

TABLE 18.08-6: USES PERMITTED IN NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS

USE CATEGORY/ Specific Use Type	P = PERMITTED BY-RIGHT SPR = SITE PLAN REVIEW REQUIRED SUP = SPECIAL USE PERMIT A = PERMITTED AS ACCESSORY USE												ADDITIONAL USE REGULATIONS (Apply in All Zone Districts Unless Otherwise Noted)
	NONRESIDENTIAL AND MIXED USE BASE ZONING DISTRICTS												
	MU	OS	PO	GO	PF	NC	AC	CC	HC	I	IC	IB	
PRINCIPAL USES													
INDUSTRIAL, MANUFACTURING, WHOLESALE, DISTRIBUTION AND TRANSPORTATION													
Mini- warehouse	SUP						SUP	SUP		P	P		AC, CC: §18.08.202(f)(9).
Outdoor Manufacturing, Processing, Assembly or Fabrication										SUP	SUP		
Outdoor Storage										P	P	SUP	I, IC, IB: §18.08.202(f)(10).
Printing & Publishing	P						P			P	P	P	
Railroad Yard or Shop					P					P			PF: §18.08.202(f)(11).
Rental Store, w/Outdoor storage; Truck Rental	SUP						SUP	SUP		P	P		
Salvage or Reclamation of Products (Indoors)										P	P		
Septic Tank Services										SUP			
Showroom	P					P	P	P					
Taxidermist	P						P	P		P	P		
Towing & Impound Yard										P	P		§18.08.202(f)(12).
Transfer Station										P			§18.08.202(f)(13).
Truck Stop									SUP	SUP	SUP		§18.08.202(f)(14).
Truck Terminal										SUP	SUP		
Warehouse/ Distribution Center										P	P		
Welding Repair										P	P		§18.08.202(f)(14). §18.08.202(f)(15).

(14) Truck Stop

(a) Provisions of this subsection (1) below shall apply to those truck stops constructed or which received entitlement after the effective date of this ordinance, codified in this chapter. The subsection does not apply to existing truck stops or those with previous development entitlement, except in the case of expansions which shall comply with the provisions of this subsection, as applicable.

(1) The following are minimum standards for all truck stops:

- a. Minimum parcel size - 10 acres.
- b. Maximum number of motel/hotel rooms in conjunction with a truck stop within the I (Industrial) and IC (Industrial Commercial) zoning districts shall be as follows:
 - 1. With 100 truck parking spaces or fewer no motel/hotel rooms shall be allowed;
 - 2. Over 100 truck parking spaces but fewer than 200 truck parking spaces, a maximum of 100 motel/hotel rooms shall be allowed; and
 - 3. With 200 or more truck parking spaces, a maximum of 200 motel/hotel rooms shall be allowed.
- c. Other business activities which are customarily accessory and clearly incidental and subordinate to the truck stop, may include but not be limited to; scales, truck wash, tire repair and sales, barber shop, restaurant with or without alcohol service, shower facility, convenience store, truckers lounge (for services such as television/exercise/internet access etc.), motel/hotel (see subsection B above), laundry, chain rental and gasoline and propane dispensing.
- d. The applicant shall furnish a Traffic Impact Study and any necessary mitigation measures prepared by a civil engineer registered in the State of Nevada.
- e. The applicant shall furnish a Noise Impact Study and any necessary mitigation measures prepared by qualified acoustical consultant.
- f. All commercial vehicle truck traffic accessing the site shall not utilize residential streets. Such traffic shall access the site via an arterial roadway.
- g. In addition to designated commercial truck parking, off-street parking shall be provided at a rate equal to that which is required for each use comprising the truck stop.
- h. All vehicle service and/or repair activities shall be conducted within a completely enclosed building. Parts, equipment, lubricants, fuels, tires or other materials used or discarded in any service or repair operations must be screened from adjoining roads and properties.
- i. Outdoor Storage shall be prohibited.

- j. The minimum distance from property zoned Mixed Use (MU) or any Residentially zoned property shall be at least one-quarter mile (1,320 feet), measured from property line to property line.
- k. Shall maintain compliance with diesel idling regulations adopted by the Washoe County District Board of Health as amended. A minimum of 15% of truck parking spaces must be equipped with approved Engine Idle Reduction Technology or similar comprising of “plug-in” locations for trucks with sleepers and/or refrigeration to avoid idling engines.
- l. Additional location requirements shall include:

 - 1. The primary parcel of the truck stop shall not be located more than 1,500 feet from the right of way limits surrounding an interstate highway interchange, measured from property line to property line.
 - 2. No more than one truck stop shall have primary access from any interstate highway interchange.
 - 3. The minimum distance between truck stops shall be 7,000 feet, measured from property line to property line.
 - 4. The minimum distance from commercial amusement/recreation (outside) use, public park/recreation area/or facility, or school shall be 750 feet, measured from property line to property line.
- m. Landscaping standards shall be as follows:

 - 1. Parking lot landscaping for areas not designated for circulation or parking of commercial vehicles shall comply with Title 18 unless otherwise noted in this section.
 - 2. Property line or boundaries adjacent to residentially zoned property must provide a 6 foot tall solid wall (unless separated by an arterial roadway) and a minimum 20 foot wide landscape buffer interior to the site which includes one 10-foot tall evergreen tree every 20-feet on center in staggered rows. Shrubs shall be provided per code.
 - 3. Property line or boundaries adjacent to public streets must provide a 2 foot tall berm, wall or hedge and a minimum 20 foot wide landscape buffer which includes a mixture of evergreen and deciduous trees per code, based on one tree for every 20 lineal feet. Shrubs shall be provided per code.
 - 4. Property line or boundaries adjacent to non-residential zoned properties must provide a minimum 10 foot wide landscape buffer interior to the site, which includes one 10-foot tall evergreen tree 20 feet on center. Shrubs shall be provided per code.
 - 5. All buildings shall have a minimum 5 foot wide perimeter landscape area, excluding areas for pedestrian and vehicular entrances. These landscape areas shall be adjacent to building walls and landscaped with trees and shrubs per code.

6. All areas required to be landscaped shall be constructed utilizing “Low Impact Development” concepts (as included in the Truckee Meadows Structural Controls Design Manual).
- n.** Lighting standards shall be as follows:
1. All outdoor lighting shall be fully shielded. Fully shielded requires a lighting fixture to be constructed so that all the light emitted by the fixture is projected below the horizontal plan of the lowest plane of the lowest point of the fixture.
 2. Lighting fixtures used to illuminate a sign shall be mounted on the top of the sign structure, lighting the sign downward.
 3. Low-pressure Sodium (LPS) lamps or other dark sky alternative are required throughout the site.
 4. Search lights, laser source lights, or any similar high-intensity light shall not be permitted.
- o.** For this definition, the primary parcel for a truck stop shall be considered that parcel on which the above-listed business activities are located.

Definitions:

Truck Stop/Travel Plaza

A development oriented to the service of trucks, including the sale of fuel to truck drivers, and provision for support facilities for truck drivers as set forth in 18.08.202(f)(14). Truck stops are designed to accommodate trucks and truck drivers, and may also be utilized by non-truck traffic and the interstate traveler. This facility allows for the temporary, daily, or overnight parking (excluding for the loading and unloading of cargo) of commercial motor vehicles which are enroute to or from a destination along an interstate freeway system, for free or for a fee that may be independent of any other use on the premises. The term ‘truck’ shall mean a commercial vehicle driven by a ‘truck driver’ who is required to have a Class ‘A’ CDL (Commercial Drivers License) license or equivalent.

Truck Terminal.

A business, service or industry involving the use of commercial vehicles in the loading, unloading and transportation of cargo. May also include the fueling, maintenance, servicing, storage or repair of commercial vehicles or the storage of cargo. This use does not include truck stops as defined elsewhere in this chapter or title.

Service Station.

An area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs or battery rebuilding. Service station means any building, land area or other premises, or portion thereof, used or intended to be used for the dispensing or sale of personal vehicular fuels or the sale or installation of lubricants, tires, batteries and similar accessories, but not including body repair or battery rebuilding. This use does not include truck stops as defined elsewhere in this chapter or title.

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