

CHAPTER 17.59**AID - AIRPORT INDUSTRIAL DISTRICT****Sections:**

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17.59.010 Purpose.

The purpose of the airport industrial district is to define the types of industrial uses which may be conducted upon lands owned or operated by the City of Winnemucca and the County of Humboldt in the vicinity of the Winnemucca Municipal Airport and to protect these areas from incompatible uses. (Ord. 02/03/03A § 1 (part))

17.59.020 Permitted uses.

The following are permitted uses in the airport industrial district:

- A. Agricultural processing, packing and processing;
- B. Machine shops, blacksmith shops; fabrication shops, and parts manufacturing;
- C. Warehousing and distribution center activities;
- D. Fertilizer distribution plants;
- E. Aircraft operations facilities and storage as approved by the airport board;
- F. Other uses not listed, which in the opinion of the airport board are similar to uses permitted outright and consistent with the purpose of the airport industrial district. (Ord. 02/03/03A § 1 (part))

17.59.030 Accessory uses.

Those accessory uses and buildings customarily appurtenant to a permitted use are allowed in the airport industrial district. (Ord. 02/03/03A § 1 (part))

17.59.040 Conditional uses.

The following are conditional uses in the airport industrial district:

- A. Restaurants and/or retail shops;
- B. Vocational and trade schools;
- C. Petroleum tank farms;
- D. Volatile gas storage or processing;
- E. Automobile salvage and wrecking operations;

- F. Salvage and recycling of metal, glass, paper and other materials;
- G. One dwelling or mobile home per permitted use. (Ord. 02/03/03A § 1 (part))

17.59.050 Prohibited uses.

The following are prohibited uses in the airport industrial district:

- A. Public assembly facilities including, but not limited to, churches, schools and libraries;
- B. Manufacture of acid byproducts, chemicals or gas, corrosive or explosive products. (Ord. 02/03/03A § 1 (part))

17.59.060 Site-plan Review.

Site-plan review will be done by the airport board in lease negotiations. (Ord. 02/03/03A § 1 (part))

17.59.070 Height regulations.

In the airport industrial district, no building or structure shall exceed three stories or thirty-five feet, or the maximum height allowed per Chapter 17.58 Airport Hazard Combining District or FAA Standards. (Ord. 02/03/03A § 1 (part))

17.59.080 Area and yard requirements.

The following are area and yard requirements for the airport industrial district:

- A. Minimum lot area.
 - 1. Each lot shall have a minimum of one half acre.
- B. Minimum Lot Dimensions.
 - 1. Minimum lot width, one hundred feet;
 - 2. Minimum lot depth: one hundred twenty feet.
- C. Yards.
 - 1. Front yard: twenty feet from the lease tract line;
 - 2. Side yard: twenty feet from the lease tract line.
 - 3. Rear yard: twenty feet from the lease tract line.

17.59.090 Additional requirements

- A. All outside storage shall be fenced with an opaque fence.
- B. All fuel pumps dispensing fuel into motor vehicles shall maintain a twenty-foot setback from side and rear property or lease tract lines.
- C. All off-street parking requirements and regulations are as provided in Chapter 17.60 of this title.