

Chapter 17.64

INDUSTRIAL DISTRICT--M

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17.64.010 Purpose.

Generally, this district covers certain portions of the community designated for development of manufacturing and light industrial plants. Due to high amounts of business activity, especially truck and automobile traffic, it is necessary to restrict residential development in this district in order to insure public safety and convenience and not interfere with permitted activities within the district.

(Ord. 94-4 § 12.05.15 (part), 1994)

17.64.020 Permitted uses.

Uses permitted in the M district on lot or parcel having the required area and required width, except as provided in Section 17.64.050:

- A. All uses permitted in C-2 general commercial district, except residential uses. Bona fide watchman's quarters are permitted subject to a special use permit;
- B. Administrative, executive, professional, research and similar office uses, having limited contact with the general public;
- C. Manufacturing, processing, assembly, fabricating or storage of products or materials;
- D. Contractor's yards, lumber yards, plumbing materials, supply yards;
- E. Accessory uses customarily incident to the above;
- F. Other uses which are in the opinion of the planning commission similar to the above.

(Ord. 94-4 § 12.05.15 (part), 1994)

17.64.030 Uses requiring special use permits.

Uses under which a special use permit is required in the M district are as follows:

- A. Hazardous materials or waste;

- B. Noise or dust pollution;
- C. Toxic or obnoxious fumes;
- D. Examples include but are not limited to the following: storage, processing, loading or unloading of bulk petroleum-based fuels or lubricants, meat packing plants, batch plants, junk yards and/or wrecking yards, refuse dumps or disposal services, animal hospitals, or uses for the storage of any material classified as hazardous by this or any other section of this code;
- E. Any use involving the handling, producing, processing or storage of hazardous materials which are defined as: materials including solids, liquids, vaporous and gaseous substances which have been found by official agencies and departments of the United States and/or the state of Nevada including but not limited to environmental protection agencies, nuclear regulatory agencies or departments, to be hazardous, dangerous or injurious to living things or to the environment;
- F. Any other use which may be detrimental to health, welfare or safety of Lander County residents.
(Ord. 94-4 § 12.05.15 (part), 1994)

17.64.040 Conditions required for uses.

Conditions under which the uses in Section 17.64.030 may be established:

- A. Any outside storage shall be suitably screened from surrounding areas by walls, planting or other barriers to the approval of the planning commission.
- B. Provisions for landscaping shall be included in the development plan. These shall include, but not be 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.
- C. There shall be no advertising signs other than one facing each public street announcing the name and/or insignia of the company or companies on the site. Such sign shall not exceed one hundred square feet in area, and shall not extend above the roof or coping of any building. Signs shall not be illuminated by exposed tubes, bulbs or similar exposed lighted surfaces. Necessary direction signs shall be permitted. Exterior spotlighting or other illumination shall be so installed as to eliminate any nuisance to adjoining residential districts or to traffic on the public highways, no unshaded light sources shall be permitted. Necessary safety lighting of roads and buildings and lighting required by governmental regulations shall be required.
- D. Uniform Building Code manufactured housing may be utilized for temporary office space in conjunction with operating a permitted use.
(Ord. 94-4 § 12.05.15 (part), 1994)

17.64.050 Prohibited uses.

Uses specifically prohibited in the M district are as follows:

- A. Any residential use (except caretaker's quarters), hotels, motels, trailer courts or other similar uses;
- B. Theaters, commercial recreational or nonconforming uses except those incidental to a permitted use;
- C. Churches, schools, institutions, and other similar public and semi-public uses.

(Ord. 94-4 § 12.05.15 (part), 1994)

17.64.060 Parking.

Appropriately surfaced facilities, sized in consideration of number of employees at major shifts, customer requirements, special equipment and vehicle requirements, reserved for expansion and access and maneuvering space.

(Ord. 94-4 § 12.05.15 (part), 1994)

17.64.070 Area and width requirements.

Required area and width for the M district are as follows: ten thousand square feet minimum area; eighty feet minimum width. For permitted uses utilizing an individual sewage disposal system, the required area for any such area shall be approved by the State Health Department.

(Ord. 94-4 § 12.05.15 (part), 1994)

17.64.080 Setback requirements.

Setback regulations for the M district are as follows:

- A. Front. Structures shall be located a distance from the front property line equal to fifty percent of the height of the tallest structure, but not less than thirty feet, with ten feet adjacent to streets landscaped with trees, bushes, shrubs and grass as specified in the special use permit.
- B. Side. The minimum side yard for main structures is fifteen feet or a width equal to the height of the structure, whichever is greater.
- C. Rear. The minimum rear yard for each main structure shall be twenty feet unless bounded by a dedicated alley. In the case of a dedicated alley, there shall be no rear yard requirements.

(Ord. 94-4 § 12.05.15 (part), 1994)