

Chapter 17.70

MANUFACTURED HOUSING, RESIDENTIAL, COMMERCIAL DISTRICT--MRC

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17.70.010 Purpose.

The intent of this district is to provide a land use district wherein existing mixed land uses may be accommodated without subjecting some of the properties within the district to the status of nonconforming use. This land use district is intended to serve as an interim zoning subject to rezoning to other land uses when the direction of ultimate development of an MRC district becomes apparent.

(Ord. 94-4 § 12.05.18 (part), 1994)

17.70.020 Permitted uses.

Uses permitted in the MRC district are as follows:

- A. All uses permitted in residential land use districts with manufactured housing overlay, manufactured housing parks and commercial zones.

(Ord. 12.05.18 (part), 1994)

17.70.030 Uses permitted by special (conditional) use permit.

Uses permitted by special (conditional) use permit in the MRC district are as follows:

- A. All uses permitted by special (conditional) use permit in land use districts with trailer overlay, manufactured housing parks and commercial zones.

(Ord. 94-4 § 12.05.18 (part), 1994)

17.70.040 Initial boundaries of MRC land use district.

The initial boundaries of the MRC land use district shall include those lands shown as MRC on the zoning map most recently adopted and recorded by Lander County prior to the adoption of the ordinance codified in this title and that certain block within the unincorporated town of Battle Mountain bounded by the rights-of-way of North First, Willow, North Second and Tule Street.

(Ord. 94-4 § 12.05.18 (part), 1994)

17.70.050 Setback requirements.

Setback regulations for manufactured housing or residential use are as follows:

- A. Front. Structures shall be located no less than fifteen feet from the front property line.
- B. Side. The minimum side yard for each main structure shall be five feet for each side property line.
- C. Rear. The minimum rear yard for each main structure shall be ten feet from the property line.
- D. Detached Accessory Structures. No detached accessory structure may be located closer than five feet to any side or rear property line, nor between the front property line and the main structure.
- E. Walls, Fences and Obstructions to Vision. Walls or fences not over eight feet in height may be built up to and including lot lines except in required front yard area. However, there shall be no obstruction to vision between two feet and eight feet above curb level within twenty feet of the inter-section of two street right-of-way lines on any corner lot.

(Ord. 2004-5 § 1 (part))

17.70.060 Setback regulations for commercial use.

Setback regulations for commercial use are as follows:

- A. Front. None.
- B. Side. The minimum side yard for each main structure shall be five feet from each side property line.
- C. Rear. The minimum rear yard for each main structure shall be twenty feet unless bounded by a dedicated alley. In the case of a dedicated alley, there shall be no rear yard requirement.
- D. Detached Accessory Structures. No detached accessory structure may be located closer than five feet to any side or rear property line, nor between the front property line and the main structure.
- E. Walls, Fences and Obstructions to Vision. Walls or fences not over eight feet in height may be built up to and including lot lines except in required front yard area. However, there shall be no obstruction to vision between two feet and eight feet above curb level within twenty feet of the inter-section of two street right-of-way lines on any corner lot.

(Ord. 2004-5 § 1 (part))

17.70.070 Building height regulations.

Buildings may be erected up to twenty-six feet in height from grade.

- A. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flagpoles, television antennas and radio aerials greater than thirty feet in height require a special use permit.
- B. The height limit for structures may be increased up to forty-five feet and up to three stories

provided each side yard is ten feet wide, plus one foot on side yard for each additional foot of building height over twenty-six feet.

C. A public or semi-public building such as a school, church, library or hospital may be erected to a height of sixty feet from grade, provided that required front, side and rear yards shall be increased one foot for each foot in height over twenty-six feet.

D. Parapet walls may be up to four feet above the height of the building on which the walls rest.
(Ord. 2004-5 § 1 (part))