

# ***Division Two: Area Plan Regulations***

---

## CHAPTER 200

### TITLE AND CONTENTS

#### SECTIONS:

17.200.00 Title  
17.200.05 Contents

**Section 17.200.00 Title.** Division Two of Title 17 is entitled “Area Plan Regulations”.

**Section 17.200.05 Contents.** Division Two consists of the following Chapters:

Chapter 200	Title and Contents
Chapter 202	Town of Imlay Area Plan Regulations
Chapter 204	Imlay – Mill City Frontage Road Area Plan Regulations
Chapter 206	Humboldt River Ranch Area Plan Regulations



## CHAPTER 202

### TOWN OF IMLAY AREA PLAN REGULATIONS

#### SECTIONS:

17.202.00	Purpose
17.202.05	Applicable Regulations
17.202.10	General Provisions
17.202.15	Regulatory Land Use Districts
17.202.20	Residential Regulatory Land Use Districts
17.202.25	Neighborhood Commercial Regulatory Land Use District
17.202.30	General Commercial Regulatory Land Use District
17.202.35	Industrial Regulatory Land Use District
17.202.40	Nonconformance

**Section 17.202.00 Purpose.** The purpose of Chapter 202, Town of Imlay Area Plan Regulations, is to establish special regulations for the Town of Imlay.

**Section 17.202.05 Applicable Regulations.** The areas of land subject to the provisions of this chapter must comply with all regulations established by the Development Code except where one or more of such regulations are specifically waived or replaced by the provisions of this chapter.

The establishment of these special regulations in no way prohibits the County from taking action to modify these regulations or to waive their strict enforcement by means of a Master Plan amendment, special use permit, variance or other similar procedure established and permitted by the Development Code.

#### **Section 17.202.10 General Provisions.**

##### A. Building Height.

1. Requirements of this chapter shall not apply to church spires, domes, chimneys, flues, flagpoles, radio towers and the like, except where such may be deemed a hazard.
2. Building height greater than 35 feet or two stories in residential or neighborhood commercial zones, or greater than 55 feet in general commercial or industrial zones, shall require approval of a special use permit.

##### B. Area Regulations.

1. In commercial or residential areas, the minimum lot size allowed for building must be at least 10,890 square feet in order to accommodate septic disposal systems.
2. Lots which can hook into the Imlay Sewer System need not meet the above requirement.

C. Residential Front Yard Requirements.

1. No required yard or open space around an existing building, or any building hereafter erected, shall be considered a yard or open space for any other building on an adjoining lot or parcel.
2. Front yards shall have a 20-foot setback in residential areas. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed two feet.

D. Residential Side Yard Requirements.

1. Side yards must have a 10 foot setback on each side of the property.
2. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required side yard for a distance not to exceed three feet.
3. Cornices, canopies, chimneys, eaves or similar architectural features may extend into a required side yard not to exceed two feet.

E. Residential Rear Yard Requirements.

1. Rear yards shall have a five-foot setback.
2. Cornices, canopies, chimneys, or eaves or other similar architectural features may extend into a required rear yard not to exceed two feet.

F. Lighting – Residential or Commercial. Any lighting facilities shall be installed as to reflect away from adjoining properties.

G. Lot Entrances – Residential or Commercial. A culvert will be placed at each lot entrance where runoff water may create a problem to the streets. This is to be determined by the road department superintendent.

H. Alleys. Alleys must be a minimum of 20 feet wide.

I. Accessory Buildings. A detached accessory building shall be located not closer than three feet to any main building on the lot or five feet from any side or rear property line. No accessory building shall exceed 15 feet in height without a special use permit.

J. Parking Requirements. Requirements shall be determined by the regulatory land use district and the provisions of the Development Code.

**Section 17.202.15 Regulatory Land Use Districts.** The unincorporated Town of Imlay shall have the following regulatory land use districts: High Density Suburban, Medium Density Suburban, General Commercial, Neighborhood Commercial, and Industrial.

A. Uncertain Boundaries. Interpretation of district boundaries where uncertainty exists as to the boundaries of regulatory land use districts, as shown, the following shall apply:

1. Boundaries are intended to parallel street lines or to follow lot or property lines as they exist at the time of passage of this chapter of amendments hereto, unless specifically shown otherwise. Where a land use district boundary line divides a lot in single ownership, the regulations of the least restrictive portion of such lot shall prevail for an extension of not more than fifty feet into the most restrictive portion.
2. In the event of further uncertainty, the Planning Director shall interpret intent as to the boundary location.

**Section 17.202.20 Residential Regulatory Land Use Districts.** The residential regulatory land use districts, that include High Density Suburban and Medium Density Suburban, are to provide for single-family dwellings.

A. Permitted Uses.

1. Single-family dwellings;
2. Manufactured homes on a permanent perimeter foundation, runners, or block sets; and
3. In-home child care for the given number of children one caregiver may care for under Nevada law.

B. Uses Requiring a Special Use Permit.

1. Churches;
2. Schools;
3. Public parks and recreation areas;
4. Multi-family dwellings;
5. Child-care facility requiring more than one child-care giver; and
6. Home occupations pursuant to Chapter 17.324.

**Section 17.202.25 Neighborhood Commercial Regulatory Land Use District.** The neighborhood commercial regulatory land use district is to provide for commercial and service enterprises which are customarily associated with residential development. It is further the intent of this land use district to allow for uses which are frequented for personal goods or services such that there is not a lot of vehicular traffic.

A. Permitted Uses.

1. Barber and beauty shops.
2. Childcare facilities.
3. Fitness centers.

4. Video stores.
5. Financial institutions.
6. Laundromats.
7. Professional business, financial or public utilities office.
8. Restaurants without bars or cocktail lounges.
9. Schools.
10. Churches.
11. Public parks and recreation areas.

B. Uses Requiring Special Use Permits.

1. Convenience stores.
2. Video arcades.
3. Car Washes.
4. Restaurants with bars.
5. Other uses which are compatible with the nearby residential areas.

**Section 17.202.30 General Commercial Regulatory Land Use District.** The general commercial regulatory land use district is to provide for general commercial and service enterprises as defined in Section 17.106.60.

A. Permitted Uses.

1. Service stations and retail gasoline sales;
2. Automobile repair establishments;
3. Motels;
4. Recreational vehicle parks;
5. Wholesale or retail sales establishments;
6. Bars; and
7. Car washes.

B. Uses Requiring a Special Use Permit.

1. Other businesses not permitted by right that will be compatible with other commercial development or nearby residential areas.

C. Setbacks

1. Front: 10 feet;
2. Side: buildings must be placed either on the side lot line or a minimum of 10 feet away. If the building is located adjacent to a property with a residential land use designation, the minimum setback shall be 10 feet; and
3. Rear: buildings must be placed either on the rear lot line or a minimum of 10 feet away. If the building is located adjacent to a property with a residential land use designation, the minimum setback shall be 10 feet.

**Section 17.202.35 Industrial Regulatory Land Use District.** The industrial regulatory land use district is to provide for intensive activities and land uses which have the most potential for off-site impacts (heavy industrial). This regulatory zone is located in areas with access to roadway and/or railway transportation systems.

A. Permitted Uses

1. Animal kennels;
2. Automobile repair establishments;
3. Car washes;
4. Indoor manufacturing, processing, assembly and fabrication businesses;
5. Laundry and dry cleaning establishments. Dry cleaning establishments shall not be located within 1/4 mile of any other existing dry cleaning establishment;
6. Maintenance, repair and renovation businesses;
7. Outdoor storage. Outdoor storage will be visually screened from streets with a solid view-screening fence;
8. Power substations and other public facilities;
9. Printing, reproduction or publishing establishments;
10. Service stations;
11. Warehousing and/or distribution facilities; and
12. Accessory uses which are incidental to and customarily associated with the above permitted uses.

- B. Uses Requiring a Special Use Permit. Any uses incompatible with the surrounding commercial and residential uses.

C. Uses Specifically Prohibited.

1. Any residential use except in conjunction with a permitted use; and
2. Churches, schools or other institutions which are inhabited by people.

D. Height Limitation. 55 feet, without special use permit.

E. Minimum Lot Size and Width. One acre minimum area; 150 feet average width.

F. Setbacks

1. Front: 10 feet;
2. Side: buildings must be placed either on the side lot line or a minimum of 10 feet away. If the building is located adjacent to a property with a residential land use designation, the minimum setback shall be 10 feet; and
3. Rear: buildings must be placed either on the rear lot line or a minimum of 10 feet away. If the building is located adjacent to a property with a residential land use designation, the minimum setback shall be 10 feet. (Ord. 118 §8, 1991)

**Section 17.204.40 Nonconformance.** A lawful use of land or building not in conformance with the regulations prescribed in this chapter, existing at the time of the adoption of the Development Code may be continued in accordance with Chapter 17.704, Nonconformance.



## CHAPTER 204

### IMLAY – MILL CITY FRONTAGE ROAD AREA PLAN REGULATIONS

#### SECTIONS:

- 17.204.0 Purpose
- 17.204.05 Applicable Regulations
- 17.204.10 Land Use Regulations

**Section 17.204.00 Purpose.** The purpose of Chapter 204, Imlay-Mill City Frontage Road Area Plan Regulations, is to establish special regulations for the Imlay-Mill City Frontage Road area.

**Section 17.204.05 Applicable Regulations.** The areas of land subject to the provisions of this chapter must comply with all regulations established by the Development Code except where one or more of such regulations are specifically waived or replaced by the provisions of this chapter.

The establishment of these special regulations in no way prohibits the County from taking action to modify these regulations or to waive their strict enforcement by means of a Master Plan amendment, special use permit, variance or other similar procedure established and permitted by the Development Code.

#### **Section 17.204.10 Land Use Regulations.**

- A. Applicability. The provisions of this chapter apply to an area that extends 1/4 mile from the centerline of the Frontage Road on the north side of Interstate 80 in that area between Imlay and Mill City.
- B. Commercial uses allowed shall be those uses allowed in both the General Commercial land use district as described in Section 17.106.60 and the Neighborhood Commercial land use district as described in Section 17.106.65.
- C. A special use permit may be required for general commercial or neighborhood commercial uses. Refer to Chapter 17.302, Allowed Uses, Table 17.302.05-3, Commercial Use Types.
- D. Residential uses are permitted. Refer to Chapter 17.302, Allowed Uses, Table 17.302.05-1, Residential Use Types.



## CHAPTER 206

### HUMBOLDT RIVER RANCH AREA PLAN REGULATIONS

#### SECTIONS:

17.206.00	Purpose
17.206.05	Applicable Regulations
17.206.10	Humboldt River Ranch Commercial District
17.206.15	Main Structure Required Prior to Accessory Structures

**Section 17.206.00 Purpose.** The purpose of Chapter 206, Humboldt River Ranch Area Plan, is to establish special regulations for the Humboldt River Ranch area.

**Section 17.206.05 Applicable Regulations.** The areas of land subject to the provisions of this chapter must comply with all regulations established by the Development Code except where one or more of such regulations are specifically waived or replaced by the provisions of this chapter.

The establishment of these special regulations in no way prohibits the County from taking action to modify these regulations or to waive their strict enforcement by means of a Master Plan amendment, special use permit, variance or other similar procedure established and permitted by the Development Code.

**Section 17.206.10 Humboldt River Ranch Commercial District.** Commercial development, within the Humboldt River Ranch Commercial District is allowed. These areas are located in Phase A of the development, more specifically described as follows:

- A. **Applicability.** The Humboldt River Ranch Commercial District development standards apply to lots A-E, 1-41, 201-226, 475-496 and 498-511 of Phase A of the development.
- B. Commercial uses allowed shall be those uses allowed in both the General Commercial land use district as described in Section 17.106.60 and the Neighborhood Commercial land use district as described in Section 17.106.65.
- C. A special use permit may be required for general commercial or neighborhood commercial uses. Refer to Chapter 17.302, Allowed Uses, Table 17.302.05-3, Commercial Use Types.
- D. Residential uses are permitted. Refer to Chapter 302, Allowed Uses, Table 17.302.05-1, Residential Use Types.

**Section 17.206.15 Main Structure Required Prior to Accessory Structures.** It is prohibited to construct or locate private garages or other accessory structures on any property within Humboldt River Ranch that is located within any "Rural" or "Suburban" Residential Regulatory Land Use District, prior to the existence of a permissive main structure on such property. This requirement applies to all areas of Humboldt River Ranch.