughtering. Typical uses include canning of fruits and vegetables, processing of dairy products, and the production of prepared meats from purchased carcasses.

**Agricultural Research.** Agricultural research use type refers to establishments for experimental greenhouse and field growing of agricultural commodities, landscaping and seeds, including experimental use of herbicides, pesticides, and other agricultural practices.

**Agricultural Sales.** Agricultural sales use type refers to the sale of agricultural supplies such as feed, grain and fertilizers. Typical uses include feed and grain stores.

**Agriculturally Related Entertainment and Commercial Uses.** Agriculturally related entertainment and commercial use type refers to visitor-oriented services, sales and attractions with an agricultural theme that are conducted in conjunction with on-site agricultural uses. Such uses include but are not limited to food and retail sales, tasting rooms, reception facilities, and outdoor entertainment areas.

**Animal Production.** Animal production use type refers to raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming and poultry farming

**Crop Production.** Crop production use type refers to raising and harvesting of tree crops, row crops or field crops on an agricultural or commercial basis, including packing and processing.

**Game Farms.** Game farms use type refers to boarding or breeding of exotic animals generally considered as wild or not normally domesticated.

**Livestock Auction Yards\*.** Livestock auction yards use type refers to establishments primarily used for the sale of livestock by public auction, including the incidental temporary storage of livestock in conjunction with their sale. This use type requires a special use permit.

**Wineries.** Wineries use type refers to facilities for the production of wine, including storage, bottling and distribution and related administrative offices and functions such as on-site tasting facilities. Incidental production of products such as olive oils and non-alcoholic grape juices is also permitted.

## Chapter 17.32

### 'F' FORESTRY ZONE

#### Sections:

- 17.32.010 Applicability.
- 17.32.015 Purpose and intent.
- 17.32.020 Permitted uses .
- 17.32.025 Uses subject to permit.
- 17.32.030 Minimum parcel area.
- 17.32.040 Yards.
- 17.32.050 Building height.
- 17.32.060 Generator Restrictions

17.32.010 Applicability. The F forestry zone shall be governed by the provisions set forth in this chapter.

17.32.015 Purpose and intent. The F forestry zone is established to protect areas having important environmental qualities in Storey County from unnecessary degradation and to provide areas of very low density residential use.

17.32.020 Uses subject to permit. The following uses may be permitted subject to securing a special use permit as provided for in chapter 17.62 of this ordinance:

- (A). One single family dwelling of a permanent character and location.
- (B). Agricultural uses and buildings used for growing crops and raising livestock or poultry;
- (C). Buildings for the sale and display of products grown or raised on the premises;
- (D). Recreational and educational uses and buildings, dude or guest ranches, churches, temples or other structures used exclusively for religious worship; tennis, golf, civic or country clubs; cemeteries; and sanitariums;
- (E). Highway and public utility maintenance camps, including honor camps;
- (F). Mining and milling operations;
- (G). Public utility or public service buildings, structures and uses;
- (H). Temporary (less than one year) asphaltic concrete plants and cement batch plants for construction projects;
- (I). Watershed protection, water storage reservoirs, pipelines, irrigation canals and ditches;
- (J). Growing and preservation of trees and nursery stock;
- (H). Hunting, fishing and skiing lodges, wildlife refuges, game farms and public campgrounds;

17.32.030 Minimum parcel area requirements. There shall be a minimum area of forty acres for each parcel of land.

17.32.040 Off-street parking. Off-street parking shall be sufficient to handle the automobile parking demands of the proposed use as determined by the Planning Commission.

17.32.041 Yards. No structure or accessory building shall be located closer than thirty (30) feet to the front property line, forty (40) feet to the rear property line, or fifteen (15) feet to the side property line.

17.32.050 Building height. Building height is subject to the provisions of section 17.12.044 of this ordinance.

17.32.60 Generator restrictions. Installation of generators as a power source shall not be permitted unless the generators are muffled and installed in a sound-insulated building. Generators that are used solely for power in emergencies or power outages need not be muffled or in a sound-insulated building.

## Chapter 17.38

### 'I-S' SPECIAL INDUSTRIAL ZONE

#### Sections:

- 17.38.010 Applicability.
- 17.38.020 Purpose and intent.
- 17.38.030 Permitted uses.
- 17.38.040 Required criteria for permitted use.
- 17.38.050 Special zoning limitations to assure separation of incompatible uses.
- 17.38.060 Building requirements.
- 17.38.070 Parcel size requirements.

17.38.010 Applicability. The I-S special industrial zone shall be governed by the provisions set forth in this chapter.

17.38.020 Purpose and intent. The I-S special industrial zone is intended to provide areas for special industrial and manufacturing uses characterized by activities which require distance separated from other less intensive uses. Such uses are necessary and appropriate for the planned development of Storey County and shall be protected from encroachment through proper land use controls and buffering. The provisions of the I-S special industrial zone are designed to allow safe operation of uses within the zone while providing protection from encroachment on other uses which may be impacted by special industrial and manufacturing activities.

17.38.030 Permitted uses. In the I-S special industrial zone the following uses shall be permitted, provided compliance with the provisions of section 17.38.040 is met and maintained:

- (A). Ammunition manufacture, testing and storage.
- (B). Chemical manufacture, testing and storage.
- (C). Air bag and other passive restraint system manufacture, testing and storage.
- (D). Explosive, propellant, and pyrotechnic manufacture, testing and storage.
- (E). Ignitors and ignition systems manufacture, testing and storage.
- (F). Research and development activities related to any of the uses described in this section 17.38.030.
- (G). Hazardous materials, treatment, storage and disposal sites, including refuse disposal sites for hazardous materials produced or used on the site in connection with the uses permitted by this section 17.38.030.

- (H). Hazardous waste management facilities involving use, recovery, recycling, storage, treatment and management of hazardous materials for hazardous materials produced or used on the site.
- (I). Environmental testing facilities such as simulation of temperature, vibration, fire, explosion, high altitude, etc.
- (J). Employee service facilities, operated in connection with, and on the same property as, a use permitted by this section 17.38.030. Such facilities shall be for the exclusive use of the property owner's invitees and invitees' employees and shall not be open to the public.
- (K) Office, security and related functions operated in connection with, and on the same property as, any of the uses permitted by this section 17.38.030.
- (L). Open air testing of materials developed for any of the uses described in this section 17.38.030, including testing to obtain design criteria for building construction, personnel safety, shipping requirements and anything useful for those purposes.
- (M). Other uses which are consistent with or related to the uses described in this section 17.38.030.

17.38.040 Required criteria for permitted use. Any use listed in section 17.38.030 of this chapter which can be demonstrated by the applicant to meet the following criteria shall be a permitted use in the I-S special industrial zone. Any use listed in section 17.38.030 of this article which does not meet all of the following criteria may be permitted by Special Use Permit pursuant to chapter 17.62 of this ordinance.

- (A). No use or building except structures used for office or employee service facilities shall be located closer than five hundred (500) feet from the boundary of the site unless the applicant can demonstrate that the distance from the boundary of the site is adequate to protect surrounding uses.
- (B). In lieu of subsection (A), the boundaries of the site may be surrounded by a buffer area of the same distance. The buffer area shall not contain any uses or buildings except that a use or building permitted in the I-S special industrial zone may be allowed provided such use or building is not less than five hundred (500) feet from the boundaries of the property making the application unless the applicant can demonstrate that the distance from the boundary of the site is adequate to protect surrounding uses. The buffer area may consist of property restricted by fee ownership, lease, easement, license or other manner which the applicant demonstrates will assure the existence of the buffer area for as long as the permitted use remains on the property. The buffer area may be provided by open space areas, wilderness land or land restricted in use by a governmental agency or private entity, if the applicant demonstrates that the buffer area requirements will be met and retained for the life of the permitted use.

- (C). The boundaries of the property shall not be located closer than one (1) mile to property which permits a residential use, except for those boundaries permitting a residential use at the time of the passage of this zoning ordinance.
- (D). The boundaries of the property shall not be closer than two (2) miles from a permitted city or town.
- (E). Posting, marking and fencing of the property shall be in accordance with the requirements of agencies having regulatory jurisdiction of the activity.
- (F). Weaponry, ammunition or explosives testing shall not include the intentional flight of any missile, aircraft or projectile outside of the area zoned I-S special industrial zone.

**17.38.050 Special zoning limitations to assure separation of incompatible uses.** The purpose of these special limitations is to prohibit the encroachment of incompatible uses into areas adjacent to lands zoned for I-S special industrial use. Such limitations are intended to preserve the continued usability of those areas zoned I-S special industrial zone for permitted uses and to protect other uses from the impacts and hazards which could result if such uses were established near areas zoned I-S special industrial zone.

All properties zoned within one (1) mile of any area zoned I-S special industrial shall be zoned and maintained in one or more of the following zone zones.

- (A). The F forestry zone; or
- (B). The I-2 heavy industrial zone.

In addition, no high explosive structures shall be constructed on the property within 1,320 feet of the boundary of the I-S special industrial zoned property.

**17.38.060 Building requirements.** Building siting and construction shall conform with applicable federal, state and local health, fire and safety codes applicable to the permitted use.

**17.38.070 Parcel size and width requirements.** Each property shall meet the required criteria of section 17.38.040 of this chapter. The minimum width of any property shall be 5,280 feet.