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DESCRIPTION OF LEGAL ADVERTISING

Ord. 783

349008

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Washoe County Clerk

P.O. Box 11130

Reno, Nv. 89520

MONTH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

December

x

x

PROOF OF PUBLICATION

STATE OF NEVADA,                    SS.  
COUNTY OF WASHOE

Alice L. Buffaloe

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

\_\_\_\_\_ of which a copy is hereto attached, was first published in said newspaper in its issue dated the 19th day of Dec, 19 89 and, Dec. 26, the full period of 2 days, the last publication thereof being in the issue of Dec. 26th. 19 89.

Signed Alice L. Buffaloe  
Subscribed and sworn to before me this

26th. day of December, 19 89  
Paula Jean Keller  
Notary Public

NOTICE OF COUNTY ORDINANCE

PUBLIC NOTICE IS HEREBY GIVEN that Bill No. 958, Ordinance No. 783, entitled, "An ordinance amending Chapter 110 of the Washoe County Code to permit commercial centers, hotels and motels, and public and semi-public uses in the M-E (Industrial Estates) District," was adopted on December 12, 1989 by Commissioners Beck, Cornwall, Lillard, McDowell and Reid.

Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk.

Judi Bailey, County Clerk  
349008-Ord. #783  
Dec 19,26-dw133

PAULA JEAN KELLER  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
MY APPOINTMENT EXPIRES MAR. 4, 1991

SUMMARY: Amends Washoe County Code to permit commercial centers, hotels and motels, and public and semi-public uses in the M-E (Industrial Estates) District.

BILL NO. 958

ORDINANCE NO. 783

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE TO PERMIT COMMERCIAL CENTERS, HOTELS AND MOTELS, AND PUBLIC AND SEMI-PUBLIC USES IN THE M-E (INDUSTRIAL ESTATES) DISTRICT.

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

SECTION 1. Chapter 110.175 of the Washoe County Code is hereby amended to read as follows:

110.175 M-E Industrial Estates Nonresidential District: Permitted uses; conditions under which uses may be established.

1. Uses permitted in an M-E Industrial Estates Nonresidential District on a lot or parcel having the required area and required width:

- (a) Administrative, executive, professional, research and similar office use.
- (b) Manufacturing, processing, assembly and fabricating or storage of products or materials in an enclosed building.
- (c) Advertising distribution, animal hospital (no kennel), bakery, banks, bottling plant, blueprinting, brewery, cafe, cannery, carpet cleaning, dairy products distribution, drycleaning plant, filling stations, furniture warehouse and repair, garage (no body repair), glass cutting and staining, laboratories, laundry, motorcycle repair, photofinishing (wholesale), printer or publisher, sign painting, tire shop (including repair and recapping), towel and linen service, trade school.
- (d) Sale of new merchandise in connection with all permitted uses, such as: New auto parts and accessories, building supplies, electrical goods, hardware, instruments (professional and scientific), paint, sporting goods.
- (e) Commercial centers as defined in Section 110.0405.
- (f) Hotels and motels.
- (g) Public and semi-public uses.
- (h) Accessory uses customarily incidental to the uses specified in paragraphs (a) to (g), inclusive, of this subsection 1.

(i) Other uses which are, in the opinion of the planning commission, similar to the uses specified in paragraphs (a) to (g), inclusive, of this subsection 1.

(j) Established agricultural uses.

2. Conditions under which the uses specified in subsection 1 may be established:

(a) Issuance of a special use permit, reviewed by the planning commission. The planning commission may authorize a subcommittee of three members to act for the planning commission in the issuance of special use permits under this Article 38. If so authorized, the subcommittee shall be appointed by the chairman of the planning commission and the recommendation of the subcommittee shall be deemed the recommendation of the planning commission. At least one member of the subcommittee must be a representative of the county.

(b) Any outside storage of materials, products or vehicles shall be suitably screened from the surrounding area by walls, planting or other barrier to the satisfaction of the planning commission.

(c) Provisions for landscaping shall be included in the preliminary development plan. These shall include, but are not limited to, screen planting, lawn areas, trees, shrubs, fences and walls. It shall be the responsibility of the owner or developer to carry out this program and to provide such maintenance and care as is required to obtain the effect intended by the original plan. All landscaping shall be planned and maintained to the satisfaction of the planning commission.

(d) Advertising signs shall be considered as part of the plans submitted for issuance of a special use permit, reviewed by the planning commission.

SECTION 2. Section 110.176 of the Washoe County Code is hereby amended to read as follows:

110.176 M-E Industrial Estates Nonresidential District:  
Uses specifically prohibited. The following uses are specifically prohibited in an M-E Industrial Estates Non-residential District:

1. Any residential use, except incidental to a permitted use.
2. Trailer courts.
3. Commercial uses other than those listed in section 110.175.
4. Mining, earth products extraction activity, and processing of earth products, including concrete batching or "ready mix" plants, granite grinding, metal ore reduction plants, and manufacturing of products of graphites, gypsum, pumice, and soda ashes.

5. Uses enumerated in section 110.172, and other industrial uses which are, in the opinion of the planning commission, similar to the uses enumerated therein.

SECTION 3. Section 110.177 of the Washoe County Code is hereby amended to read as follows:

110.177 M-E Industrial Estates Nonresidential District: Conditions, limitations and requirements. The following conditions, limitations and requirements apply in an M-E Industrial Estates Nonresidential District:

1. Parking: Appropriately surfaced facilities, subject to review as a part of a special use permit, and to include consideration of the following:

- (a) Number of employees at the major shift.
- (b) Customer requirements.
- (c) Special equipment and vehicle requirements.
- (d) Reserve for plant expansion.
- (e) Access and maneuvering space.

2. Height limitation:

- (a) All districts except District 2 (Lake Tahoe Basin): Three stories but not to exceed 45 feet.
- (b) District No. 2 (Lake Tahoe Basin): Forty-five feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a special use permit reviewed by the board of adjustment.

3. Required area and width: One acre minimum area; 150 feet average width.

4. Yards: Except as provided in Article 5, yards shall be:

- (a) Front Yard: Equal to the building line setback as set forth in Article 45, but in no event less than 40 feet, with the 10 feet adjacent to the street landscaped.
- (b) Side yards: Twenty feet.
- (c) Rear yard: Not less than 20 feet.

SECTION 4. Chapter 110 of the Washoe County Code is hereby amended by adding thereto a new section which shall read as follows:

110.0405 "Commercial Center" defined. "Commercial Center" means a retail, office, service, and/or wholesale development involving five acres or more and having integrated building design, landscaping, and on-site circulation. Said development may occur on separate, adjoining parcels if linked together by integrated building design, landscaping, and on-site circulation.

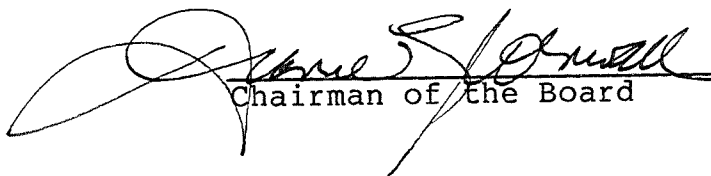
Proposed on the 21st day of November, 1989.  
 Proposed by Commissioner Reid.  
 Passed on the 12th day of December, 1989.

## Vote:

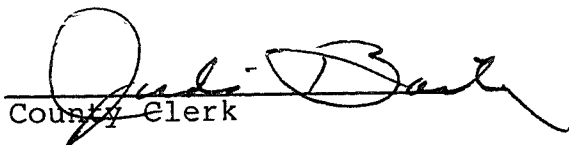
Ayes: Commissioners: Beck, Cornwall, Lillard, Mcdowell, Reid.

Nays: Commissioners: None.

Absent: Commissioners: None.

  
 Chairman of the Board

## ATTEST:

  
 County Clerk

This ordinance shall be in force and effect from and after  
 the 26th day of December, 1989.