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CHAPTER 1  
GENERAL ZONING PROVISIONS

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3-1-1: TITLE: This Chapter shall be known and cited as the Carlin Zoning Ordinance.

3-1-2: PURPOSE OF ORDINANCE: The zoning regulations and zones as set forth herein are intended to guide the development of land in a manner consistent with the community goals, policies and objectives as set forth within the established City of Carlin Master Plan and are designed to:

1. Lessen congestion in the streets.
2. Secure safety from fire, panic and other dangers.
3. Provide adequate light and air.
4. Prevent the overcrowding of land and otherwise protect natural resources from impairment.
5. Protect life and property in areas subject to floods, landslides and other natural disasters.
6. Conserve the value of the buildings and structures.
7. Protect property and promote the health, safety and general welfare.

These regulations are made with reasonable consideration, among other things, to the character of the zone and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

3-1-3: INTERPRETATION: When the conditions imposed by any provisions of this Title are less restrictive than comparable conditions imposed by other provisions of this Title or by any other ordinance, resolution or regulations, the provisions which are more restrictive shall govern.

3-1-4: SEVERABILITY: If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid, unenforceable or unconstitutional by any court of competent jurisdiction, the invalidity, unenforceable or unconstitutionality



breasts below a point immediately above the areola.

AGRICULTURE	The practice of cultivating the soil, producing crops and raising livestock.
ALLEY	A street or highway within a city block, which primarily furnishes access to the rear entrances of abutting properties.
ARTERIAL STREET	Generally devoted to the task of traffic movement with a secondary function of providing service and access to adjacent traffic generators. Normally, arterials have higher capacity and more traffic at a higher speed due to preferential treatments in signing and signage at intersection. Rights-of-way are generally 80 to 100 feet wide.
BUILDING	Any structure having a roof supported by columns or walls and used for the support, shelter or enclosure of persons, animals, or personal property of any kind.
BUILDING, ACCESSORY	A subordinate building on the same lot with a principal building or use, the use of which is customarily accessory and incidental to the main use of the principal building or use. When attached to the principal building, such accessory building shall be considered a part of the principal building for purposes of setback and yard regulations.
BUILDING HEIGHT	The vertical distance above grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The measurement may be taken from the highest adjoining sidewalk or ground surface within a five foot (5') horizontal distance of the exterior wall of the building, when such sidewalk or ground surface is not more than ten feet (10') above grade. The height of a stepped or terraced building is the maximum height of any segment of the building.
BUILDING OFFICIAL	The Building Official of Carlin, Nevada.
BUILDING,	A building or where the context so indicates,

PRINCIPAL	a group of buildings, within which is conducted the principal use of the lot on which the building is situated.
CARPORT	A building with not more than two (2) completely enclosed sides, which is used for automobile shelter or storage.
CHILD CARE CENTER	A public or private establishment providing day care and/or education to young children.
CLINIC	A building or part thereof in which ambulatory patients are provided diagnostic, therapeutic, or preventative medical, surgical, dental or optical treatment by a group of doctors acting jointly, but not providing for overnight residence of patients.
COLLECTOR STREET	Provides for traffic movement from local street to arterial and provides access to abutting properties. Typically, a collector will perform both functions with equal facility. Collectors typically have 60 - 80 foot rights-of-way.
COMMON OPEN SPACE	A parcel or parcels of land, or an area of water, or a combination of land and water, within the site designated for planned unit residential development which is designated and intended for the use or enjoyment of the residents of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of such residents.
CONDITIONAL USE	A use permitted in zoning district regulations subject to findings by the Planning Board that all special conditions and requirements imposed shall be met.
CONSTRUCTION YARD	An area on, abutting, or adjacent to a major construction or demolition site used on a temporary basis for the parking and storage of equipment used for subject project, and the storage and preparation of materials and other items used for subject project, including construction offices and shops.
DRIVE-IN	A business enterprise, activity or use of land consisting of sales or services rendered to

patrons who receive the products or utilize the services while in their motor vehicles upon the premises, including but not limited to gas service stations, drive-in restaurants, drive-in laundry and dry cleaning pick-up, drive-in bank.

DWELLING UNIT(DU)	A unit for occupancy by one family for cooking, living and sleeping purposes.
DWELLING, SINGLE-FAMILY	A detached building containing one dwelling unit and designed for occupancy by one (1) family.
DWELLING, TWO FAMILY (DUPLEX)	A building containing two (2) dwelling units and designed for occupancy by two (2) families.
DWELLING, MULTIPLE FAMILY	A building designed and/or used to house three (3) or more families, living independently of each other.
ERECTED	Built, constructed, altered, reconstructed, or moved upon a premises or the operations on a premises which are required for construction, excavation, fill, drainage and the like.
ESSENTIAL SERVICE	The erection, construction, alteration, or maintenance by a public utility of underground, surface or overhead gas, electrical, steam, water transmission or distribution systems, communications, supply or disposal systems, poles, wires, mains, drains, sewers, pipes, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith reasonably necessary for the furnishing of adequate service by such public utilities for the public health, safety or general welfare, not including buildings, electric substations and transmission towers.
EXCAVATION	Any breaking of ground, except common gardening, grounds care or general agriculture.
FACTORY BUILT HOUSING	A residential building, dwelling unit or habitable room thereof which is either wholly manufactured or is in substantial part manufactured at an off site location to be wholly or partially assembled on site in

accordance with regulations adopted by the Manufactured Housing Division of the Department of Business and Industry pursuant to NRS 461.170 but does not include a mobile home.

FAMILY	An individual living alone; or one or more persons living together who are related by blood, marriage or other legal bond, and their dependents; a home in which six or fewer unrelated persons who are mentally retarded with one or two additional persons to act as house parents or guardians who need not be related to each other, or any of the mentally retarded persons who reside in the house. Family shall not include domestic employees.
FINISHED GRADE	The elevation of the finished ground surface adjacent to the exterior walls of a building or base of a structure.
FLOOR AREA, GROSS	The sum of the gross horizontal areas of the several floors of a building excluding areas used for accessory garage purposes and such basement and cellar areas as are devoted exclusively to uses accessory to the operation of the building. All dimensions shall be taken from the exterior faces of walls, including the exterior faces of enclosed porches.
FLOOR AREA, RATIO	The ratio of the gross floor area of a building, or buildings on one lot to the total area of the lot.
GAS SERVICE STATION	An establishment retailing motor fuels and lubricants directly to the public on the premises; including incidental sale of minor auto accessories and services.
GRADE	"Grade is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.
HOME OCCUPATION	A use customarily carried on by the dwelling occupant and incidental to the primary

residential purpose, providing the residential character of the property is not changed.

HOSPITAL	A building, or group of buildings, in which sick or injured persons are given medical or surgical treatment, examination or care, including overnight residence, together with related facilities, e.g., laboratories, training facilities, staff residences, outpatient department, and similar facilities which are an integral part of the principal use.
HOTEL, MOTEL	A building, or group of buildings, used primarily for accommodation of transient guests in rooms or suites.
JUNK YARD	An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled, or handled; including, but not limited to, scrap iron and other metals, paper, rags, rubber tires, and bottles. A "junk yard" includes automobile wrecking yards and any area of more than one hundred and twenty (120) square feet for storage, keeping or abandonment of junk, but does not include uses confined entirely within enclosed buildings.
LANDOWNER	The legal or beneficial owner or owners of all the land proposed to be included in a planned unit development. The holder of an option or contract of purchase, and lessee having a remaining term of not less than thirty (30) years, or another person having an enforceable proprietary interest in such land is a land owner for the purposes of this Ordinance.
LICENSED HOUSE OF PROSTITUTION	A licensed enterprise maintained for the convenience and resort of persons desiring lawful sexual intercourse.
LOADING SPACE	An off-street space provided for the temporary parking of a vehicle while loading or unloading merchandise or materials, situated on the same lot with a building and entirely outside the right of way of any public street or alley.
LOCAL STREET	Serves primarily the abutting properties with the secondary function of moving traffic. The

land use on local streets should not exceed the carrying capacity of the street and not be designed to encourage use as a collector. Generally, local streets have rights-of-way 50 to 60 feet wide.

LOT	A piece or parcel of land separated from every other piece or parcel by description, as in a subdivision, or on a parcel map, or by metes and bounds, for purposes of sale, lease, or separate use.
LOT AREA	The total area of a lot within the lot lines as measured on a horizontal plane.
LOT, CORNER	A lot abutting on two (2) or more intersecting streets having an interior angle of intersection not exceeding one hundred thirty five degrees (135?).
LOT COVERAGE	That part or percentage of a lot occupied by principal and/or accessory buildings.
LOT DEPTH	The shortest distance, measured on a line parallel to the axis of the lot, between points on the front and rear lot lines.
LOT, DOUBLE FRONTAGE	A lot abutting two (2) parallel or approximately parallel streets.
LOT OF RECORD	A lot which is part of a subdivisions plat recorded in the Elko County Recorder's Office prior to the effective date of this Ordinance; or, a lot or parcel described by metes and bounds and having its description recorded in the Elko County Recorder's Office prior to the effective date of the Ordinance.
LOT, INTERIOR	A lot having only one side abutting on a street.
LOT, KEY	An interior lot, one side of which abuts the rear lot line of a corner lot.
LOT LINE, FRONT	For interior lots, the lot line abutting on a street; for corner lots, the shorter lot line abutting on a street. When a corner lot or double frontage lot has nearly equal frontage on two (2) streets, designation of the front lot line shall be at the discretion of the lot owner.

LOT LINE, REAR	The lot line opposite and farthest from the front lot line. For a pointed or irregular lot, the rear lot line shall be an imaginary line, parallel to and farthest from the front lot line, parallel to and farthest and wholly within the lot.
LOT LINE, SIDE	Any lot line other than a front or rear lot line; in the case of a corner lot, the lot line abutting the side street is termed an exterior side lot line; all other side lot lines are termed interior side lot lines.
LOT WIDTH	(A) In case of a rectangular lot or a lot abutting on the outside of a street curve. The distance between side lot lines measured parallel to the street or to the street chord and measured at the front setback line. (B) In the case of a lot abutting on the inside of a street curve. The distance between the side lot lines measured parallel to the street or the street chord at the rear line of the dwelling, or, where there is no dwelling, thirty feet (30') behind the minimum front setback line.
MAJOR ELECTRICAL TRANSMISSION LINE	Any electrical line carrying an electrical line carrying an electrical load of 66 KV and above.
MANUFACTURED BUILDING	Any modular building or any building constructed using one or more modular components.
METALLURGY	The reduction or extraction of metals from their ores by mechanical, physical or chemical methods, including their refinement and preparation for use as raw materials.
MINING	The extraction from the earth or gravel, stone, sand, and metallic or nonmetallic ore, and the crushing, washing, grading, storage and loading for transportation thereof.
MOBILE HOME	A vehicular structure which is built on a chassis or frame, is designed to be used with or without a permanent foundation, is capable of

being drawn by a motor vehicle and is used as a dwelling when connected to utilities.

- MOBILE HOME PARK      A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by mobile homes on a permanent or semi-permanent basis, including accessory buildings or uses customarily incidental thereto.
- MOBILE HOME SPACE      A portion of land within a mobile home park used or intended to be used for the parking of one mobile home, including required yards and parking area, attached or detached accessory buildings and open space.
- A. Front line - narrowest dimension front on a street.
  - B. Frontage width - distance between the side space lines measured at the front line.
  - C. Depth - distance between the front and rear space lines measured in the mean direction of the side space line.
  - D. sideline - space line or lot lines which runs perpendicular to or approximately perpendicular to the front line.
  - E. Rear line - space line or lot line farthest away from the front line and which runs parallel or approximately parallel to the front line.
- MOBILE HOME, RV or MANUFACTURED HOME SUBDIVISION      A subdivision of land platted in conformance with the Nevada Revised Statutes and City of Carlin ordinances for the purpose of providing mobile home, RV or manufactured home lots.
- MOTOR HOME      A vehicular unit designed to provide temporary living quarters for recreational or travel use built on or permanently attached to a self-propelled motor vehicle chassis or on a chassis cab or van which is an integral part of the completed vehicle.
- NONCONFORMING BUILDING      A building appurtenant to a conforming use that does not comply with all regulations of this Title as to location, floor area ratio, parking facilities or loading facilities, which building was in existence and lawful at the time said regulations became effective.

NONCONFORMING USE	A use or uses existing at the time of adoption of this Chapter, but not in accordance with the provisions and requirements contained herein.
NURSING or CONVALESCENT HOME	An establishment providing bed care, or chronic or convalescent care, for one or more persons exclusive of relatives, who by reason of illness or physical infirmity are unable to properly care for themselves; excluding, however, institutions for the care of alcoholics, drug addicts, and persons with mental or communicable diseases.
OFF-STREET	Land, which is not within the right of way of any street or alley.
OUTDOOR DISPLAY	Products or merchandise displayed outside for sale purpose for less than 24 hours in which it is then to be taken inside. Anything too large to be stored inside after display should then become "outdoor storage" in which applicable rules apply.
OUTDOOR STORAGE	The keeping of any goods, junk, materials, merchandise, or vehicles in an enclosed outdoor area for more than 24 hours. Except for the following typical or traditional uses which include new or used vehicles, agriculture, plant and landscaping establishments, long term parking lots, hardware stores and gas/garage stations. These establishments must not become a nuisance or safety problem and must meet all other requirements. All other outdoor storage will be in an enclosed area with opaque fencing at a height of 6'(six)feet.
PARKING LOT	An area other than for single-family dwellings used for the off-street parking of more than two (2) motor vehicles, including parking spaces, access and maneuvering aisles.
PARKING SPACE	A fully accessible space adequate for the temporary parking of permitted vehicles, situated entirely outside the right of way of any public street or alley. Each standard parking space shall be nine feet by twenty feet(9' x 20'); each handicap parking space shall be eight feet by twenty feet (8' x 20') and shall abut a five foot x twenty foot (5' x

20') or an eight foot x twenty foot (8' x 20') handicap access aisle, as required by the American Disabilities Act.

PARTIES IN INTEREST

A term identifying the owners of property within three hundred feet (300') of specific property.

PLANNED SHOPPING CENTER

A business development not divided by a street and characterized by an organized and concentrated grouping of retail and service outlets served by a common circulation and parking system.

PLANNED UNIT RESIDENTIAL DEVELOPMENT

An area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or industrial areas or both. Unless otherwise stated, "planned unit development" includes the term "planned unit residential development".

PLANNING COMMISSION

The City of Carlin Planning Commission.

PRIVATE GARAGE

An enclosed accessory building, attached or detached, used primarily for the storage of motor vehicles by occupants of the principal building.

PROFESSION, RECOGNIZED

Architecture, engineering, law, medicine, dentistry or other activity in which specialized services to clients are performed by persons with a similar degree of training.

PUBLIC UTILITY

Any person, firm, corporation, municipality or municipal board duly authorized under State or municipal regulations, to furnish to the public electricity, gas, steam, communications, water, drainage, flood control, irrigation, garbage or trash disposal, or sewage disposal.

RAILROAD USE

The occupation and use of land, buildings and structures for the purpose directly connected with rail transportation of articles, goods and passengers, including such facilities as tracks, sidings, signal devices and structures, shops and yards for maintenance and storage of rail

machinery, loading platforms, passenger and freight terminals, but excluding warehouses, stockyards, grain elevators, truck freight terminals and yards, and similar facilities, which are maintained and operated by the owning railroad company or by lessee for purposes auxiliary to rail transportation.

RECREATIONAL  
VEHICLE

A vehicular type unit primarily designed as temporary living quarters for recreational or travel use which either has its own motive power or is mounted on or towed by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home of such size or weight as not to require special highway movement permits when towed by a motorized vehicle and containing not more than three hundred twenty (320) square feet of living area.

RECREATIONAL  
VEHICLE PARK

A lot, parcel or tract of land, having as its principal use the rental of space of temporary short-term, transient occupancy by two (2) or more recreational vehicles, including any accessory building, structures and uses customarily incidental thereto.

RECREATION and  
SOCIAL CLUBS

Buildings and grounds used for and operated by membership of fraternal organizations primarily not-for-profit, including golf clubs, tennis clubs, riding clubs, American Legion Halls and similar facilities.

REPAIR GARAGE

An establishment whereby the following services may be allowed: normal activities of a gas service station, general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision services such as body, frame or fender straightening and repair; general painting and undercoating of automobiles; high-speed washing; auto, boat or trailer rental; and general sales of auto parts or accessories.

RETAIL USE

A commercial establishment selling goods at retail; however, a home occupation shall not be considered as a retail use.

ROOMING HOUSE

A building other than a hotel or motel where, for compensation and by pre-arrangement for

definite periods of time, lodging is provided for individuals who are not members of a resident family.

- SCHOOL A public or private building or group of buildings, used for purposes of primary or secondary education, meeting all requirements of the compulsory education laws of the State of Nevada.
- SCREENING A sight-obscuring fence or evergreen hedge or a combination thereof whose purpose is to prevent the view of enclosed activities and preserve the values of nearby properties.
- SERVANT QUARTERS An attached or detached building or part thereof housing persons employed on the premises.
- SERVICE CLUBS Building and grounds used for and operated by non-profit organizations whose membership is open to any resident of the community, including YMCA, YWCA, Boy Scouts, Girl Scouts, Boys Club or any similar organizations having as its primary objective the improvement of the district, neighborhood or community and its social welfare.
- SETBACK The minimum horizontal distance between a lot line and the nearest point of a building, structure, or use, as the context indicates, located on a lot. "Setback" shall not include eaves of the building. Cornices and eaves may project over any required yard, provided they shall be no closer than allowed by the Uniform Building code.
- SIGN A device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge or insignia of any government or governmental agency or of any religious or nonprofit educational organization.
- SIGN, AREA OF The area of a free-standing or attached sign which shall be considered to include all lettering, wording and accompanying designs and symbols, together with the background, whether open or enclosed, may be part of the design, but for purpose of this Title, shall not be

considered part of the sign area unless used for lettering, wording or symbols. When the sign consists of individual letters or symbols attached to, or painted on the surface, building, wall or window, the area shall be considered to be that of the smallest rectangular or other regular shape which encompasses all of the letters and symbols.

SPECIFIC PLAN	A plan prepared for a portion of an area, which prescribes uses and development standards for that portion.
STREET	A dedicated public way, which affords the principal means of vehicular access to abutting property.
STREET LINE	A right-of-way line of a street, which abuts a lot line.
STREET, LOCAL	A street serving the primary function of providing principal access to abutting property.
STRUCTURE	Any constructed or erected material or combination of materials the use of which requires location on the ground or attachment to something located on the ground, including buildings, stadiums, radio towers, sheds, storage bins, fences, and signs.
STORY	That portion of a building included between the surface of any floor and the surface of the next floor above, or if there is no floor above, the space between the topmost floor and the roof having a usable floor area at least one-half that of the floor area of the floor immediately below. A basement shall be considered a story when fifty percent (50%) or more of its cubic content is above grade.
SWIMMING POOL	Any constructed pool, used for swimming, bathing or wading, whether above or below the ground surface and regardless of depth or water surface area.
TEMPORARY USE or BUILDING	A use or structure permitted under the terms of this Chapter to exist for a limited period of time.

TOWNHOUSE or ROWHOUSE	A single dwelling unit arranged side-by-side with other such units in a multi-family dwelling, completely independent of all other such units in the building by reason of separation therefrom by un-pierced party walls.
USEABLE FLOOR AREA	A term used in computing parking requirements meaning the aggregate area of a building measured to the interior area, similarly measured, or each additional story which is connected to the first story by a fixed stairway, escalator, ramp, or elevator, and the floor area of all accessory buildings, measured similarly, but excluding that part of any floor area which is occupied by heating, ventilating, or other permanently installed equipment required for operation of the building, and by unenclosed porches, light shafts, public corridors and public toilets. For uses not enclosed within a building, the area for sales, display, or service shall be measured to determine equivalent useable floor area.
USE	The purpose for which land or a building is arranged, designed, or intended, or for which land or a building is or may be occupied. The principal use is the main use to which the premises are devoted and the main purpose for which the premises exist. An accessory use is a use subordinate to the principal use on a lot and used for purposes clearly incidental to those of the principal use.
VARIANCE	A modification of the literal provisions of the Zoning Chapter subject to the findings by the Planning Board that all special conditions and requirements imposed shall be met.
YARD	An open space located between any portion of a building and the nearest lot line, or the nearest adjacent building or group of buildings, as the context indicates, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Chapter.
YARD, FRONT	A yard extending across the full width of the lot and having a depth equal to the horizontal distance between the nearest point of the

principal building and the front lot line, measured at right angles to the front lot line.

YARD, REAR                   A yard extending across the full width of a lot and having a depth equal to the horizontal distance between the nearest point of the principal building and the rear lot line, measured at right angles to the rear lot line.

YARD, REQUIRED               A yard having the minimum dimensions required herein.

YARD, SIDE                   A yard extending from the front lot line to the rear lot line between a side lot line and the principal building, and having a width equal to the horizontal distance between the nearest point of the principal building and the side lot line, measured at right angles to the side lot line.

3-1-6: ADMINISTRATIVE TERMINOLOGY AND CONSTRUCTION: For the purpose of this Title, certain words and terms are defined as follows. Verbs used in the present tense include the future; the singular noun includes the plural, and the plural the singular; the word "lot" includes "plot" and "parcel"; the word "building" includes "structure" and shall be construed as being followed by the words "or part thereof", the word "occupied" includes the words "designed", "arranged" or "intended to be occupied". Where the verb "use" is employed, it shall be construed as if followed by the words "or is intended, arranged, designed, built, altered, converted, rented or leased to be used", the word "shall" is mandatory and not directory. All distances and area refer to measurements in a horizontal plane. The work "Title" shall include amendments thereto, including amendments to the Zoning Map.

3-1-7: ZONING PERMIT: Prior to construction, alteration or change of use of any structure or lot for which a zoning permit is required, said permit shall be obtained from the City.

3-1-8: EXISTING AGREEMENTS AND ZONING PERMITS: This Title does not repeal, abrogate or impair any existing easements, covenants, deed restrictions, or zoning permits such as preliminary plat and partition approvals, conditional use permits, nonconforming use permits, temporary use permits, special exceptions or building permits.

3-1-9: ILLUSTRATIONS: The following pages contain the various illustrations relating to these zoning regulations.

CHAPTER 2  
ZONE CLASSIFICATIONS

- 3-2-1: ESTABLISHMENT OF ZONES
- 3-2-2: LOCATION OF ZONES
- 3-2-3: ZONING MAP
- 3-2-4: ZONE BOUNDARIES
- 3-2-5: ZONING OF ANNEXED AREAS

3-2-1: ESTABLISHMENT OF ZONES: For the purpose of this Title, the following zones are hereby established:

ZONE TITLE	ABBREVIATED TITLE	CHAPTER
High Density Residential	R-5	3
Medium Density Residential	R-7	4
Low Density Residential	R-10	5
Rural Residence and Farming	RR	6
General Commercial	C-1	7
Limited Commercial	C-2	8
Restricted Commercial	C-3	9
General Light Industrial	L-1	10
Medium Manufacturing	M-2	11
Flood Plain	FP	12
SPECIFIC PLAN	SP	13

3-2-2: LOCATION OF ZONES: The areas and boundaries are hereby established as shown on the Official Carlin Zoning Map which is adopted by reference.

3-2-3: ZONING MAP:

1. Identification: The official Carlin Zoning Map shall be entitled "Carlin Zoning Map", and identified by the signature of the Mayor, attested by the City Clerk, bear the notations that it was adopted on the date this Carlin Zoning Ordinance was passed, and bear the Seal of the City. Regardless of the existence of purported copies of the official Carlin Zoning Map which may, from time to time, be made or published, the official Carlin Zoning Map, which shall be located in the office of the City Clerk, shall be the final authority as to the current zoning status of land areas, buildings and other structures in the City.
2. Changes: If, in accordance with the provisions of this Chapter, changes are made in district boundaries or in other matters portrayed on the Carlin Zoning Map, such changes shall be made on said Map promptly after the amendment has been approved by the Board of Councilmen, together with an entry signed by the City

Clerk certifying to the accuracy and date. No amendment to this Chapter which involves matter portrayed on the Carlin Zoning Map shall become effective until after such change and entry have been made on said Map. No changes of any nature shall be made in the Carlin Zoning Map or matter shown thereon except in conformity with the provisions of this Chapter. Any unauthorized change of whatever kind of any person or persons shall be considered a violation of this Chapter and punishable as hereinafter provided.

3. Replacement: In the event the Carlin Zoning Map becomes damaged, destroyed, lost or difficult to interpret due to the nature or number of changes and additions, the Board of Councilmen may, by resolution, adopt a new Carlin Zoning Map which shall supersede the former map. The new Carlin Zoning Map may correct drafting or other errors or omissions in the former map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new Carlin Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, and bear the Seal of the City under the words: "This is to certify that this Carlin Zoning Map adopted the (date) supersedes and replaces the Carlin Zoning Map adopted (date of adoption of map being replaced) as part of the Zoning Ordinance of the City of Carlin, Nevada".

#### 3-2-4: ZONE BOUNDARIES:

1. Interpretation: Where, due to scale, lack of detail or illegibility of the Carlin Zoning Map, there is an uncertainty, contradiction, or conflict as to the intended location of any district boundary shown thereon, the exact location of such boundary shall be determined by the Board of Councilmen who in reaching its determination, shall apply the following standards:
  - A. Zoning district boundary lines are intended to follow lot lines, or be parallel or perpendicular thereto, and center lines of streets, alleys, rights of way, unless otherwise fixed by dimensions shown on the Carlin Zoning Map.
  - B. In subdivided property, or where a zoning district boundary divides a lot, the exact location of such boundary shall be indicated by dimensions shown on the Carlin Zoning Map.
  - C. If, after application of the foregoing rules, uncertainty still exists as to the exact location of a zoning district boundary, the Board of Councilmen shall determine and fix the location of such boundary in accordance with the purpose and intent of this Chapter.

3-2-5: ZONING OF ANNEXED AREAS: An area annexed to the City shall, upon annexation, assume the zoning classification in compliance with the City of Carlin Master Plan, as determined by the Board of Councilmen.

CHAPTER 3  
HIGH DENSITY RESIDENTIAL - (R-5)

- 3-3-1: PURPOSE
- 3-3-2: PERMITTED USE
- 3-3-3: CONDITIONAL USE
- 3-3-4: ACCESSORY USE
- 3-3-5: LOT SIZE
- 3-3-6: YARD
- 3-3-7: LOT COVERAGE
- 3-3-8: HEIGHT OF BUILDING
- 3-3-9: SIGNS
- 3-3-10: OFF STREET PARKING & LOADING

3-3-1: PURPOSE: This district is intended to comprise both single family and two family residential dwellings, where such development is desirable. It is further intended for multi-family residential dwellings through the "conditional use permit" process; and the accommodation of public or quasi-public institutional uses either outright or through the "special use permit" process.

3-3-2: PERMITTED USES:

1. Single family residence, including a mobile home, subject to Section 3-15-1 of this Title.
2. Two family dwelling (duplex).
3. Government administration building, police, or fire station.
4. Recreation, social and service clubs.
5. Teaching of creative arts.

3-3-3: CONDITIONAL USE PERMITTED: In an R-5 zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of Chapter 15 of this Title.

1. Multi-family dwellings.
2. Churches and church facility complexes.
3. Convalescent or nursing home.
4. Electric power substations, sewer lift stations and water pump stations wherein service to district residents requires location within the district.
5. Publicly owned and operated parks and recreation areas and centers.
6. Healing arts, health care facilities, but not including animal hospitals.
7. Home occupations.
8. Nursery school, agency for day care children or childcare centers.

3-3-4: ACCESSORY USES: In an R-5 zone, there shall be the following limitations on accessory use:

1. Private garage or carport.
2. Storage parking for recreational vehicles owned by the occupant provided that such equipment is located in a garage, carport, rear or side yard and is not used for living purposes.
3. Guesthouse or servant quarters provided lot coverage and setbacks are met.

3-3-5: LOT SIZE: In an R-5 zone, the minimum lot size shall be as follows where both public water and sewer services are provided:

1. For a single family dwelling, the lot area shall be a minimum of 5,000 square feet.
2. For a two-family dwelling, the lot area shall be a minimum of 7,500 square feet.
3. Minimum lot frontage shall be fifty feet (50').
4. Minimum lot depth shall be one hundred feet (100').

3-3-6: YARDS: In an R-5 zone, the minimum yard requirements shall be as follows:

1. A front yard shall be a minimum of twelve feet (12').
2. A side yard shall be a minimum of five feet (5').
3. A rear yard shall be a minimum of five feet (5').

3-3-7: LOT COVERAGE: In an R-5 zone, buildings shall not cover more than 40% of the lot area.

3-3-8: HEIGHT OF BUILDINGS: In an R-5 zone, buildings shall not exceed a height of thirty-five feet (35').

3-3-9: SIGNS: In an R-5 zone, signs shall be in conformance with Chapter 17 of this Title.

3-3-10: OFF STREET PARKING AND LOADING: In an R-5 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.

CHAPTER 4  
MEDIUM DENSITY RESIDENTIAL - (R-7)

- 3-4-1: PURPOSE
- 3-4-2: PERMITTED USES
- 3-4-3: CONDITIONAL USES
- 3-4-4: ACCESSORY USES
- 3-4-5: LOT SIZE
- 3-4-6: YARDS
- 3-4-7: LOT COVERAGE
- 3-4-8: HEIGHT OF BUILDINGS
- 3-4-9: SIGNS
- 3-4-10: OFF STREET PARKING AND LOADING

3-4-1: PURPOSE: This district is intended to comprise both single and two family residential dwellings where such development is desirable. It is also intended to allow multi-family through the "conditional use permit" process.

3-4-2: PERMITTED USES:

1. One single family dwelling, including a mobile home on an individual lot subject to Section 3-15-2 of this Title.
2. Two family dwelling, (duplex) located on a single lot or parcel.

3-4-3: CONDITIONAL USES: In an R-7 zone, the following uses and accessory uses are permitted when authorized in accordance with the requirements set forth in Chapter 15 of this Title.

1. Electric power substations, sewer lift stations and water pump stations, wherein service to district residents requires location within the district.
2. Government administration building or police or fire station.
3. Publicly owned and operated parks and recreation areas and centers.
4. Home occupations.
5. Churches and church facility complexes.
6. Recreation, social and service clubs.
7. Nursery school or agency for day care of children.
8. Convalescent or nursing home.
9. Guest home or caretaker cottage.
10. Hospital, sanitarium, philanthropic or charitable institution.
11. Multi-family dwelling.

3-4-4: ACCESSORY USES: In an R-7 zone, accessory buildings, structures and uses customarily incidental to a permitted use shall be allowed with the following regulations.

1. All set backs and lot coverage requirements are met.

2. For storage of recreational vehicles owned by the occupant, shall be located in a garage, carport, side or rear yard and not connected to City services or used to live in.

3-4-5: LOT SIZE: In an R-7 zone, the minimum lot size shall be as follows where both public water and sewer services are provided:

1. For a single family dwelling, the lot area shall be a minimum of 7,500 square feet.
2. For a two-family or multi-family dwelling, the lot area shall be a minimum of 10,000 square feet.
3. Minimum lot frontage shall be seventy-five feet (75').
4. Minimum lot depth shall be one hundred feet (100').

3-4-6: YARDS: In an R-7 zone, the minimum yard requirements shall be as follows:

1. A front yard shall be a minimum of twelve feet (12').
2. A side yard shall be a minimum of five feet (5').
3. A rear yard shall be a minimum of five feet (5').

3-4-7: LOT COVERAGE: In an R-7 zone, buildings shall not cover more than 50% of the lot area.

3-4-8: HEIGHT OF BUILDINGS: In an R-7 zone, buildings shall not exceed a height of thirty five feet (35').

3-4-9: SIGNS: In an R-7 zone, signs shall be in conformance with Chapter 17 of this Title.

3-4-10: OFF STREET PARKING AND LOADING: In an R-7 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.

CHAPTER 5  
LOW DENSITY RESIDENTIAL - (R-10)  
(RESERVED FOR FUTURE USE)

CHAPTER 6  
RURAL RESIDENCE AND FARMING -(RR)

- 3-6-1: PURPOSE
- 3-6-2: PERMITTED USES
- 3-6-3: CONDITIONAL USES
- 3-6-4: ACCESSORY USES
- 3-6-5: LOT SIZE
- 3-6-6: YARDS
- 3-6-7: LOT COVERAGE
- 3-6-8: HEIGHT OF BUILDINGS
- 3-6-9: SIGNS
- 3-6-10: OFF STREET PARKING AND LOADING

3-6-1: PURPOSE: This district is intended to comprise a transition area from higher density use to unincorporated areas and/or where constraints will not allow more dense uses.

3-6-2: PERMITTED USES:

1. One single family dwelling, including a mobile home on an individual lot subject to Section 3-15-2 of this Title.
2. Two family dwelling, (duplex) located on a single lot or parcel.
3. Government administration building or police or fire station.
4. Commercial golf course.
5. Private greenhouse or commercial green houses not exceeding 500 square feet.
6. Market garden, nursery or farm.
7. Sales room or shop for the sale of orchard, garden or nursery, greenhouse or other farm produce primarily raised on the premise.

3-6-3: CONDITIONAL USES:

1. Nursery school or agency for day care of children.
2. Boarding or lodging house.
3. Cemetery.
4. Commercial kennel or animal hospital.
5. Commercial picnic grounds.
6. Electric power substations, sewer lift stations and water pump stations, wherein service to district residents requires location within the district.

3-6-4: ACCESSORY USES: In a RR zone, normal accessory uses compatible to this zone shall be allowed.

3-6-5: LOT SIZE: In a RR zone, the minimum lot size shall be 2.0 acres with a minimum lot frontage of two hundred feet (200').

3-6-6: YARDS: In an RR zone, the minimum yard requirements shall be as follows:

1. A front yard shall be a minimum of forty feet (40').
2. A side yard shall be a minimum of twenty-five feet (25').
3. A rear yard shall be a minimum of thirty-five feet (35').

3-6-7: LOT COVERAGE: In a RR zone, buildings shall not cover more than 50% of the lot area.

3-6-8: HEIGHT OF BUILDINGS: In a RR zone, buildings shall not exceed a height of thirty-five feet (35').

3-6-9: SIGNS: In a RR zone, signs shall be in conformance with Chapter 17 of this Title.

3-6-10: OFF STREET PARKING AND LOADING: In an RR zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.

CHAPTER 7  
GENERAL COMMERCIAL - (C-1)

- 3-7-1: PURPOSE
- 3-7-2: PERMITTED USES
- 3-7-3: CONDITIONAL USES
- 3-7-4: YARDS
- 3-7-5: BUILDING HEIGHTS
- 3-7-6: LOT SIZE
- 3-7-7: USE LIMITATIONS
- 3-7-8: SIGN LIMITATIONS
- 3-7-9: OFF STREET PARKING AND LOADING

3-7-1: PURPOSE: This district is intended to comprise all retail and service activities. It is further intended for other commercial uses customarily found in a commercial area with these uses being required to proceed through the "conditional use permit" process.

3-7-2: PERMITTED USES:

1. Art store, art studio, or art school.
2. Bakery, retail.
3. Barber shop, beauty shop, or fingernail shop.
4. Bicycle sales, service and repair shop.
5. Book and stationary store.
6. Business and office machine sales.
7. Caterer or delicatessen.
8. Child care centers, providing no residence is established.
9. Coin Shop.
10. Corporate offices.
11. Dance school.
12. Department store.
13. Draperies retail.
14. Electric contractors shop.
15. Engraver.
16. Exterminating.
17. Fast food drive-in, restaurant or cafe.
18. Feed store.
19. Film exchange or processing.
20. Financial institution.
21. Fire protection equipment and supplies.
22. Fitness salon, gymnasium, or athletic club.
23. Flower shop.
24. Furniture store.
25. Garden shop and/or greenhouse.
26. Gift shop.
27. Hardware store, machine tools, retail, wholesale, or rental.
28. Hobby store, craft supplies.
29. Interior decorator.

30. Jewelry and metal craft store or watch repair.
31. Landscaping service.
32. Laundromat(self-service).
33. Leather goods.
34. Locksmith.
35. Mini storage units.
36. Museum, private.
37. Music school, musical instrument sales and service.
38. Newspaper prints office.
39. Picture framing.
40. Professional offices.
41. Radio and electronic sales and service.
42. Shoe store or shoe repair shop.
43. Toy store.
44. Travel agency.
45. Upholstery, not to include warehousing.
46. Wedding chapel.

3-7-3: CONDITIONAL USES PERMITTED: All conditional use permits will be required to comply with Title 3, Chapter 17, 1 through 8, of the Zoning Ordinance.

1. Amusement or video arcade.
2. Antiques (genuine).
3. Building supplies.
4. Cabinet or woodworking shop.
5. Carpet and rug cleaning service.
6. Clinic, medical.
7. Golf course, commercial.
8. Government administration building, police or fire station.
9. Grocery store.
10. Group care facility.
11. Guns, retail, gunsmith, or service.
12. Hospital, sanatorium, philanthropic or charitable institution.
13. Hunting and fishing supply center.
14. Miniature golf.
15. Paint store, retail only, or wall paperhanger.
16. Photostatting.
17. Printer, publisher or poster illustration workshop.
18. Private or public school or institution.
19. Private club with restaurant and/or bar.
20. Publicly owned and operated parks, recreation areas and centers, libraries and museums.
21. Radio station.
22. Recreation, social and service clubs.
23. Recreational vehicle parks.
24. Sharpening or grinding tools.

25. Swimming pool.
26. Trade or vocational school.
27. Veterinarian clinic, kennels, and/or pet grooming. (small animals)
28. Etc.

3-7-4: YARDS: In a C-1 zone, the minimum yard requirements shall be as follows:

1. A yard abutting a residential zone shall be a minimum of fifty feet (50') including a public right-of-way.
2. A rear yard abutting on an alley shall be twenty feet (20') when the alley is used for serving the commercial establishment.
3. A side yard abutting a street shall be twelve feet (12'); the minimum setback between a structure and an existing use permitted by this section shall be as outlined in the Uniform Building Code.

3-7-5: BUILDING HEIGHT: In a C-1 zone, no building shall exceed a height of forty-five feet (45'), except as approved by the Planning Commission.

3-7-6: LOT SIZE: In a C-1 zone, the minimum lot size shall be 5,000 square feet with a minimum of fifty feet (50') lot frontage and one hundred feet (100') lot depth.

1. In consideration of lot size, the requirements for yard, off street parking requirements and other requirements of this Chapter shall be given consideration.

3-7-7: USE LIMITATIONS: In a C-1 zone, permitted uses shall be subject to the following limitations and standards:

1. The outdoor storage of goods or material shall be prohibited except when enclosed by a six-foot (6') opaque or site obscuring fence or wall.
2. All parking demand created by any use permitted under the provisions of this Chapter shall be accommodated on the subject premises entirely off street, except as approved by the City.
3. No use permitted by this Chapter shall require the backing of traffic onto a public or private street, road or alley right-of-way to accommodate ingress or egress to any use or the premises thereof, except as approved by the City.
4. All uses permitted by this Chapter shall be screened from abutting properties in a residential zone by densely planted trees and shrubs or sight obscuring fencing, except as approved by the City.

3-7-8: SIGN LIMITATIONS: In a C-1 zone, all signs shall be as stipulated in Section 3-17-4 of this Title.

3-7-9: OFF STREET PARKING AND LOADING: In a C-1 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.

CHAPTER 8  
LIMITED COMMERCIAL ZONE - (C-2)

- 3-8-1: PURPOSE
- 3-8-2: PERMITTED USES
- 3-8-3: CONDITIONAL USES
- 3-8-4: YARDS
- 3-8-5: BUILDING HEIGHTS
- 3-8-6: LOT SIZE
- 3-8-7: USE LIMITATIONS
- 3-8-8: SIGN LIMITATIONS
- 3-8-9: OFF STREET PARKING AND LOADING

3-8-1: PURPOSE: This district is intended to comprise all commercial uses customarily found in a commercial area, including but not limited to retail and service activities, office buildings, and quasi-public land uses.

3-8-2: PERMITTED USES:

1. Amusement devices, sales and services.
2. Appliance services and sales.
3. Automobile parts, and supplies and accessories, not to include warehousing.
4. Automobile parking lot or garage (public or private).
5. Automobile, boat or recreational vehicle sales, rental, service or repair.
6. Bakery, wholesale.
7. Billiard or pool hall.
8. Bowling alley.
9. Building supplies.
10. Bus terminal.
11. Cabinet or woodworking shop.
12. Carpet and rug cleaning service.
13. Convenience store.
14. Electric power substations.
15. Floor materials, service and retail.
16. Freight office.
17. Funeral home or parlor (crematorium: conditional use is required)
18. Gas service station.
19. Government administration building, police or fire station.
20. Grocery store.
21. Guns, retail, gunsmith, or service.
22. Gymnasium, athletic club.
23. Hunting and fishing supply center.
24. Janitor and building cleaning service.
25. Laundry (processing) commercial.

26. Liquor wholesale.
27. Lumber yard.
28. Manufactured or mobile home sales, rental, service or repair.
29. Miniature golf.
30. Paint store, retail only, or wall paperhanger.
31. Parcel delivery service, off street loading only.(LTL services)
32. Plumbing shop, heating and air conditioning.
33. Publicly owned and operated parks, recreation areas and centers libraries and museums.
34. Recreation, social and service clubs.
35. Retail liquor establishments.
36. Scales, commercial.
37. Swimming pool.
38. Taxi service.
39. Tele-communications.
40. Theater, excluding drive-in.
41. Tire repair, batteries and accessories.
42. Utility company storage.
43. Warehousing.

44. Veterinarian clinic, pet shop, kennel, and/or pet grooming.

3-8-3: CONDITIONAL USES: All conditional use permits will be required to comply with Title 3, Chapter 17, 1 through 8, of the zoning ordinance.

1. Auction house/yard.
2. Auto body shop.
3. Casino.
4. Crematorium.
5. Employment agencies.
6. Flea market.
7. Hotel, motel.
8. Laboratory, experimental, or scientific or medical or dental, optical glass.
9. Loan or pawn shop.
10. Planned commercial.
11. Taxidermist.
12. Etc.

3-8-4: YARDS: In a C-2 zone, the minimum yard requirements shall be as follows:

1. A yard abutting a residential zone shall be a minimum of fifty feet (50') including a public right-of-way.
2. A rear yard abutting an alley shall be twenty feet (20') when the alley is used for serving the commercial establishment.
3. A side yard abutting a street shall be twelve feet (12') the minimum set back between a structure and an existing use permitted by this section shall be as outlined in the Uniform Building Code.

3-8-5: BUILDING HEIGHTS: In a C-2 zone, no building shall exceed a height of forty-five feet (45') except as approved by the Planning Commission.

3-8-6: LOT SIZE: In a C-2 zone, the minimum lot size shall be 5,000 square feet with a minimum of fifty feet (50') lot frontage and one hundred feet (100') lot depth.

1. In consideration of lot size, the requirements for yard, off street parking requirements and other requirements of this Chapter shall be given consideration.

3-8-7: USE LIMITATIONS: In a C-2 zone, permitted uses shall be subject to the following limitations and standards:

1. The outdoor storage of goods or material shall be prohibited except when enclosed by a six-foot (6') opaque or site obscuring fence or wall.
2. All parking demand created by any use permitted under the provisions of this Chapter shall be accommodated on the subject premises entirely off street, except as approved by the City.
3. No use permitted by this Chapter shall require the backing of traffic onto a public or private street, road or alley right-of-way to accommodate ingress and egress to any use or the premises thereof, except as approved by the City.
4. All uses permitted by this Chapter shall be screened from abutting properties, in a residential zone by densely planted trees and shrubs or sight obscuring fencing, except as approved by the City.

3-8-8: SIGN LIMITATIONS: In a C-2 zone, all signs shall be as stipulated in Section 3-17-4 of this Title.

3-8-9: OFF STREET PARKING AND LOADING: In a C-2 zone, off street parking and loading shall be in accordance with the provisions of Chapter 14 of this Title.

CHAPTER 9  
RESTRICTED COMMERCIAL - (C-3)

- 3-9-1: PURPOSE
- 3-9-2: PERMITTED USES
- 3-9-3: DEVELOPMENT LOCATION AND RESTRICTIONS
- 3-9-4: GENERAL REGULATIONS

3-9-1: PURPOSE: This district is intended to comprise all licensed houses of prostitution, limited residential use there with and any adult entertainment business.

3-9-2: PERMITTED USES:

1. Houses of prostitution.
2. Adult entertainment business.

3-9-3: DEVELOPMENT LOCATION AND RESTRICTIONS:

1. Development within the C-3 zone shall be limited to the area bounded on the south by Bush Street; on the east by the property containing the City of Carlin springs; on the north by Chestnut Street; and on the west by a line located two hundred fifty feet (250') west of SR-278.
2. It shall be unlawful to locate or relocate any adult entertainment business or licensed house of prostitution in any area within the City of Carlin except within the restricted commercial district. It shall be unlawful to advertise for adult entertainment businesses and houses of prostitution in any area within the City limits of the City of Carlin. All advertisement will be pursuant to the Nevada State Statue 201.300.

3-9-4: GENERAL REGULATIONS:

1. The City may require landscaping sufficient to promote the compatibility with the area.
2. The outdoor storage of goods or materials shall be prohibited.
3. All adult entertainment and houses of prostitution shall be governed by the Carlin City Code, Title 5, Business Regulations, Chapter 9, Carlin Brothel Code.

CHAPTER 10  
GENERAL LIGHT INDUSTRIAL - (L-1)

- 3-10-1: PURPOSE
- 3-10-2: PERMITTED USES
- 3-10-3: CONDITIONAL USES
- 3-10-4: USE LIMITATIONS
- 3-10-5: DIMENSIONAL STANDARDS
- 3-10-6: OFF STREET PARKING AND LOADING

3-10-1: PURPOSES: This district is intended to comprise all industrial uses of manufactured products relating to building materials, equipment, machinery, earthen products, railroad transportation or salvage.

3-10-2: PERMITTED USES:

1. Auto body or paint shop.
2. Bus storage yard.
3. Business or professional office associated with another use in this zone.
4. Cabinet shop, carpenter shop, electrician electronic and appliance repair shop, painter, paperhanger, plumber, sign painter or upholsterer.
5. Contractor's services.
6. Government administration building or police or fire.
7. Open lot storage of new building materials, contractor's equipment, machinery or similar materials (note-any material, except equipment or machinery stored in unenclosed premises must be surrounded by a six foot (6') high screen wall).
8. Public water supply or public agency uses.
9. Rail freight terminal or bus repair facility.
10. Wholesale business or storage in a roofed structure, not including storage of flammable liquids, gas, explosives, and other hazardous materials.
11. Motor sports complex/BMX tracks.

3-10-3: CONDITIONAL USES:

1. Laboratories, chemists.
2. Metallurgical lab.
3. Motor freight terminal.
4. Open lot storage or baling of secondhand lumber, or used building materials, metals, scrap, junk, paper, rags, containers or salvage materials, wrecking or dismantling motor vehicles.

5. Open lot storage of coke, coal, sand or other solid fuel or similar material, or storage of same in soil where all dust and dirt incident to storage and handling must be effectively confined to the premises and there shall be a six foot (6') high screen wall.
6. Warehousing.
7. Wholesale storage of flammable liquids provided all dust, dirt incidental to storage and handling must be effectively confined to the premises and there shall be a six-foot (6') high screen wall.

3-10-4: USE LIMITATIONS:

1. When an L-1 zone abuts a residential zone a six-foot (6') opaque or site obscuring fence or wall will be required.
2. All flammable and combustible liquids shall be governed by Carlin City Code, Title 7, Fire Regulations, Chapter 2, Flammable and Combustible Liquids Code.
3. All parking demand created by any use in this Chapter shall be accommodated on the subject premises entirely off street.
4. No use permitted by this Chapter shall require the backing of traffic onto a public or private street or road right-of-way to accommodate ingress or egress to any use or the premises thereof, except as approved by the City.

3-10-5: DIMENSIONAL STANDARDS:

1. Minimum lot size: 20,000 square feet.
2. Minimum lot width: 150 feet (150')
3. Minimum setbacks for principal buildings from property lines:
4. Front yard - not less than forty feet (40').
5. Rear yard - not less than thirty-five feet (35').
6. Side yard - not less than thirty-five feet (35').
7. The maximum building height for any structure permitted in conjunction with a use permitted by this Chapter shall be twenty-five feet (25') on any lot adjacent to or across the street from a residential use or lot in a duly platted subdivision or residential zone and forty-five feet (45') on any other lot, except as approved by the City.

3-10-6: OFF STREET PARKING AND LOADING: In an L-1 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.

CHAPTER 11  
MANUFACTURING MEDIUM - (M2)

- 3-11-1: PURPOSE
- 3-11-2: PERMITTED USES
- 3-11-3: CONDITIONAL USES
- 3-11-4: USE LIMITATIONS
- 3-11-5: DIMENSIONAL STANDARDS
- 3-11-6: OFF STREET PARKING AND LOADING

3-11-1: PURPOSE: This district is intended to comprise industrial uses where more intense manufacturing is required.

3-11-2: PERMITTED USES:

1. Assembly of products and materials.
2. Bakery, wholesale.
3. Bottling plant.
4. Fabricating of products and materials.
5. Manufacturing, assembly, processing, packaging or other industrial operation, where all resulting cinders, dust fumes, gases, odors, smoke or vapor must be confined to their premises, or so disposed of as to avoid any air pollution. No noise, vibration or flashing may be perceptible normally without instruments either at a point more than three hundred fifty feet (350') from the premises, or at any point within the nearest residential district more than one hundred fifty feet (150') beyond the nearest boundary.

3-11-3: DIMENSIONAL STANDARDS.

1. Minimum area: 1 acre.
2. Minimum lot width: 150 feet (150').
3. Minimum front and rear yard setback: Required minimum front yard setbacks shall be forty feet (40') and rear yard setbacks shall be thirty-five feet (35').
4. Minimum side yard setback: Required minimum side yard setback shall be thirty-five feet (35').
5. Screen for residential property: When a development is across the street from the property is a residential district, a screen wall of six feet (6') in height shall be installed and maintained by the developer to screen the back of the project from the residential property.

3-11-4: OFF STREET PARKING AND LOADING: In an M-2 zone, off street parking and loading shall be provided in accordance with the provisions of Chapter 14 of this Title.