

RENO GAZETTE-JOURNAL

Legal Advertising Dept. 702-788-6394

Customer Account # 349008
PO #/ID #*4370 Ord1039
Legal Ad Cost 48.08
PROOF OF PUBLICATION

WASHOE COUNTY
Comptroller's Office
PO Box 11130
RENO NV 89510

STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:
That as legal clerk of the RENO GAZETTE-
JOURNAL, a daily newspaper published in Reno,
Washoe County, State of Nevada, that the notice:

_____ ordinance

of which a copy is hereto attached, has been
published in each regular and entire issue of
said newspaper on the following dates to wit:

Oct. 20, 27, 1998

Signed

T. Ciccotti

Subscribed and sworn to before me on 10/27/98

Notary Public

Susan V. Dummar

NOTICE OF ADOPTION
WASHOE COUNTY
ORDINANCE NO. 1039


NOTICE IS HEREBY GIVEN THAT: BILL
No. 1215 Ordinance No. 1039 entitled
AN ORDINANCE AMENDING CHAP-
TER 110 OF THE WASHOE COUNTY
CODE TO ADD AN ARTICLE SPECIFI-
CALLY REGULATING AGGREGATE
FACILITIES (ARTICLE 332), TO
CHANGE THE REGULATION OF MIN-
ING (ARTICLE 334) GENERALLY
CONSISTENT WITH THE NEW
REGULATIONS FOR AGGREGATE
FACILITIES, AND TO ESTABLISH NEW
PROCEDURES FOR THE ENFORCE-
MENT OF THE CONDITIONS OF
APPROVAL OF AGGREGATE FACIL-
ITIES AND MINING
was adopted on October 13, 1998, by
Commissioners Joanne Bond, Sue
Camp, Jim Galloway, and Jim Shaw,
with Mike Mouliot absent, and will
become effective on Wednesday, Octo-
ber 28, 1998.

Typewritten copies of the ordinance
are available for inspection by all
interested persons at the office of the
County Clerk, 75 Court Street, Reno,
Nevada.

BETTY J. LEWIS, Washoe County Clerk
No. 4370 Oct. 20, 27, 1998

10/29/98

PLEASE STAMP & SIGN FOR PAYMENT

 **SUSAN V. DUMMAR**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-4006-2 - Expires August 17, 2002

P.O. BOX 22000. RENO. NEVADA 89520

(702) 788-6200



1039 ✓

SUMMARY: Amends Chapter 110 of the Washoe County Code (Development Code) to specifically provide for the regulation of aggregate facilities and ancillary uses such as concrete and asphalt batch plants, including a requirement that all existing active aggregate facilities must comply with the conditions of the ordinance by a date certain, to amend the provisions for the regulation of mining in a manner generally consistent with these new regulations regarding aggregate facilities, and to establish new procedures for the enforcement of the conditions of approval of aggregate facilities and mining.

BILL NO. 1215

ORDINANCE NO. 1039

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE TO ADD AN ARTICLE SPECIFICALLY REGULATING AGGREGATE FACILITIES (ARTICLE 332), TO CHANGE THE REGULATION OF MINING (ARTICLE 334) GENERALLY CONSISTENT WITH THE NEW REGULATIONS FOR AGGREGATE FACILITIES, AND TO ESTABLISH NEW PROCEDURES FOR THE ENFORCEMENT OF THE CONDITIONS OF APPROVAL OF AGGREGATE FACILITIES AND MINING.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Section 110.302.05 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. Section 110.304.30 of the Washoe County Code is hereby amended as set forth in Exhibit "B" which is attached hereto and made a part hereof.

SECTION 3. Article 332 "Aggregate Facilities" is hereby added to Chapter 110 of the Washoe County Code as set forth in Exhibit "C" which is attached hereto and made a part hereof.

SECTION 4. Article 334 "Mining" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "D" which is attached hereto and made a part hereof.

SECTION 5. The provisions of this ordinance shall be in force and effect from and after the 1st day of November, 1998.

Proposed on the 22nd day of September 1998.
Proposed by Commissioner Jim Galloway.
Passed on the 13th day of October 1998.

98-1002

Handwritten bracket on the right margin.

Vote:

Ayes: **Commissioners Joanne Bond, Jim Galloway,
Sue Camp, and Jim Shaw.**

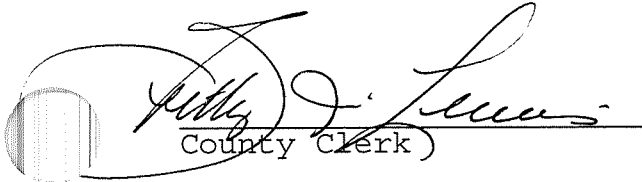
Nays:

Absent: **Commissioner Mike Mouliot.**



Chairman
Washoe County Commission

ATTEST:



County Clerk

This ordinance shall be in force and effect from and after the
28th day of October, 1998.

Section 110.302.05 Table of Uses. The uses that are allowed in each regulatory zone are set forth in Table 110.302.05.1 through Table 110.302.05.5. The regulatory zones are indicated in Table 110.302.05.1 through Table 110.302.05.5 as follows:

- (a) Low Density Rural is indicated as "LDR";
- (b) Medium Density Rural is indicated as "MDR";
- (c) High Density Rural is indicated as "HDR";
- (d) Low Density Suburban is indicated as "LDS";
- (e) Medium Density Suburban is indicated as "MDS";
- (f) High Density Suburban is indicated as "HDS";
- (g) Low Density Urban is indicated as "LDU";
- (h) Medium Density Urban is indicated as "MDU";
- (i) High Density Urban is indicated as "HDU";
- (j) General Commercial is indicated as "GC";
- (k) Neighborhood Commercial/Office is indicated as "NC";
- (l) Tourist Commercial is indicated as "TC";
- (m) Industrial is indicated as "I";
- (n) Public/Semi-Public Facilities is indicated as "PSP";
- (o) Parks and Recreation is indicated as "PR";
- (p) Open Space is indicated as "OS";
- (q) General Rural is indicated as "GR"; and
- (r) General Rural Residential is indicated as "GRR".

Table 110.302.05.1

TABLE OF USES (Residential Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types <small>(Section 110.304.15)</small>	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR*
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	-	-	A
Detached Accessory Dwelling	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	A	-	-	-	-	-	-	-	S ₂	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	-	A	-	-	-	-	-	A	A
Duplex	-	-	-	P	P	P	P	P	A	-	S ₁	-	-	-	-	-	-	-
Multi Family	-	-	-	-	-	-	P	P	A	-	S ₁	-	-	-	-	-	-	-
Single Family, Attached	-	-	-	A	A	A	A	A	A	-	S ₁	-	-	-	P	-	-	-
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	-	S ₁	-	-	-	P	-	A	A
Manufactured Home Parks	*	*	*	*	*	S ₁	S ₁	*	*	-	-	-	-	-	-	-	*	-
Residential Group Home	A	A	A	A	A	A	A	A	A	-	S ₁	-	-	-	-	-	-	-

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Table 110.302.05.2

TABLE OF USES (Civic Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Civic Use Types (Section 110.304.20)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR*
Administrative Services	-	-	-	-	-	-	P	P	P	A	A	A	A	A	P	-	-	-
Child Care																		
Family Daycare	A	A	A	A	A	A	A	A	A	-	P	-	-	-	-	-	-	A
Large-Family Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	-	S ₂	-	-	-	-	-	P	-
Child Daycare	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	P	P	P	S ₂	-	S ₂	-
Community Center	-	-	-	-	-	-	P	P	P	A	S ₁	A	-	A	A	-	-	-
Convalescent Services	-	-	-	S ₂	S ₂	S ₂	P	P	P	P	S ₂	-	-	P	-	-	-	-
Cultural and Library Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	A	A	A	-	A	A	-	A	-
Education	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	-	S ₁	S ₁	-	S ₁	-
Group Care	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	P	P	-	-	-	-	-	S ₂	-
Hospital Services	-	-	-	-	-	-	-	-	-	A	S ₁	-	-	A	-	-	-	-
Major Services and Utilities																		
Utility Services	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	-
Major Public Facilities	-	-	-	-	-	-	-	-	-	S ₁	-	S ₁	S ₁	S ₁	S ₁	-	S ₁	-
Nature Center	-	-	-	-	-	-	-	-	-	S ₁	-	S ₁	-	-	S ₁	-	S ₁	-
Parks and Recreation																		
Active Recreation	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	PR	A	A	-	PR
Passive Recreation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	-
Postal Services	-	-	-	-	-	-	P	P	P	A	A	A	A	A	-	-	-	-
Public Parking Services	-	-	-	-	-	-	-	A	A	A	A	A	A	A	-	-	-	-
Religious Assembly	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	P	P	P	P	P	P	-	S ₁	-
Safety Services	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	-	S ₂	-

Key: - = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Table 110.302.05.3

TABLE OF USES (Commercial Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR*
Administrative Offices	-	-	-	-	-	-	P	P	P	A	A	A	A	A	P	-	-	-
Adult Entertainment	-	-	-	-	-	-	-	-	-	S ₁	-	S ₁	-	-	-	-	-	-
Animal Sales and Services																		
Commercial Kennels	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	S ₂	-	-	S ₂	-	-	-	S ₂	S ₂
Commercial Stables	P	P	P	P	-	-	-	-	-	-	-	S ₂	-	-	P	-	P	S ₂
Grooming and Pet Stores	-	-	-	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	-	-	-	-	-	-	-
Pet Cemeteries	P	P	P	-	-	-	-	-	-	S ₁	-	-	-	A	-	-	P	-
Veterinary Services, Agricultural	P	P	P	P	-	-	-	-	-	S ₂	-	-	-	-	-	-	P	S ₂
Veterinary Services, Pets	-	-	-	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	A	A	-	P	-	-	-	-	-
Automotive and Equipment																		
Automotive Repair	-	-	-	-	-	-	-	-	-	P	-	-	A	-	-	-	-	-
Automotive Sales and Rentals	-	-	-	-	-	-	-	-	S ₂	A	A	A	A	-	-	-	-	-
Cleaning	-	-	-	-	-	-	S ₂	S ₂	S ₂	A	A	A	A	-	-	-	-	-
Commercial Parking	-	-	-	-	-	-	P	P	P	A	A	A	A	P	-	-	-	-
Equipment Repair and Sales	-	-	-	-	-	-	-	-	-	S ₁	-	-	A	-	-	-	-	-
Fabricated Housing Sales	-	-	-	-	-	-	-	-	-	A	-	-	A	-	-	-	-	-
Storage of Operable Vehicles	-	-	-	-	-	-	-	-	-	S ₂	-	-	A	-	-	-	-	-
Truck Stops	-	-	-	-	-	-	-	-	-	S ₁	-	S ₁	S ₁	-	-	-	-	-
Building Maintenance Services	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	-	-	-
Commercial Centers																		
Neighborhood Centers	-	-	-	S ₁	S ₁	S ₁	P	P	P	A	A	A	A	-	-	-	-	-
Community Centers	-	-	-	-	-	-	-	-	-	S ₁	S ₁	S ₁	-	-	-	-	-	-
Regional Centers	-	-	-	-	-	-	-	-	-	S ₁	-	S ₁	-	-	-	-	-	-
Commercial Educational Services	-	-	-	-	-	-	P	P	P	A	A	-	A	A	-	-	-	-
Commercial Recreation																		
Commercial Campground Facilities/RV Park	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	S ₂	-	S ₂	-
Destination Resorts	-	-	-	-	-	-	-	-	-	-	-	S ₁	-	-	S ₁	-	S ₁	-
Indoor Entertainment	-	-	-	-	-	-	-	-	-	A	P	A	-	P	-	-	-	-
Indoor Sports and Recreation	-	-	-	-	-	-	-	-	-	S ₂	S ₂	P	S ₂	P	P	-	-	-
Limited Gaming Facilities	-	-	-	-	-	-	-	-	-	P	P	P	S ₂	-	-	-	-	-
Marinas	-	-	-	-	-	-	-	-	-	P	-	P	-	P	P	-	P	-
Outdoor Entertainment	-	-	-	-	-	-	-	-	-	-	-	S ₁	S ₁	-	S ₁	-	-	-
Outdoor Sports and Recreation	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	S ₁	P	P	P	P	S ₁	P	-	P	-
Outdoor Sports Club	S ₂	-	-	-	-	-	-	-	-	-	-	S ₁	-	S ₂	P	-	S ₂	S ₂
Unlimited Gaming Facilities	-	-	-	-	-	-	-	-	-	-	-	S ₁	-	-	-	-	-	-

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR*	
Communication Facilities																			
Commercial Antennas	S ₁	S ₁	S ₁	-	-	-	-	-	-	S ₁	S ₁	-	S ₁	S ₁	-	-	S ₁	-	
Satellite Dish Antennas	See Article 324																		
Wireless Communication Facilities	See Article 324																		
Construction Sales and Services	-	-	-	-	-	-	-	-	-	S ₂	-	-	A	-	-	-	-	-	
Convention and Meeting Facilities	-	-	-	-	-	-	-	-	-	P	P	P	-	P	S ₂	-	-	-	
Eating and Drinking Establishments																			
Convenience	-	-	-	-	-	-	S ₁	S ₁	S ₁	A	A	A	P	-	-	-	-	-	
Full Service	-	-	-	-	-	-	S ₁	S ₁	S ₁	A	A	A	P	-	-	-	-	-	
Financial Services	-	-	-	-	-	-	S ₁	S ₁	S ₁	A	A	A	P	-	-	-	-	-	
Funeral and Interment Services																			
Cemeteries	P	P	P	-	-	-	-	-	-	S ₁	-	-	-	A	-	-	P	-	
Undertaking	-	-	-	-	-	-	-	-	-	A	A	-	-	-	-	-	-	-	
Gasoline Sales and Service Stations	-	-	-	-	-	-	S ₁	S ₁	S ₁	A	A	A	A	-	-	-	S ₁	-	
Helicopter Services																			
Heliport	-	-	-	-	-	-	-	-	-	S ₂	-	-	S ₂	S ₂	-	-	S ₂	-	
Helistop	S ₂	-	-	-	-	-	-	-	-	S ₂	S ₂	S ₂	S ₂	S ₂	-	-	S ₂	-	
Liquor Sales																			
Off-Premises	-	-	-	-	-	-	P	P	P	A	A	A	P	-	-	-	-	-	
On-Premises	-	-	-	-	-	-	P	P	P	A	P	A	P	-	-	-	-	-	
Lodging Services																			
Bed and Breakfast Inns	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	-	P	-	-	-	-	S ₂	S ₂	
Hostels	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	
Hotels and Motels	-	-	-	-	-	-	-	-	-	A	S ₁	A	-	-	-	-	-	-	
Vacation Time Shares	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
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	S ₂	
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	-	-	-	-	-	

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR*
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 ₁	S ₁	S ₁	S ₁	S ₁	S ₁	A	A	A	A	-	-	-	-	-
Specialty Stores	-	-	-	-	-	-	-	-	-	A	P	A	-	-	-	-	-	-
Comparison Shopping Centers	-	-	-	-	-	-	-	-	-	A	-	A	-	-	-	-	-	-
Secondhand Sales	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	-	-	-
Transportation Services	-	-	-	-	-	-	-	-	-	A	A	A	A	-	-	-	-	-

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Table 110.302.05.4

TABLE OF USES (Industrial Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Industrial Use Types (Section 110.304.30)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR*	
Aggregate Facilities																			
Permanent	S ₁	-	-	-	-	-	-	-	-	-	-	-	S ₁	-	-	-	S ₁	-	
Temporary	See Article 322																		
Custom Manufacturing	S ₂	S ₂	S ₂	-	-	-	-	-	-	S ₂	-	S ₂	A	-	-	-	S ₂	-	
Energy Production	S ₁	S ₁	-	-	-	-	-	-	-	-	-	-	S ₁	S ₁	-	S ₁	S ₁	-	
General Industrial																			
Limited	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	
Intermediate	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	S ₁	-	-	-	-	-	
High Technology Industry	-	-	-	-	-	-	-	-	-	S ₁	S ₁	-	A	-	-	-	S ₁	-	
Inoperable Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	-	-	
Laundry Services	-	-	-	-	-	-	-	-	-	P	-	-	A	-	-	-	-	-	
Mining Operations	S ₁	-	-	-	-	-	-	-	-	-	-	-	S ₁	-	-	-	S ₁	-	
Petroleum Gas Extraction	-	-	-	-	-	-	-	-	-	-	-	-	S ₁	-	-	S ₁	S ₁	-	
Salvage Yards	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	-	-	-	-	-	
Wholesaling, Storage and Distribution																			
Light	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	
Heavy	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Table 110.302.05.5

TABLE OF USES (Agricultural Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Agricultural Use Types (Section 110.304.35)	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRR*
Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	S ₂	A
Agricultural Sales	S ₂	-	-	-	-	-	-	-	-	A	-	-	A	-	-	-	S ₂	A
Animal Production	A	A	A	A	-	-	-	-	-	-	-	-	-	-	S ₂	S ₂	A	A
Animal Slaughtering, Agricultural	A	A	A	A	-	-	-	-	-	-	-	-	-	-	A	A	A	A
Animal Slaughtering, Commercial	-	-	-	-	-	-	-	-	-	-	-	-	S ₁	-	-	-	-	-
Crop Production	A	A	A	A	-	-	-	-	-	-	-	-	-	-	S ₂	S ₂	A	A
Forest Products	S ₂	S ₂	S ₂	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	P	-
Game Farms	S ₂	S ₂	S ₂	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	S ₂	S ₂
Produce Sales	S ₂	S ₂	S ₂	S ₂	-	-	-	-	-	-	-	-	-	-	-	-	S ₂	A

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

Sources: Sedway Cooke Associates and Washoe County Department of Community Development.

[Table 110.302.05.1 through Table 110.302.05.5 amended in their entirety by Ord. 890, provisions eff. 11/29/93. This Section amended by Ord. 959, provisions eff. 7/26/96; Ord. ____, provisions eff. __/__/__.]

Section 110.304.30 Industrial Use Types. Industrial use types include the on-site production of goods by methods not agricultural in nature, including certain accessory uses.

- (a) Aggregate Facilities. Aggregate facilities use type refers to the extraction and processing of sand, gravel, and rock from the ground. Typical uses include sand and gravel pit and ancillary uses such as concrete and asphalt batch plants.
- (b) 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, candle making shops and custom jewelry manufacturers.
- (c) Energy Production. Energy production use type refers to the commercial production of electricity from geothermal, petroleum, solar or wind sources.
- (d) 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:
 - (1) 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 planing 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.
 - (2) 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.
 - (3) 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 motor vehicle assembly, sawmills, textile dyeing, leather tanning, hazardous chemical production, petroleum refining, primary metal processing and production of explosives or propellants.
- (e) 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.

- (f) 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.
- (g) 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.
- (h) Mining Operations. Mining operations use type refers to the extraction and processing of rocks and minerals from the ground, but excludes uses classified under the petroleum gas extraction use type. Typical uses include the mining of precious metals and industrial minerals.
- (i) Petroleum Gas Extraction. Petroleum gas extraction use type refers to the extraction of oil and natural gas from the ground and the temporary storage of oil at the well site. Typical uses include oil and gas wells.
- (j) 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.
- (k) 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, open-air handling of material and equipment other than live animals and plants. The following are wholesaling, storage and distribution use types:
 - (1) Light. Light refers to wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses, or moving and storage firms.
 - (2) Heavy. Heavy refers to distribution and handling of materials and equipment. Typical uses include monument sales, stone yards or open storage yards.

[This Section amended by Ord. ____, provisions eff. __/__/__.]

Article 332

AGGREGATE FACILITIES

[This Article added by Ord. ____, provisions eff. __/__/__.]

Sections:

110.332.00	Purpose
110.332.05	Applicability
110.332.10	Aggregate Facility Types
110.332.15	Operation Requirements
110.332.20	Special Review Considerations
110.332.25	Responsibilities of Owner and/or Operator
110.332.30	Noncompliance with Conditions
110.332.35	Compliance with Article
110.332.40	Periodic Review of Conditions

Section 110.332.00 Purpose. The purpose of this article, Article 332, Aggregate Facilities, is to ensure compatibility between aggregate facilities and surrounding land uses, to promote the continued access to aggregate resources, and to minimize adverse impacts on the environment and surrounding areas.

Section 110.332.05 Applicability. Aggregate and borrow facilities are classified under the aggregate facilities use type in Section 110.304.30, Industrial Use Types, and as such may be permitted in those regulatory zones set forth in Table 110.302.05.4, Table of Uses. Restricted market temporary aggregate facilities are allowed in any regulatory zone. Uses ancillary to aggregate facilities include concrete and asphalt batch plants, crushers, and other uses deemed appropriate by the Planning Commission.

Section 110.332.10 Aggregate Facility Types. Aggregate facilities shall require the granting of a special use permit. The special use permit application shall include a detailed mining plan in accordance with the provisions of this section.

- (a) **Open Market Aggregate Facilities.** An applicant for open market aggregate facilities on private or public lands shall be subject to the provisions of this subsection.
 - (1) The owner and/or operator shall submit a detailed mining plan, to include adequate measures addressing safety and environmental concerns, including but not limited to hours of operation and maintenance, fencing and signage, storm drainage, stockpiling of topsoil, and erosion control, both during the operation and for the phased reclamation of the site upon completion of mining for each phase of the operation. This plan shall be submitted to the Washoe County Engineering Division and the District Health Department for approval.
 - (2) Once the plan is approved, the owner and/or operator shall post adequate financial assurance to the satisfaction of the County Engineer.

- (3) The Washoe County Engineer shall review the financial assurance as necessary, or at least every three (3) years, and adjust its amount as deemed appropriate by the Washoe County Engineering Division.
 - (4) On public lands, the application shall include confirmation that the public land manager has approved submittal of the application.
 - (5) On public lands, should a federal agency not require an adequate bond for complete restoration of the site, the owner and/or operator shall submit a detailed mining plan to include complete restoration of the site and provide adequate bonding to the satisfaction of the County Engineer.
- (b) Restricted Market Temporary Aggregate Facilities. Aggregate facilities subject to this subsection are allowed in any regulatory zone. Both private projects and public works construction projects are included in this type. An applicant for restricted market temporary aggregate facilities on public or private lands shall be subject to the provisions of subsection (a) and this subsection.
- (1) The temporary aggregate site shall identify the project that it is to serve and the project must be within a five (5) mile radius.
 - (2) No use permit for a temporary facility shall be effective until the project which it is to serve has received all necessary approvals. Concurrent processing of applications will be allowed.
 - (3) No outside sales of the materials will be allowed.
 - (4) The project size must indicate that a minimum of one hundred thousand (100,000) gross cubic yards and a maximum of ten million (10,000,000) gross cubic yards will be required.
 - (5) The temporary pit will remain open as long as the project is active and using aggregate from the pit.

Section 110.332.15 Operation Requirements. The operation of aggregate facilities shall conform to the provisions of this section.

- (a) Notice of Shutdown. During the period of operation, the owner and/or operator shall notify the Department of Community Development of seasonal or permanent shutdown occurrences.
- (b) Drainage Preservation. During the period of operation, the mining plan shall allow for and conserve the historic topographical drainage. In so complying, the applicant shall in no way increase drainage and/or runoff water to or from any adjacent property.
- (c) Dust Control. During the period of operation, the owner and/or operator shall provide adequate on-site dust control in the pit area, on haul roads and for any material processing to the satisfaction of the District Health Department.

- (d) Hauling Requirements. During the period of operation, all loads of material exiting the site shall be tarped or treated for dust or loose material, to the satisfaction of the District Health Department and Nevada Department of Transportation. Haul routes for all vehicles and equipment, to and from the site, shall be subject to approval by the Washoe County Engineering Division.

Section 110.332.20 Special Review Considerations. In addition to the findings required by Article 810, Special Use Permits, prior to approving an application for aggregate operations, the record at the Planning Commission shall demonstrate that the following special review considerations are addressed:

- (a) Conservation of topsoil;
- (b) Protection of surface and subsurface water;
- (c) Conservation of natural vegetation, wildlife habitats and fisheries;
- (d) Control of erosion;
- (e) Control of drainage and sedimentation;
- (f) Provision of visual and noise buffering;
- (g) Accommodation of heavy traffic on roadways;
- (h) Provision of restoration and/or reuse of the site;
- (i) Provision of a bonding program commensurate with the total costs of requirements imposed; and
- (j) Preservation of the recreation opportunities, air quality, archaeological resources, character of the area and other conditions as necessary.

Section 110.332.25 Responsibilities of Owner and/or Operator. The owner and/or operator are responsible for compliance with the provisions of this section.

- (a) Compliance with Applicable Laws. All plans shall be in compliance with all applicable local, state and federal statutes, ordinances, rules, regulations and policies in effect at the time of submittal for any required permit.
- (b) Compliance with Special Use Permit Conditions. All plans submitted for any required permit shall be in substantial compliance with the plans and documents approved and made part of the special use permit to the satisfaction of the Department of Community Development. A copy of the approved special use permit shall be attached to any application for a required permit.
- (c) Sale of Site. The owner and any successors shall direct any potential purchaser of the site or aggregate facility to meet with Department of Community Development staff to review the conditions of approval prior to final sale. Any subsequent purchaser or operator shall notify Community Development staff of the name, address and contact person of the new purchaser.
- (d) Cancellation of Special Use Permit. If the operation should cease for a period of twelve (12) months, the special use permit shall become null and void. The

applicant will be required to file a new application with the Department of Community Development for appropriate review and approval.

- (e) **Financial Assurances.** The applicant shall ensure that any financial assurances required by the provisions of the special use permit are maintained for the life of the project to the satisfaction of the Engineering Division. Should transfer of the site or the special use permit occur without the continuation of the financial assurances, the special use permit shall become null and void.

Section 110.332.30 Noncompliance with Conditions. Compliance with the conditions of the special use permit is the responsibility of the operator, its successors in interest, and all owners and occupants and their successors in interest. Compliance with conditions shall be reviewed on an annual basis. This review shall be based upon submittal of a report by the applicant detailing compliance with conditions of the special use permit. Failure to comply with any of the conditions of approval shall be considered a violation of the Development Code and subject to the provisions of Article 910, Enforcement, of the Development Code and may result in the institution of revocation procedures by the Board of County Commissioners.

Section 110.332.35 Compliance with Article. All active aggregate facilities shall comply with the provisions of Article 332, Aggregate Facilities, by December 31, 2001. Enforcement of this provision shall be accomplished as follows:

- (a) The Director of Community Development shall give written notice by certified mail to the owner and/or operator of all active aggregate facilities of the adoption of Article 332 within one hundred twenty (120) days from the effective date of this article.
- (b) Any aggregate facility not securing a new or renewed special use permit consistent with Article 332 by December 31, 2001 shall be scheduled for a revocation hearing before the Board of County Commissioners, or, if no special use permit has been issued therefor, to cease operation.

Section 110.332.40 Periodic Review of Conditions. For aggregate facilities approved for a period of more than five (5) years, the Planning Commission shall review the conditions of approval at least every five (5) years from the initial special use permit approval date to ensure that the conditions of approval adequately provide for compatibility between aggregate operations and surrounding land uses. Enforcement of this provision shall be accomplished as follows:

- (a) The owner and/or operator of any aggregate facility approved without a review date shall request a review of conditions by the Planning Commission within one hundred eighty (180) days of the effective date of this article (insert date). At this review hearing and at each hearing thereafter, the Planning Commission shall establish a date for the next scheduled review of conditions. In no case shall the time between reviews be more than five (5) years. The owner and/or operator shall request this review prior to one hundred eighty (180) days of the date set by the Planning Commission.
- (b) The owner and/or operator of any aggregate facility seeking an extension of an approved special use permit shall request an extension and review of conditions no less than one hundred eighty (180) days prior to the expiration of the special use permit. The extension shall consider the required findings and special considerations for aggregate operations to ensure that the conditions of approval adequately provide for compatibility between aggregate operations and surrounding land uses.

Article 334

MINING

[This Article amended in its entirety by Ord. 875, provisions eff. 8/3/93; Ord. ____, provisions eff. __/__/__.]

Sections:

110.334.00	Purpose
110.334.05	Applicability
110.334.10	Requirements for Application
110.334.15	Operation Requirements
110.334.20	Special Review Considerations
110.334.25	Responsibilities of Owner and/or Operator
110.334.30	Noncompliance with Conditions

Section 110.334.00 Purpose. The purpose of this article, Article 334, Mining, is to ensure compatibility between mining operations on private and public land and surrounding land uses, and to minimize adverse impacts on the environment.

Section 110.334.05 Applicability. Mining is classified under the mining operations use type in Article 304, Use Classification System. Applications for mining operations may be accepted in those regulatory zones as set forth in Article 302, Allowed Uses.

Section 110.334.10 Requirements for Application. Application for mining operations shall require a special use permit and shall include a detailed mining plan in accordance with the provisions of this section, where applicable.

- (a) **Private Land.** An applicant for mining on private land shall be subject to the provisions of this subsection.
- (1) The owner and/or operator of a mining operation on private land shall submit a detailed mining plan, to include adequate measures addressing safety and environmental concerns including, but not limited to, hours of operation and maintenance, fencing and signage, storm drainage, stockpiling of topsoil, and erosion control, both during the operation and for the phased restoration of the site upon completion of mining for each phase of the operation. This plan shall be submitted to the Washoe County Engineering Division and the District Health Department for approval.
 - (2) Once the plan is approved, the applicant shall post an adequate financial assurance to the satisfaction of the County Engineer.
 - (3) The Washoe County Engineer shall review the financial assurance as necessary, or at least every three (3) years, and adjust its amount as deemed appropriate by the Engineering Division.

- (b) Public Land. On public land, should a federal agency not require an adequate bond for complete restoration of the site, the applicant shall submit a detailed mining plan to include complete restoration of the site and provide adequate bonding to the satisfaction of the County Engineering Division.

Section 110.334.15 Operation Requirements. The operation of the mine shall conform to the provisions of this section.

- (a) Notice of Shutdown. During the period of operation, the owner and/or operator shall notify the Department of Community Development and any other agency from which approval to operate has been received, and any other applicable agencies of any seasonal, temporary or permanent shutdown occurrences.
- (b) Drainage Preservation. During the period of operation, the mining plan shall allow for and preserve the historic topographical drainage. In so complying, the applicant shall in no way increase drainage and/or runoff water to or from any adjacent property.
- (c) Dust Control. During the period of operation, the owner and/or operator shall provide adequate on-site dust control in the pit area, on haul roads and for any material processing to the satisfaction of the District Health Department.
- (d) Hauling Requirements. During the period of operation, all loads of material exiting the site shall be tarped or treated for dust or loose material, to the satisfaction of the District Health Department and Nevada Department of Transportation. Haul routes for all vehicles and equipment, to and from the site, shall be subject to approval by the Washoe County Engineering Division.

Section 110.334.20 Special Review Considerations. In addition to the findings required by Article 810, Special Use Permit, prior to approving an application for mining operations, the record at the Planning Commission shall demonstrate that the following special review considerations are addressed:

- (a) Preservation of topsoil;
- (b) Protection of surface and subsurface water;
- (c) Preservation of natural vegetation, wildlife habitats and fisheries;
- (d) Control of erosion;
- (e) Control of drainage and sedimentation;
- (f) Provision of visual and noise buffering;
- (g) Accommodation of heavy traffic on roadways;
- (h) Provision of restoration and reuse of the site;
- (i) Provision of a phased bonding program and liability commensurate with total costs of requirements imposed; and
- (j) Preservation of the recreation opportunities, air quality, archaeological resources, character of the area and other conditions as necessary.

Section 110.334.25 Responsibilities of Owner and/or Operator. The owner and/or operator are responsible for compliance with the provision of this section.

- (a) Compliance with Applicable Laws. All plans shall be in compliance with all applicable local, state and federal statutes, ordinances, rules, regulations and policies in effect at the time of submittal for any required permit.
- (b) Compliance with Special Use Permit Conditions. All plans submitted for any required permit shall be in substantial compliance with the plans and documents approved and made part of the special use permit to the satisfaction of the Department of Community Development. A copy of the approved special use permit shall be attached to any application for a required permit.
- (c) Sale of Site. The owner and any successors shall direct any potential purchaser of the site or mining operation to meet with Department of Community Development staff to review the conditions of approval prior to final sale. Any subsequent purchaser shall notify Community Development staff of the name, address and contact person of the new purchaser.
- (d) Cancellation of Special Use Permit. If the operation should cease for a period of twelve (12) months, the special use permit shall become null and void. The applicant will be required to file a new application with the Department of Community Development for appropriate review and approval.
- (e) Financial Assurances. The applicant shall ensure that any financial assurances required by the provisions of the special use permit are maintained for the life of the project to the satisfaction of the Engineering Division. Should transfer of the site or the special use permit occur without the continuation of the financial assurances, the special use permit shall become null and void.

Section 110.334.30 Noncompliance with Conditions. Compliance with the conditions of the special use permit is the responsibility of the operator, its successors in interest, and all owners and occupants and their successors in interest. The special use permit shall be reviewed on an annual basis by the Department of Community Development during the period of operation. This review shall be based upon submittal of a report by the applicant detailing compliance with conditions of the special use permit. Failure to comply with any of the conditions of approval shall be considered a violation of the Development Code and may result in the institution of revocation procedures by the Board of County Commissioners.