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SUMMARY: An ordinance amending Washoe County Code at Chapter 110, Development Code, Article 302, Allowed Uses; and Article 304, Use Classification System, to add two new use types -- "Caretaker's Residence - Attached" and "Caretaker's Residence - Detached" and allow them in industrial developments and providing for other matters properly relating thereto.

BILL NO. 11673

ORDINANCE NO. 1494

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE AT CHAPTER 110, ARTICLE 302, ALLOWED USES, AND ARTICLE 304, USE CLASSIFICATION SYSTEM, TO DEFINE AND ALLOW A "CARETAKER'S RESIDENCE - ATTACHED" AND (WITH AN ADMINISTRATIVE PERMIT) "CARETAKER'S RESIDENCE - DETACHED" IN INDUSTRIAL DEVELOPMENTS AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1. Table 110.302.05.4 of the Washoe County Code is hereby amended to read as follows:

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/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Aggregate Facilities																		
Permanent	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	S <sub>2</sub>	--
Temporary	See Article 332																	
Caretaker's Residence																		
Attached	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Detached	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--
Custom Manufacturing	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	A	--	--	--	S <sub>2</sub>	--
Energy Production																		
Non-Renewable*	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	--
Renewable*	S <sub>2</sub>	S <sub>2</sub>	--	--	--	--	--	--	--	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>	--	S <sub>2</sub>	S <sub>2</sub>	S <sub>2</sub>
General Industrial																		
Limited	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Intermediate	--	--	--	--	--	--	--	--	--	--	--	--	A	--	--	--	--	--
Heavy	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--
High Technology Industry	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	S <sub>2</sub>	--	A	--	--	--	S <sub>2</sub>	--
Inoperable Vehicle Storage	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--

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Laundry Services	--	--	--	--	--	--	--	--	--	--	P	--	--	A	--	--	--	--	--
Mining Operations	S <sub>2</sub>	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	S <sub>2</sub>	--
Petroleum-Gas Extraction	--	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	S <sub>2</sub>	S <sub>2</sub>	--
Salvage Yards	--	--	--	--	--	--	--	--	--	--	--	--	--	S <sub>2</sub>	--	--	--	--	--
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); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit

Note: \* If a special use permit for an energy production project meets the criteria for a project of regional significance, that special use permit will be reviewed by the Washoe County Planning Commission.

SECTION 2. Section 110.304.30 of the Washoe County Code is hereby amended to read as follows:

**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) **Caretaker's Residence.** Caretaker's Residence refers to a permanent on-site residential unit for an industrial use. The purpose of this unit is to provide security for the industrial use and the site on which it is located. It shall be occupied only while a valid business license for an industrial use is in effect and only by an employee of the company which operates the industrial use and at no time shall it be rented to any party other than someone directly employed by the industrial use operator. The Caretaker's Residence and industrial use are permitted to share access to the site. A Caretaker's Residence should provide a permanent kitchen, toilet facilities, sleeping, eating, and living facilities, all separate from the industrial use, and must be permitted by all applicable state and local agencies. Two (2) standard parking spaces shall be reserved for use by the residents of the Caretaker's Residence. The floor area of the unit shall not exceed two thousand (2,000) square feet. A minimum lot size of one (1) acre is required. Any solid fuel burning device is prohibited. Upon cessation of the industrial use, the use of the Caretaker's Residence must cease. The following are Caretaker's Residence Use Types:
  - (1) **Attached.** Caretaker's Residence Attached must be attached to or located within the main structure for the industrial use. Only one (1) Caretaker's Residence is permitted per structure, regardless of the number of businesses located in that structure. Only one (1) Caretaker's Residence is permitted per employer and per parcel, regardless of the number of businesses located on that parcel.
  - (2) **Detached.** Caretaker's Residence Detached must be sited within the developed industrial area, and must be visually integrated with the industrial use. Only one (1) Caretaker's Residence is permitted per employer and per parcel, regardless of the number of businesses located on that parcel.

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- (c) 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.
- (d) Energy Production. Energy production use type refers to the commercial production of electricity.
  - (1) Non-Renewable Energy Production. Non-Renewable energy production use type refers to the commercial production of energy utilizing any non-renewable source of energy.
  - (2) Renewable Energy Production. Renewable energy production use type refers to the commercial production of energy utilizing solar, geothermal, wind, hydroelectric, and biomass sources of energy.
- (e) 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, storage of manufactured homes and production of explosives or propellants.

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- (f) 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.
- (g) Inoperable Vehicle Storage. Inoperable vehicle storage use type refers to premises devoted to the parking and/or storage of inoperable vehicles. Typical uses include storage of manufactured homes and truck storage yards.
- (h) 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.
- (i) 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.
- (j) 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.
- (k) 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.
- (l) 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.

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SECTION 3.        General Terms.

1.    Business Impact: This ordinance is enacted pursuant to NRS Chapter 278 and therefore is not a "rule" as defined in NRS 237.060.
2.    Ratification. 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.
3.    Implementation; editing; codification. 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 and County Clerk are authorized to make non-substantive edits and corrections to this Ordinance.
4.    Repealer. 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.
5.    Execution; Publication; Effective Date. This Ordinance shall be executed and title shall be published as required by NRS 244.100 and shall be in effect on the date indicated below.
6.    Severability. 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 it 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.

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Passage and Effective Date

This Ordinance was proposed on June 26, 2012 by  
Commissioner Bratennitz.

This Ordinance was passed on July 30, 2012.

Those voting "aye" were Larkin, Weber, Bratennitz, Humke, Ljung

Those voting "nay" were none.

Those absent were none.

Those abstaining were none.

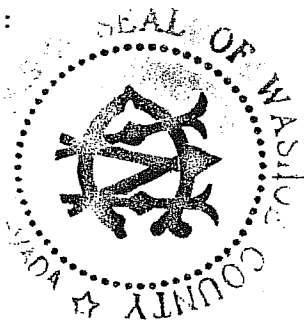
This Ordinance shall be in force and effect immediately upon the date of the second publication of such Ordinance as required by NRS 244.100.

Robert M Larkin

Robert M. Larkin, Chairman  
Board of County Commissioners  
Washoe, County, Nevada

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ATTEST:



Amy Harvey  
Amy Harvey  
County Clerk

AS

**RENO NEWSPAPERS INC**

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STATE OF NEVADA  
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **08/02/2012 - 08/09/2012**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: \_\_\_\_\_

**JEFF MONTEMAYOR** AUG 10 2012

TANA CICCOTTI  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 02-75259-D Expires May 16, 2014  
*Tana Ciccotti*

**Proof of Publication**

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO.1494 BILL NO. 1673 An Ordinance amending the Washoe County Code at Chapter 110, Article 302, Allowed Uses, and Article 304, Use Classification System, to define and allow a "Caretaker's Residence - Attached" and (with an administrative permit) "Caretakers Residence - Detached" in industrial developments and providing for other matters properly relating thereto. (Bill No. 1673) NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Courthouse, 75 Court Street, Reno, Washoe County, Nevada; and that the ordinance was proposed on June 26, 2012 by Commissioner Breternitz and was passed and adopted without amendment at a special meeting held on July 30, 2012 by the following vote of the Board of County Commissioners: Those Voting Aye: John Breternitz Bonnie Weber David Humke Robert Larkin Kitty Jung Those Voting Nay: None Those Absent: None This ordinance shall be in full force and effect after the date of the second publication of such ordinance by its title only on August 9, 2012. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only. DATED: July 30, 2012. AMY HARVEY,

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**NOTICE OF ADOPTION  
WASHOE COUNTY ORDINANCE NO.1494  
BILL NO. 1673**

An Ordinance amending the Washoe County Code at Chapter 110, Article 302, Allowed Uses, and Article 304, Use Classification System, to define and allow a "Caretaker's Residence - Attached" and (with an administrative permit) "Caretakers Residence - Detached" in industrial developments and providing for other matters properly relating thereto. (Bill No. 1673)

NOTICE IS HEREBY GIVEN that typewritten copies of the above-numbered and entitled ordinance are available for inspection by the interested parties at the office of the County Clerk of Washoe County, Nevada, at her office in the Washoe County Courthouse, 75 Court Street, Reno, Washoe County, Nevada; and that the ordinance was proposed on June 26, 2012 by Commissioner Breternitz and was passed and adopted without amendment at a special meeting held on July 30, 2012 by the following vote of the Board of County Commissioners:

Those Voting Aye: John Breternitz  
Bonnie Weber  
David Humke  
Robert Larkin  
Kitty Jung

Those Voting Nay: None  
Those Absent: None

This ordinance shall be in full force and effect after the date of the second publication of such ordinance by its title only on August 9, 2012.

IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only.

DATED: July 30, 2012.

AMY HARVEY, Washoe County Clerk and  
Clerk of the Board of County Commissioners

Aug 9, 2012