















following:

Bakeries.  
Cafes and restaurants.  
Coffee shops.  
Convenience stores.  
Copy shops and printing services. Daycare center.  
Dry cleaning, pick up and drop off. Other similar uses.  
Office parks.  
Public, quasi-public and institutional uses.  
~~Renewable energy generating facility.~~  
Research and development facilities.  
Warehousing and ancillary offices under one hundred thousand (100,000) square feet in size.

E. Uses Subject To A Conditional Use Permit: The following are subject to a conditional use permit as provided for in articles V and VIII of this chapter:

Airport related uses.  
Automobile service facilities.  
Cellular towers and related facilities.  
Cemeteries, pet.  
Kennel, commercial.  
Liquor sales establishments (classes I, II and III). Rail/motor freight terminal.  
Sexually oriented businesses.  
Veterinary facility (large and small animal).

F. Uses Not Listed As Permissive Or Conditional: In those instances where a requested use is not listed above, the zoning administrator may determine whether the requested use meets the purpose and intent of the district, and is similar to other uses allowed in the district, as permitted uses, special uses or accessory uses. In those instances where the applicant disagrees with the director's determination, the applicant may appeal the decision to the planning commission. (Ord. 394, 2010: Ord. 346, 2007: Ord. 325, 2006: Ord. 299, 2005: Ord. 285, 2004).

**SEVERABILITY.** If any provision of this ordinance or amendments thereto, or the application there to any person, thing or circumstance is held to be invalid, such invalidity shall not affect the validity or provisions or applications of the ordinance or amendments thereto which can be given effect without the invalid provisions or applications, and to this end the provisions of this ordinance and amendments thereto are declared to be severable.

**CONSTITUTIONALITY.** If any section, clause or phrase of this ordinance shall be declared unconstitutional by a court of competent jurisdiction, the remaining provisions of this ordinance shall continue in full force and effect.

**EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after passage, approval, and publication as required by law, to wit, from and after the 11<sup>th</sup> day of December, 2023.



Proposed on the 16<sup>th</sup> day of May, 2023

Proposed by: Commissioner \_\_\_\_\_.

Adopted on the \_\_\_\_ day of \_\_\_\_\_, 2023

Vote: Ayes:           Commissioners:

      Nays:           Commissioners:

      Absent:       Commissioners:

BY: \_\_\_\_\_  
Bruce Jabbour, Chair  
Nye County Board of  
County Commissioners

ATTEST: \_\_\_\_\_  
Mark F. Kampf  
Clerk and Ex-Officio  
Clerk of the Board