

CORDEVISTA

Current Allowable Uses

I-1 Light Industrial	I-2 Heavy Industrial	I-S Special Industrial
<p>17.36.020 Permitted uses. The following uses are permitted in the I-1 Light Industrial zone:</p>	<p>17.37.030 Permitted uses. The following uses are permitted in the I-2 Heavy Industrial zone and include all uses allowed in the I-1 light industrial zone if they are compatible with the surrounding I-2 heavy industry. I-1 light industrial uses shall be governed by the provisions of Chapter 17.36, except that special use permits required under Section 17.36.030 shall not be required.</p>	<p>17.38.030 Permitted uses. In the I-S special industrial zone the following uses shall be permitted, provided compliance with the provisions of section 17.38.040 is met and maintained:</p>
<p>(A). Ten percent of the total area in the light industrial zone as designated in the Storey County Master Plan may be utilized for commercial use. A site plan must be approved by the Storey County Building & Planning Department. No special use</p>	<p>(A). Manufacturing and assembly operations which create a finished or partially assembled product for sale or distribution, except those listed below in section 17.37.040 as requiring a special use permit;</p>	<p>(A). Ammunition manufacture, testing and storage.</p>
<p>(B). Storage warehouses for industrial, agricultural, commercial or other products.</p>	<p>(B). Agricultural industries excluding animal processing plants.</p>	<p>(B). Chemical manufacture, testing and storage.</p>
<p>(C). Automobile paint shops and body repair shops;</p>	<p>(C). Bottling plants;</p>	<p>(C). Air bag and other passive restraint system manufacture, testing and storage.</p>
<p>(D). Mini-warehouses and storage facilities for rent including recreational vehicle storage;</p>	<p>(D). Breweries, distilleries, wineries;</p>	<p>(D). Explosive, propellant, and pyrotechnic manufacture, testing and storage.</p>
<p>(E). Wholesale businesses and distributing operations;</p>	<p>(E). Truck terminals;</p>	<p>(E). Igniters and ignition systems manufacture, testing and storage.</p>
<p>(F). Welding shops;</p>	<p>(F). Petroleum products storage;</p>	<p>(F). Research and development activities related to any of the uses described in this section 17.38.030.</p>

I-1 Light Industrial	I-2 Heavy Industrial	I-S Special Industrial
(L). Truck sales and services;	(L). Ten percent of the total industrial building improvements may be used for commercial sales to the general public	(L). Open air testing of materials developed for any of the uses described in this section 17.38.030, including testing to obtain design criteria for building construction, personnel safety, shipping requirements and anything useful for those purposes.
(M). Truck refueling facilities;	(M). Other uses similar to the above which are determined by the Board of County Commissioners to be consistent and compatible with the other uses permitted	(M). Other uses which are consistent with or related to the uses described in this section 17.38.030.
(N). Commercial offices and financial institutions, such as real estate, medical and dental, banks, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers.		
(O). Public facilities and uses, such as ambulance services, libraries, governmental offices, parking lots and structures, medical clinics, museums, post		
(P). Ten percent of the total industrial building improvements may be used for		
17.36.030 Uses subject to permit. The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.62 of this ordinance; (but NOT when I-2)		

I-1 Light Industrial	I-2 Heavy Industrial	I-S Special Industrial
<p>(G). Warehouses and warehouse complexes.</p>	<p>(G). Public utility service yards, electric substations and gas transmission stations;</p>	<p>(G). Hazardous materials, treatment, storage and disposal sites, including refuse disposal sites for hazardous materials produced or used on the site in connection with the uses permitted by this section 17.38.030.</p>
<p>(H). Limited manufacturing and assembly uses, such as electronic parts and equipment, when conducted solely within an enclosed building.</p>	<p>(H). Manufacturing of Signs and billboards;</p>	<p>(H). Hazardous waste management facilities involving use, recovery, recycling, storage, treatment and management of hazardous materials for hazardous materials produced or used on the site.</p>
<p>(I). Car washes using production line methods such as a chain conveyor, blower, steam cleaning device or other mechanical devices;</p>	<p>(I). Public utility or public service buildings, structures and uses;</p>	<p>(I). Environmental testing facilities such as simulation of temperature, vibration, fire, explosion, high altitude, etc.</p>
<p>(J). Casinos and gaming establishments where more than fifteen (15) slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities;</p>	<p>(J). The accessory buildings and structures necessary to such permitted uses located on the same lot or parcel of land;</p>	<p>(J) Employee service facilities, operated in connection with, and on the same property as, a use permitted by this section 17.38.030. Such facilities shall be for the exclusive use of the property owner's invitees and invitees' employees and shall not be open to the public.</p>
<p>(K). Heavy equipment sales and service;</p>	<p>(K). Ten percent of the total area in the heavy industrial zone as designated in the Storey County master Plan may be utilized for commercial use. A site plan must be approved by the Storey County Building and Planning Department. No special use</p>	<p>(K). Office, security and related functions operated in connection with, and on the same property as, any of the uses permitted by this section 17.38.030.</p>

I-1 Light Industrial	I-2 Heavy Industrial	I-S Special Industrial
(A). Casinos and gaming establishments over 5,000 square feet where more than fifteen (15) slots or video machines are located and where other forms of gambling may take place such as poker, craps, blackjack, sports book and other similar activities.		
(B). Watchman's dwelling, permanent or		
(C). Buildings and structures constructed for uses listed in sections 17.36.020 and .030 of this chapter that will exceed fifty		
(D). Kennels for the maintenance, raising, breeding, or caretaking of four or more		
(E). Agricultural product processing.		
(F). Recycling centers.		