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BOLD TEXT: NEW LANGUAGE

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

Summary: Amends the Washoe County Code, Chapter 110 (Development Code) adding to Section 110.406, Industrial Standards for Residential Adjacency, with standards for industrial parcels adjacent to residential regulatory zone parcels.

BILL NO. _____

ORDINANCE NO. _____

Title:

An ordinance amending the Washoe County Code, Chapter 110 (Development Code), Article 406, to add a new section addressing industrial standards for residential adjacency, with standards that shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels with specific requirements concerning setback, walls, lighting and loading and service areas; and other matters necessarily connected therewith and pertaining thereto.

WHEREAS:

- A. This Commission desires to amend Article 406 of the Washoe County Development Code (Chapter 110) in order to add language to Section 110.406 for adding standards for industrial parcels adjacent to residential regulatory zone parcels and,
- B. The Washoe County Planning Commission initiated the proposed amendments to Washoe County Code Chapter 110,

Development Code, by Resolution Number XX-XX on August 4, 2020; and,

- C. The amendments and this ordinance were drafted in concert with the District Attorney, and the Planning Commission held a duly noticed public hearing for WDCA20-0001 on August 4, 2020, and adopted Resolution Number 20-XX recommending adoption of this ordinance; and,
- D. Following a first reading and publication as required by NRS 244.100 (1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and,
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

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

SECTION 1. Article 406 of the Development Code, Chapter 110 of the Washoe County Code, is hereby amended by adding the following section there:

Section 110.406.12 Industrial Standards for Residential Adjacency. The following standards shall pertain to any uses within an industrial regulatory zone that is adjacent to residential regulatory zone parcels.

(a) **Setback.** A minimum fifty (50) foot buffer shall be maintained from the residential regulatory zone property line to any structure, roadway, parking or other development on an industrial regulatory zone parcel. The buffer shall include landscaping per Article 412, Landscaping.

(b) **Walls.** An eight (8) foot solid decorative wall shall be constructed on the property line that is adjacent to any residential regulatory zone parcels.

(c) **Lighting.** In addition, to the lighting standards in Article 414, Noise and Lighting, lighting structures shall meet the following:

- (1) Light standard that are more than one hundred (100) feet from a residential regulatory zone parcel shall not exceed twenty (20) feet in

height. Additional standard height may be allowed upon the approval of a director's modification of standards by the Director of Planning and Building provided such lights are a sharp cutoff lighting system.

- (d) Loading and service areas. Loading docks, truck loading, storage, and refuse areas, platforms, and other such areas shall be located to minimize noise and odor impacts on residential properties. Truck idling shall be prohibited between the hours of 7 PM and 7 AM.

SECTION 2. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chairman of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.
4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2020.

DRAFT: June 25, 2020

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2020.

Vote:

Ayes:

Nays:

Absent:

Chair
Washoe County Commission

ATTEST:

Nancy Parent, County Clerk

This ordinance shall be in force and effect from and after the
_____ day of the month of _____ of the year _____.