

[ Editor's Note: On August 8, 1945, the board of county commissioners adopted "An ordinance establishing the unincorporated area of Washoe County as a restricted area; providing certain rules and regulations relating to the use of land, buildings and improvements within said district; prescribing a penalty for the violation thereof; and other matters relating thereto." [ Book "P", p. 464 (8-8-1945)] The original land use plan ordinance was proposed on December 20, 1945; objections were heard on January 5, 1946, and the ordinance was enacted on February 6, 1946. [ Book "P", p. 520 (2-6-1946) ] Amendments were not numerous between 1946 and 1948, but the ordinance was revised and reenacted on July 20, 1948. [ Book "Q", p. 381 (7-20-1948) ] Since 1948, the ordinance has been amended from time to time, with most amendments being changes in land use classification. No formal method of adoption of changes of land use classification seems to have been pursued, but the editor has incorporated approved land use changes in the ordinance, following Section 3-1 ]

**ORDINANCE NO. 38**

**AN ORDINANCE ESTABLISHING A LAND USE PLAN WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY, NEVADA; CREATING AND CLASSIFYING LAND USE DISTRICTS; ESTABLISHING BUILDING SETBACK LINES; REGULATING THE USE OF LAND AND THE LOCATION, HEIGHT AND BULK OF BUILDINGS AND STRUCTURES WITHIN THE VARIOUS DISTRICTS; DEFINING AND VESTING CERTAIN DUTIES UPON A DULY APPOINTED PLANNING COMMISSION; CREATING A BOARD OF ZONING ADJUSTMENT AND DELEGATING TO THE BOARD ADMINISTRATIVE FUNCTIONS; PROVIDING A PENALTY FOR VIOLATION OF THE PROVISIONS HEREOF; AND OTHER MATTERS PROPERLY RELATING THERETO.**

[ Book "Q", p. 381 (7-20-1948) ; amended Book "R", p. 39 (7-5-1949) ]

**THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN :**

**Section 1. Purpose and authority. In order to provide the economic and social advantages resulting from an orderly planned use of natural resources and to conserve and promote the public health, safety and general welfare, there is hereby established an official Land Use Plan for Washoe County classifying land in the unincorporated area of the county to provide for the most desirable utilization of that land. This plan is adopted pursuant to the provisions of Chapter 110, Statutes of Nevada 1941, known**

hereafter as the Planning Act, and all acts amendatory thereof or supplementary thereto.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 2. Definitions.** Certain words and terms used in this ordinance are defined for the purpose of this ordinance as follows:

1. "Person" includes a firm, corporation, municipal corporation, association, club, business trust, estate or any group or combination acting as a unit, as well as a natural person.
2. "Board of Adjustment", "County Commissioners", "County Engineer", "County Clerk", "Building Code", and "Building Inspector", shall mean respectively the "Board of Zoning Adjustment", "Board of County Commissioners", "County Engineer", "County Clerk", "Building Code" and "Building Inspector of Washoe County, Nevada". "Planning Commission" shall mean that commission which is designated by the Board of County Commissioners to fulfill the functions and duties of a planning commission as prescribed in Chapter 110, Statutes of Nevada 1941, for and on behalf of Washoe County, Nevada, and any other political subdivisions authorizing the commission to perform such planning functions on behalf of such subdivisions.
3. "County" shall mean the County of Washoe.
4. "Map" shall mean the official Land Use Map of Washoe County.
5. "Building" shall include the word "structure".
6. "Shall" is mandatory and not directory.
7. "Used" shall include the words "arranged, designed, or intended to be occupied."
8. A "dwelling" is any building or portion thereof which is used as the private residence or sleeping place of one or more human beings, but not including hotels, clubs, or lodging houses, or any institution such as an asylum, rest homes, hospital, or jail where human beings are housed by reason of illness or under legal restraint.
  - ( a ) Single family dwelling shall mean a detached dwelling occupied exclusively by one family.
  - ( b ) Two family dwelling shall mean a detached dwelling occupied exclusively by two families.
  - ( c ) Multiple family dwelling shall mean a detached dwelling occupied exclusively by three or more families.
9. "Club" shall mean an association of persons, whether incorporated or unincorporated, formed for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.
10. "Section" shall mean a section of this ordinance unless some other ordinance or other statute is referred to.
11. "Automobile storage space" shall mean any permanently maintained space, on the same lot or parcel of land as is the building or use which it is designed to serve, of adequate size, location and arrangement to permit the storage of, and to be readily accessible under its own power to, a passenger automobile of average size.
12. "Lot" shall mean and include any distinct parcel of real property which is a portion of a subdivision filed in accordance with law and intended for sale or for building development.

13. "Billboard" shall mean any sign or advertisement used as an outdoor display by painting, posting, or affixing on a surface of pictures, emblems, words, figures, numbers, or lettering for the purpose of making anything known, the matter so advertised or displayed being remote from its point of sale.

14. "Sign" shall mean any words, lettering, parts of letters, figures, numerals, phrases, emblems, devices, designs, trade names, or trade marks by which any person, profession, commodity, business, or fact is made known.

15. "Non-conforming" shall refer to a building constructed or used, or a lot or parcel of land used in a manner or for a purpose not in conformity with the regulations set forth as applicable to the zone in which such land or building is situated.

16. "Trailer Park" ( Trailer Camp ) shall refer to any lot or parcel of land used for the parking of two or more trailers whether on wheels, skids, blocks, or rollers, but not structurally anchored to a foundation.

17. "Building Setback" shall mean a distance between the street right-of-way line or easement and the building setback line established by this ordinance.

18. "Front Yard" shall mean a space lying between the front of the main building and the front line of the lot or parcel and extending from one side property line to the other, which shall be kept open and unoccupied except as provided herein.

19. "Rear Yard" shall mean a space lying between the rear of the main building and the rear line of the lot or parcel, and extending from one of the side property lines to the other, which shall be kept open and unoccupied except as provided herein.

20. "Side Yard" shall mean a space on either side of a main building and the nearest side property line, extending from the front yard to the rear yard, which shall be kept open and unoccupied except as provided herein.

21. "Parcel of Land" shall mean a contiguous quantity of land in the possession of, or owned by, or recorded as the property of the same claimant or person.

22. "Required Area" shall refer to a minimum area upon which any building may be constructed, moved, altered, or enlarged or the premises of which are used as provided in this ordinance, and shall mean:

( a ) The area of a lot which is shown as part of a subdivision recorded as a final map; or

( b ) An area of:

- ( 1 ) Five acres in Land Use Zone A-4.
- ( 2 ) Two and one-half acres in Land Use Zone A-2.
- ( 3 ) One acre in Land Use Zone A-1.
- ( 4 ) Thirty thousand square feet in Land Use Zone A-3.
- ( 5 ) Thirty thousand square feet in Land Use Zone E-2.
- ( 6 ) Fifteen thousand square feet in Land Use Zone E-1.
- ( 7 ) Six thousand square feet in any other Land Use Zone set forth

in this ordinance.

( c ) The area of a parcel of land which is not part of a subdivision recorded as a final map, provided that the person having right of possession of the parcel neither owns nor has right of possession of any contiguous parcel of property, and further provided that the deed or contract of sale by which such right of possession was separated, has been recorded prior to the first public hearing on this ordinance and the official Land Use Map made a part thereof.

23. "Required Width" shall mean:

( a ) The average width of a lot which is shown as a part of a subdivision recorded as a final map; or

## ( b ) An average width of:

- ( 1 ) One hundred and fifty feet in Land Use Zone A-2 and A-4.
- ( 2 ) One hundred and twenty feet in Land Use Zone A-1.
- ( 3 ) One hundred feet in Land Use Zones E-2 and A-3.
- ( 4 ) Eighty feet in Land Use Zone E-1.
- ( 5 ) Fifty feet in any other Land Use Zones set forth in this

ordinance.

( c ) The average width of a parcel of land which is not part of a recorded subdivision, provided that the person having right of possession of the parcel neither owns nor has right of possession of any contiguous parcel of property, and further provided that the deed or contract of sale by which such right of possession was separated has been recorded prior to the first public hearing held on this ordinance.

24. "Home Occupation" shall mean any use of property or use of a building carried on by the owner of a lot or parcel of land within a dwelling or within a building necessary to a dwelling provided that such use is incidental and secondary to the use of the property for dwelling purposes and does not alter the character of the property.

[ Book "Q" , p. 381 ( 7-20-1948 ) ; amended Book "R" , p. 39 ( 7-5-1949 ) ]

**Section 3. Establishment of districts.**

A. In order to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings, to regulate the area of yards and other open spaces, fifteen classes of land use zones are hereby established to be known as follows:

1. Zone A-1, First Agricultural Zone;
2. Zone A-2, Second Agricultural Zone;
3. Zone A-3, Suburban Farm Zone;
4. Zone A-4, Forestry and Conservation Zone;
5. Zone E-1, First Estates Residence Zone;
6. Zone E-2, Second Estates Residence Zone;
7. Zone R-1, Single Family Residence Zone;
8. Zone R-2, First Multiple Residence Zone;
9. Zone R-3, Second Multiple Residence Zone;
10. Zone R-4, Unlimited Multiple Residence Zone;
11. Zone C-1, Limited Commercial Zone;
12. Zone C-2, General Commercial Zone;
13. Zone M-1, Light Manufacturing Zone;
14. Zone M-2, Heavy Manufacturing Zone;
15. Zone M-3, Open Use Zone;

which several classes of Land Use Zones are shown and delineated on that certain map or maps entitled "Land Use Plan, a part of the Master Plan of Washoe County, Nevada", attached hereto and expressly made a part hereof.

B. The portions of the unincorporated territory hereinafter in this ordinance established as, and placed within the several zone districts, are the first portions of such unincorporated territory surveyed and studied for the purposes to be served by this ordinance because of the necessity therefor in these particular portions. When appropriate, and after surveys have been made, new portions to be known as districts will be added by ordinance, such ordinance to amend this ordinance by adding thereto new subsections following Section 3-1.

[ Book "Q", p. 381 ( 7-20-1948 ) ; amended Book "R", p. 39 ( 7-5-1949 ) ]

Section 3-1. Amendments to land use plan; changes in land use classification.

The provisions of this section constitute amendments to the Land Use Plan, a part of the Master Plan of Washoe County, Nevada.

A. The Land Use Plan of Washoe County is hereby amended by amending the several Land Use Zones shown upon that certain map entitled "Land Use Plan, a part of the Master Plan of Washoe County, Nevada, District No. 1", to the several Land Use Zones as shown on the amended map entitled, "Land Use Plan, a part of the Master Plan of Washoe County, Nevada", and certified thereon as an amended map.

B. The Land Use Plan of Washoe County is hereby amended by changing all that area classified in Land Use Zone M-3 to the several zones within the District Boundaries as delineated upon that certain map entitled "Land Use Plan, a part of the Master Plan of Washoe County, Nevada, District No. 2".

C. The Land Use Plan of Washoe County is hereby amended by changing all that area classified in Land Use Zone M-3 to the several zones within the district boundaries as delineated upon that certain map entitled "Land Use Plan, a part of the Master Plan of Washoe County, Nevada, District No. 3".

D. The Land Use Plan of Washoe County is hereby amended by changing all that area classified in Land Use Zone M-3 to the several zones within the district boundaries as delineated on that certain map entitled "Land Use Plan, a part of the Master Plan of Washoe County, Nevada, District No. 4".

[ Added Book "R", p. 39 ( 7-5-1949 ) ; amended Book "S", p. 201 ( 3-5-1954 ) ]

E. The Land Use Plan of Washoe County is hereby amended by changing all that area classified in Land Use Zone M-3 to the several zones within the district boundaries as delineated on that certain map entitled "Land Use Plan, a part of the Master Plan of Washoe County Nevada, District No. 5".

Book T, p.165-66 (7-20-1957).

**Section 3-2. Changes of land use classification: ( 1946 ).**

The map showing and delineating the various districts entitled "Land Use Plan, a part of the Master Plan of Washoe County, Nevada" attached to Ordinance No. 38, and made a part of Section 3 thereof, is hereby amended as follows:

1. The land in the SE 1/4 of Section 13, T. 19 N., R. 19 E., except that portion south of Casazza Street, formerly situated in Zone A-1 is rezoned into Zone R-1.
  2. The land described as the SW 1/4 of Section 15, T. 19 N., R. 19 E., a strip of land 150 feet in width at the intersection of South Verdi Road and Hunter Lake Drive, extending in a north-south direction 150 feet on each side of the right-of-way of South Verdi Road and bounded on the east by the westerly right-of-way line of the South Verdi Road and Hunter Lake Drive formerly situated in Zone R-1 is rezoned into a C-1 Zone.
  3. The land described as the SW 1/2 of Section 31, T. 19 N., R. 20 E., a strip of land 250 feet in width bounded on the north by Yoakam Lane and on the east by the westerly right of way of South Virginia Road; the NE 1/4 of Section 6, T. 18 N., R. 20 E., a strip of land 250 feet in width bounded on the east by the westerly right-of-way of South Virginia Road and on the south by the north bank of Dry Creek, formerly situated in Zone A-1 is rezoned into a C-1 Zone.
  4. The land described as S 1/2 of Section 13, T. 19 N., R. 19 E., that portion bounded on the north by the Reno City Limits and Casazza Street, on the west by the easterly right-of-way of the Virginia and Truckee Railway and on the east by the northerly extension line of Airport Way; the N 1/2 of Section 24, T. 19 N., R. 19 E., that portion bounded on the west by the easterly right-of-way of the Virginia and Truckee Railway and on the east by Airport Way and its northerly extension; the S 1/2 of Section 24, T. 19 N., R. 19 E., that portion bounded on the west by the easterly right-of-way of the Virginia and Truckee Railway, on the east by Airport Way and on the south by Airport Road, formerly situated in Zone A-1 is rezoned into a C-2 Zone.
  5. The land described as all of the S 1/2 of Section 35, T. 20 N., R. 19 E., excepting that portion west of U. S. Highway No. 395; all of the SW 1/4 of Section 36, T. 20 N., R. 19 E., excepting that portion west of U. S. Highway No. 395; all of the SW 1/4 of Section 36, T. 20 N., R. 19 E.; all of the NE 1/4 of the NW 1/4 of Section 1, T. 19 N., R. 19 E., formerly situated in Zones A-1 and A-2 is rezoned into an M-2 Zone.
  6. The land described as the SE 1/4 of Section 13, T. 19 N., R. 19 E.; that portion bounded on the north by Casazza Street and on the west by the northerly extension line of Airport Way; the NE 1/4 of Section 24, T. 19 N., R. 19 E., Airport Way; the NE 1/4 of Section 24, T. 19 N., R. 19 E., that portion east of Airport Way and east of a line extending north from Airport Way; the SE 1/4 of Section 24, T. 19 N., R. 19 E., that portion east of Airport Way and north of Airport Road, formerly situated in Zone A-1 is rezoned into an E-1 Zone.
  7. The land described as Section 30, T. 19 N., R., 20 E., that portion south of Peckham Lane; the SW 1/4 of Section 29, T. 19 N., R. 20 E., that portion south of Peckham Lane and west of Longley Lane; the N 1/2 of Section 31, T. 19 N., R. 20 E., that portion east of the easterly right-of-way of the Virginia and Truckee Railway; the NW 1/4 of Section 32, T. 19 N., R. 20 E., that portion west of Longley Lane, formerly situated in Zone A-2 is rezoned into an E-1 Zone.
- [ Book "Q" , p. 53 ( 6-20-1946 ) ]

**Section 3-3. Change of land use classification: ( 1949 ).**

The map showing and delineating the various districts entitled "Land Use Plan, a part of the Master Plan of Washoe County, Nevada," attached to Ordinance No. 38 and made a part of Section 3 thereof, is hereby amended as follows:

All those certain lots, parcels and pieces of land consisting of lots numbered 1-11 inclusive, Block "A", Sun Acres Tract No. 3, Washoe County, Nevada, formerly situated in Land Use District C-1 are rezoned into Zone M-1.

[ Book "R", p. 10 ( 5-5-1949 ) ]

**Section 3-4. Change of land use classification: (Case No. C-12, 1949 ).**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing all that area shown upon that certain map entitled "Change of Land Use Zone, Case No. C-12" to those zones shown upon the map.

[ Book "R", p. 49 ( 7-20-1949 ) ]

**Section 3-5. Change of land use classification: ( Verdi, 1949 ) ] .**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing Blocks A, B and C of Lake Park Subdivision, Verdi, from Zone E-1 to Zone R-1.

[ Book "R", p. 96 ( 11-5-1949 ) ]

**Section 3-6. Change of land use classification: ( Property south of Washoe County Golf Course and bounded by Moana Lane and Plumas Street - 1950 ).**

Property situated south of the Washoe County Golf Course and bounded by Moana Lane and Plumas Street is rezoned from Zone E-1 to Zone R-4.

[ Book "R", p. 124 ( 1-24-1950 ) ] [ Application for change of land use was made by John S. Sinai and he agreed to file with the board of county commissioners a written agreement stating that the land in question would be used for hotel purposes. ]

**Section 3-7. Change of land use classification: ( Westerly extension of M-1 Zone - 1951 ) .**

The property lying on the north side of the Western Pacific Railroad in the SW 1/4 of Section 35, T. 20 N., R. 19 E., is rezoned from Zone M-1 ( Light Manufacturing ) to Zone A-1 ( First Agricultural ) .

[ Book "R", p. 286 ( 2-5-1951 ) ]

**Section 3-8. Change of land use classification: Case No. C-30-1953.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described parcel from E-1 ( First Estates ) to R-1 ( Single Family Residence ) : All that land lying westerly and southerly of the Reno City Limits, extending westerly to the easterly boundary of the Callahan property and southerly to Mayberry Drive, commonly known as the Ferris Ranch Tract.

[ Book "S", p. 13 ( 2-20-1953 ) ]

**Section 3-9. Change of land use classification: Case No. C-29 - 1953.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property: Land in the Kietzke Lane area from its intersection with South Virginia Street to the Truckee River, from an A-1 ( First Agricultural ), E-1 ( First Estates Residential ) and C-1 ( Neighborhood Shopping to a C-2 ( Local Commercial ) and M-1 ( Light Industrial ) classification.

[ Book "S", p. 14 ( 2-20-1953 ) ]

**Section 3-10. Change of land use classification: Case No. C-31 - 1953.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing all that area shown upon that certain map entitled "Change of Land Use Zone, Case No. C-31" to those zones shown upon the map.

[ Book "S", p. 52 ( 5-20-1953 ) ] [ Land lying on both sides of South Virginia Road between Moana Lane and Kietzke Lane. ]

**Section 3-11. Change of land use classification: Green Acres Subdivision, Lake Tahoe - 1953.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of Matt Green's property in Green Acres Subdivision, Lake Tahoe, Nevada, as follows: Lots 7 and 8 from C-1 ( Limited Commercial ) to C-2 ( General Commercial ) ; Lots 14, 15, 16, 17 and 18 from R-3 ( Second Multiple Residential ) to C-1 ( Limited Commercial ).

[ Book "S", p. 96 ( 8-20-1953 ) ]

**Section 3-12. Change of land use classification: Property east of Pyramid Way and north of Greenbrae No. 5 - 1953.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of property situated east of Pyramid Way and north of Greenbrae No. 5, Sparks, Nevada, from Zone A-1 ( First Agricultural ) to Zone C-1 ( Local Commercial ).

[ Book "S", p. 111 ( 9-5-1953 ) ]

**Section 3-13. Change of land use classification: Case No. C-37 - 1953.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of property situated northerly of South Verdi Road, southerly to the Truckee River and extending from the Mayberry Bridge easterly to approximately the entrance to Highland Park Subdivision, Washoe County, Nevada, from Zone A-1 ( First Agricultural ) to Zone R-4 ( Unlimited Multiple Family Residence ).

[ Book "S", p. 124 ( 10-5-1953 ) ]

**Section 3-14. Change of land use classification: Case No. C-40 - 1954.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the Hart properties situated at Crystal Bay, Lake Tahoe, Nevada, from R-1 ( Single Family Residential ) and C-1 ( Neighborhood Shopping ) to C-2 ( General Commercial ), all as shown and delineated on that certain map entitled "Change of Land Use Zone, Case No. C-40.

[ 7-24-1954 ]

**Section 3-15. Change of land use classification: Case No. C-41 - 1954.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the "old Juel Callahan property" from E-1 ( First Estates Residence ) to R-1 ( Single Family Residential ), all as shown and delineated on that certain map entitled "Change of Land Use Zone, Case No. C-41.

[ 7-24-1954 ]

**Section 3-16. Change of land use classification: Case No. C-42 - 1954.**

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of all that land south and east of the Western Pacific Railroad, and



north of a line 327 feet more or less north of an parallel to the east-west center line of Section 23, Township 20 N., R. 19 E., M.D.B. & M. from A-2 (Second Agricultural) to M-1 (Light Industrial), all as shown and delineated on that certain map entitled "Change of Land Use Zone, Case No. C-42."

(12-2-1954) (Book "S", p 315)

Section 3-17. Change of land use classification: Case No. C-43 - 1954.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the property described as the Piretto Ranch on Mayberry Drive (South Verdi Road) between South Verdi Road and the Truckee River from the Mayberry Ranch easterly to the Caughlin property from A-1 (First Agricultural) to R-4 (Unlimited Multiple Residence), all as shown and delineated on that certain map entitled "Change of Land Use Zone, Case No. C-43," subject, however, to deeds being obtained for a right-of-way dedication for the widening of Mayberry Drive to a full 80 feet. As soon as dedications of right-of-way are obtained, this section shall become effective.

(12-2-1954) (Book "S", p. 315)

Section 3-18. Change of land use classification: Case No. C-45 - 1955.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of property owned by Albina Carano and Silver J. Carano located on Lake Side Drive to the south of Virginia Lake from E-1 (First Estates Residence) to R-2 (First Multiple Residence), all as shown and delineated on that certain map entitled "Change of Land Use Zone, Case No. C-45."

(Book "S", p. 378 (4-5-1955); Book "S", p. 381 (4-20-1955); Book "S", p. 395 (5-10-1955)).

Section 3-19. Change of land use classification: Case No. C-46 - 1955.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of property owned by Mrs. Josephine L. Birch lying in Sections 32 and 33, T. 20 N., R. 20 E., and the westerly 300 feet of Section 34, T. 20 N., R. 20 E., from A-2 (Second Agricultural) to A-1 (First Agricultural), all as shown and delineated on that certain map entitled "Change of Land Use Zone, Case No. C-46."

(Book "S", p. 400 (5-20-1955); Book "S", p. 411 (6-6-1955))

Section 3-20. Change of land use classification: Case No. C-47 - 1955.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of property located near Cal-Neva Lodge, Cal-Neva Club, Ta-Neva-Ho, and Tahoe Biltmore, in the Nevada Vista Subdivision, Lake Tahoe, Nevada, from R-1, R-2, R-3 and C-1 to R-3, C-1 and C-2, all as shown and delineated on that certain map entitled "Change of Land Use Zone, Case No. C-47."

(Book "S", p. 400 (5-20-1955); Book "S", p. 413 (6-6-1955)).

Section 3-21. Change of Land Use Classifications: Case No. C-50 - 1955.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of property known as the RISSONE RANCH to a depth of 250' southerly and parallel to Dickerson Road from A-1 to M-1 and the remaining properties along the southerly right of way line of Dickerson Road from the easterly line of the Rissone Ranch to the Second Street underpass from A-1 to C-1 for a depth of 250', all as shown and delineated on that certain map entitled "Change of Land Use Zone, Case No. C-50."

(Book "S", p. 454 (8-22-1955)).

Section 3-22. Change of land use classification: Case No. C-52 1955.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property:

T-19N., R-19E., MDB&M; NW $\frac{1}{4}$  of NE $\frac{1}{4}$ , Sec. 9; E $\frac{1}{2}$  of NW $\frac{1}{4}$ , Sec. 9; SE $\frac{1}{4}$ , Sec. 4; E $\frac{1}{2}$  of SW $\frac{1}{4}$ , Sec. 4; E $\frac{1}{2}$  of NW $\frac{1}{4}$ , Sec. 4, NE $\frac{1}{4}$  Sec. 4; in T-20N, R-19E, MDB&M; SE $\frac{1}{4}$ , Sec. 33; E $\frac{1}{2}$  of SW $\frac{1}{4}$ ; Sec. 33; Frac. of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Sec. 33; Frac. of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  Sec. 33,

From M-3 to A-1 and A-2 as shown and delineated on that certain map entitled Change of Land Use District Case C-52 (Book A Pg. 464)

Section 3-23. Change of land use classification: Case No. C-53 1955.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property:

All those portions of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Sec. 26, T-20N, R-19 E, MDB&M, westerly of the Western Pacific RR tracks, said properties lying on both sides of US 395, North, below the Branding Iron Bar.

From A-2 (Second Agricultural) to A-1 (First Agricultural) as shown and delineated on that certain map entitled Change of Land Use District Case No. C-53. (Book S. Pg. 72, 10-20-55)

Section 3-24 Change of land use classification: Case No. C-55 1955.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property:

Parcels in and adjacent to Panther Valley in Section 23 and the NE $\frac{1}{4}$ , Section 22, T-20N, R-19E, MDB&M, From A-2 (Second Agricultural) to A-1 (First Agricultural) classification, as shown and delineated on that certain map entitled Change of Land Use District Case No. C-55, Book S-Pg. 494, Dec. 20th. 1955.)

Section 3-25 Change of land use classification: Case No. C-56 1956.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property:

Properties north and east of Prospect Hill Subdivision - S $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; and W $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 35, T-20N, R-19E, MDB&M, from A-2 (Second Agricultural) to E-1 (First Estates Residential) classification, as shown and delineated on that certain map entitled Change of Land Use District Case No. C-56, Book S.-Pg. 513, Jan. 20th. 1956.)

Section 3-26 Change of land use classification: Case No. C-57 1956.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property:

Twenty-six (26) acre parcel above Steamboat Ditch on Hunter Lake Road in the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 22, T. 19 N., R. 19 E., MDB&M from A-1 (First Agricultural) to E-2 (Second Estates Residential) classification, as shown and delineated on that certain map entitled Change of Land Use District Case No. C-57, Book S.-Pg. 520, February 6th. 1956.)

Section 3-27 Change of land use classification: Case No. C-58 1956.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property:

Property situated between State Line 28 and Lake Tahoe, just west of the Incline Camp Grounds from E-2 (Second Estates Residential) to E-1 (First Estates Residential) classification as shown and delineated on that certain map entitled Change of Land Use District Case No. C-58, Book S.-Pg. 562, April 20th. 1956.)

Section 3-28 Change of land use classification: Case No. C-60 1956.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property:

Property situated on the Gettle, Smith-Peterson, Redfield, Rossi, Garibaldi and Inland Freight Lines properties on the south side of Glendale Road, just west of the Truckee River, from A-1 (First Agricultural) to M-1 (Light Manufacturing) classification as shown and delineated on that certain map entitled Change of Land Use District Case No. C-60, Book T.-Pg. 1 and 2, August 6th. 1956.)

Section 3-29 Change of land use classification: Case No. C-64 1956.

The Land Use Plan of Washoe County, Nevada, is hereby amended by changing the classification of the following described property:

Properties situated on the south side of Hash Lane bounded on the south by the Lake Ditch, the south line of the McKay, Maybrier, Albright and Willis properties and an easterly extension of the Willis property line to South Virginia Road, from A-2 (Second Agricultural - one (1) house per 2 $\frac{1}{2}$  acres) to A-1 (First Agricultural - one (1) house per acre) classification as shown and delineated on that certain map entitled Change of Land Use District Case No. C-64, Book T.-Pg.45, November 20th. 1956.)

**Section 4. Boundaries of land use zones.**

A. It is hereby declared that in the creation of this ordinance and Land Use Plan, the board of county commissioners has given careful consideration to the peculiar suitability of each and every such district for the particular regulations applied thereto, and the necessary, proper and comprehensive groupings and arrangements of the various uses and densities of population in accordance with well-considered plan for the health, safety, general welfare, and economic development of the unincorporated area of Washoe County and in relation to plans now being prepared for adjacent municipalities.

B. The regulations of this ordinance are hereby established and declared to be in effect upon all land included within the boundaries of each and every district shown upon the map or maps adopted by this ordinance.

C. Where uncertainty exists as to the boundary of any Land Use Zone shown on the map or maps, the Planning Commission shall interpret the intent of the map as to the location of boundaries subject to the following rules:

1. Boundaries shown approximately on street lines, alley lines or parcel lines shall be construed to follow such lines.

2. When any public highway, road, street, alley or way is hereafter abandoned, or vacated in accordance with the provisions of the Statutes of Nevada, the regulations applicable to each parcel of abutting property shall apply to that portion or such street or alley added thereto by reason of such vacation or abandonment.

D. Except as hereinafter provided:

1. No lot or parcel of land shall be used for any purpose or in any manner not specifically permitted in the regulations set forth as applicable to the Land Use District in which such lot or parcel is situated.

2. No building shall be constructed which is to be used for a purpose or in a manner not specifically permitted.

3. No building shall be constructed or altered on any lot or parcel of land, if the height and bulk of such building, the required area, required width, or required yards and open spaces are not in conformance with the regulations set forth as applicable to the Land Use Zone in which such lot or parcel is situated.

[ Book "Q", p. 381 ( 7-20-1948 ); amended Book "R", p. 39 (7-5-1949 )]

**Section 5. A-1; First Agricultural Zone.**

A. Uses permitted:

The following uses are permitted on a lot or parcel of land having the required area and required width:

1. Single family dwellings of a permanent character, and accessory buildings and uses thereto.

2. Stables.

3. Farms for the raising or growing and marketing on a commercial scale of poultry, rabbits, livestock, tree and bush crops and field crops, but not including the commercial slaughtering of cattle, sheep, goats and hogs.

4. Buildings for the sale and display of products grown or raised on the premises, provided no such buildings are situated closer than 50 feet to any property classified in Land Use Zones R-1, R-2, R-3, R-4, E-1 or E-2, or closer than 30 feet to any street or highway.

5. Buildings, corrals, coops, pens, stables or structures used in conjunction with farming, provided that they be located not closer than 100 feet to any street

or highway, or to any public park or school, or to any land classified in Land Use Zones R-1, R-2, R-3, E-1 or E-2.

6. The following utility and public uses, provided that they be located not closer than 300 feet to any land classified in Land Use Zones R-1, R-2, R-3, E-1, or E-2:

- ( a ) Water storage tanks.
- ( b ) Electrical substations or power boosters or conversion plants.
- ( c ) Stations for passengers of busses, stages, and railways, but not including repair or assembly facilities.

7. Recreational and educational uses and buildings; churches, temples, or other structures used exclusively for religious worship; tennis, golf, civic or country clubs not operated as commercial enterprises.

8. One unlighted sign not exceeding 16 square feet in area, provided that such sign is located not closer than 10 feet to any street or highway, and further provided that the sign pertains only to the sale, lease or hire of the premises or the products grown on the premises.

9. Dude or guest ranches if situated on a lot or parcel of land having an area of 5 or more acres, provided that guest rooms or guest cottages do not have kitchen facilities in conjunction therewith.

B. Each lot or parcel of land shall have a front yard having a depth equal to the building setback distance as required by the provisions of Section 23.

C. There shall be a side yard along each side of the main building, each such side yard to have a width of not less than 10 percent of the average width of the lot or parcel of land.

D. Each lot or parcel of land shall have a rear yard with a depth of not less than 40 feet.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 6. A-2; Second agricultural zone.**

**A. Uses permitted:**

1. Any use permitted in A-1, First Agricultural Zone, on a lot or parcel of land having the required area and required width.

B. Each lot or parcel of land shall have a front yard having a depth equal to the building setback distance as required by the provisions of Section 23.

C. There shall be a side yard along each side of the main buildings, each such side yard to have a width of not less than 10 percent of the average width of the lot or parcel of land, but in no event to be less than 15 feet.

D. Each lot or parcel of land shall have a rear yard with a depth of not less than 40 feet.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 7. A-3; Suburban farm zone.**

**A. Uses permitted:**

1. Any and all uses permitted in Land Use Zone A-1 on a lot or parcel of land having the required area and required width.

2. Home occupation as that term is herein defined; provided, however, that if such home occupation is conducted in an accessory building, such accessory building shall be located not closer than 150 feet to the street upon which such lot or property

fronts, not closer than 30 feet to any side lot line; and further provided, that plans for such occupation and accessory building are approved by the Planning Commission prior to its construction, or in the case of an existing building prior to its use for such purpose.

B. Each lot or parcel of land shall have a front yard having a depth equal to the building setback distance required by the provisions of Section 23.

C. There shall be a side yard provided along each side of the main building, each side yard to have a width not less than 10 percent of the average width of the lot or parcel.

D. Each lot or parcel of land shall have a rear yard having a depth of not less than 30 feet.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 8. A-4; Forestry and conservation zone.**

**A. Uses permitted:**

1. Watershed protection, water storage reservoirs, pipelines, transmission lines and substations, irrigation canals, and ditches.

2. Growing and preservation of trees and nursery stock.

3. Schools, churches, public buildings and institutions, sanitarium, hunting and fishing and skiing lodges, golf courses, wildlife refuges, game farms and public camp grounds ( but not including trailer parks ); provided that no enterprise or activity accessory to such uses and customarily carried on as a commercial enterprise or activity be permitted; and further provided, that plans for all buildings be approved by the Planning Commission as to design, appearance and use.

4. Highway and public utility maintenance camps, sawmills, lumber camps, and other enterprises for the production of forest products, provided that the design and location of all structures be first approved by the Planning Commission.

5. Single family dwellings on a lot or parcel of land having the required area and required width.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 9. E-1; First estates residence zone.**

**A. Uses permitted:**

The following uses are permitted on a lot or parcel of land having the required area and required width.

1. One single family dwelling of a permanent nature and accessory buildings customary and incidental to such dwelling located on the same lot or parcel, including a private garage with a capacity of not to exceed four automobiles.

2. Detached dwelling quarters for guests or servants; provided that the lot or parcel has an area in excess of 20,000 square feet; and further provided, that such quarters have no kitchen facilities or equipment that can be used for kitchen facilities.

B. Each lot or parcel of land shall have a front yard having a depth equal to the building setback distance required by the provisions of Section 23.

C. There shall be a side yard provided along each side of the main building, each side yard to have a width not less than 10 percent of the average width of the lot or parcel.

D. Each lot or parcel of land shall have a rear yard having a depth of not less than 30 feet.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 10. E-2; Second estates residence zone.****A. Uses permitted:**

The following uses are permitted on a lot or parcel of land having the required area and required width.

1. Any use permitted in E-1 First Estates Residence Zone.
  2. Dwelling quarters for servants or domestics employed on the premises; provided such lot or parcel has an area in excess of 30,000 square feet.
  3. Detached dwelling quarters for guests; provided that such quarters have no kitchen facilities or equipment that can be used for kitchen facilities.
- B. Each lot or parcel of land shall have a front yard having a depth equal to the building setback distance as required by the provisions of Section 23.
- C. There shall be a side yard along each side of the main building, each such side yard to have a width of not less than 10 percent of the average width of the lot or parcel of land, but in no event to be less than 10 feet.
- D. Each lot or parcel of land shall have a rear yard with a depth of not less than 40 feet.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 11. R-1; Single family residence zone.****A. Uses permitted:**

The following uses are permitted on a lot or parcel of land having the required area and required width:

1. One single family dwelling of a permanent nature, and accessory buildings customary and incidental to such dwelling located on the same lot or parcel, including a private garage with a capacity of not to exceed 3 automobiles.
  2. The maximum building height of all buildings shall not exceed 2 stories or 35 feet.
- B. Each lot or parcel of land shall have a front yard having a depth not less than the setback distance as required by the provisions of Section 23.
- C. There shall be a side yard provided along each side of the main building, each such side yard to have a width of not less than 10 percent of the average width of the lot or parcel of land but in no event to be less than 5 feet.
- D. Each lot or parcel of land shall have a rear yard having a depth of not less than 20 percent of the average depth of the lot or parcel.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 12. R-2; First multiple residence zone.****A. Uses permitted:**

The following uses are permitted on a lot or parcel of land having the required area and required width.

1. Any use permitted in R-1, Single Family Residence Zone.
2. Detached single family dwellings, two-family dwellings, and multiple family dwellings; provided that not more than one dwelling, attached or detached, be provided for each 3,000 square feet of area contained in such lot or parcel of land; and further provided, that not more than four such dwelling units be combined in a single structure on any lot or parcel of land.
3. Churches, Sunday schools, temples, and other places of religious worship wherein services are conducted within a permanent building.

B. Each lot or parcel of land shall have a front yard having a depth not less than the set back distance as required by the provisions of Section 23.

C. There shall be a side yard provided along each side of the main building, each such side yard to have a width equal to not less than 10 percent of the average width of the lot or parcel of land, but in no event to be less than 5 feet.

D. Each lot or parcel of land shall have a rear yard having a depth not less than 15 percent of the average depth of such lot or parcel.

E. No building shall exceed a height of 2 stories or 30 feet.  
[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 13. R-3; Second multiple residence zone.**

A. **Uses permitted:**

The following uses are permitted on a lot or parcel of land having the required area and required width.

1. Any use permitted in R-2, First Multiple Residence Zone.
2. Multiple family dwellings and apartment houses; provided that not more than one single family dwelling or apartment attached or detached, shall be constructed for each 1,500 square feet of area contained in such lot or parcel.
3. Schools, colleges, and public libraries.
4. Parks and playgrounds.
5. Fire department and stations, lodge halls and private clubs.
6. Boarding and rooming houses, ,fraternity and sorority houses.
7. Accessory buildings, including private garages with a total capacity of not more than 3 garages for each 2 single family dwellings or apartments.

B. Each lot or parcel of land shall have a front yard having a depth of not less than the setback distance as required by the provisions of Section 23.

C. There shall be a side yard provided along each side of the main building, each such side yard to have a width of not less than 10 percent of the average width of the lot or parcel of land, but in no event to be less than 5 feet. The width of each side yard shall be increased by 1 foot for each 2 feet of building height in excess of 30 feet.

D. Each lot or parcel of land shall have a rear yard having a depth not less than 10 percent of the average depth of the lot or parcel.

E. No building shall have a height of more than 3 stories.  
[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 14. R-4; Unlimited multiple residence zone.**

A. **Uses permitted:**

The following uses are permitted on a lot or parcel of land having the required area and required width.

1. Any use permitted in R-3, Limited Multiple Residence Zone.
2. Hotels; provided that only such business uses as are customarily conducted in conjunction with and incidental to hotels shall be permitted, on the condition that every public entrance to such businesses shall be from a lobby, hallway, or other interior portion of such hotel; and further provided, that no show window, sign or other matter advertising such business shall be visible from the outside of the hotel
3. Institutions of an educational or philanthropic nature, and homes for the children or aged.

4. Hospitals.
  5. Accessory buildings and uses.
  - B. Each lot or parcel of land shall have a front yard having a depth not less than the setback distance as required by the provisions of Section 23.
  - C. There shall be a side yard provided along each side of the main building, each such side yard to have a width of not less than 10 percent of the average width of the lot or parcel of land, but in no event to be less than 5 feet. The width of each side yard shall be increased by 1 foot for each 5 feet of building height in excess of 30 feet.
  - D. Each lot or parcel of land shall have a rear yard having a depth not less than 10 percent of the average depth of the lot or parcel.
- [ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 15. C-1; Limited commercial zone.**

**A. Uses Permitted:**

The following uses are permitted on a lot or parcel of land having the required area and required width.

1. Any use permitted in R-4, Unlimited multiple residence zone.
2. Retail stores, shops and businesses for the display and sale of unused merchandise within a building.
3. Cafes and restaurants in the event that no dancing, entertainment or gaming be conducted in conjunction therewith.
4. Antiques, Genuine; Aquarium ( if within a building ); Archery Range; Art Gallery; Assaying; Astrology Parlor; Automobile Court; Automobile Club (office); Automobile Parking Lot; Automobile Parts and Accessories, ( sale of new ); Automobile Sales ( new ); Automobile Service Station ( no repair ); Automobile Trailers (sale of new); Aviary; Awning Shop and Canvas Shop; Bakery (retail sale only from premises); Bank; Bar ( no entertainment); Barber Shop; Beauty Parlor; Beverage Sales (retail); Bicycles and Accessories (sale of new); Bicycle Rentals; Bicycle Repair Shop; Blueprinting; Books (sale of new); Bronzes (retail sale); Candy Store (retail); Chickens ( sale of dressed); Clairvoyance; Establishment for Cleaning and Dyeing Agency or Depot; Clothing (retail sale of new); Collection Agency; Confectionery Store; Conversion Plant (Electrical); Curio Shop; Dairy Products (retail sale of); Decorator's Studio; Delicatessen; Dental Laboratory; Department Store; Detective Agency, Private; Doctor's Office; Dressmaking Shop; Drive-In Lunch Stand; Drug Store; Dry Goods Store; Electrical Goods (retail sale of new); Embroidery Shop; Engraver; Extermination Service; Film Exchange; Financial Institution; Fine Arts Gallery; Fish Market (retail); Florist; Fortune Telling; Fumigation Service; Furniture (retail sale of new); Furrier Shop; Glass Cutting and Staining (if in conjunction with retail sales); Golf Driving Range; Greenhouse; Grocery Store; Gunsmith Store; Hardware Store; Hat Cleaning and Blocking (retail); Ice Delivery Stations; Ice Cream Parlor; Instruments, Musical (sale of new); Instruments (sale of new, professional and scientific); Interior Decorator; Jewelry Store; Knit Shop; Laundry Agency; Library, Circulating; Liquor Sales ( accessory to drug store or market); Locksmith Shop; Massage Parlor; Meat Market, Retail; Medical Building; Millinery Shop; Music Store; Music Studio or School; News Stand; Notions Store; Nursery (Children); Office Building; Optician or Optometrist; Paint Store, Retail (no mixing or manufacturing); Palmistry, Retail Sale of; Public Stenographer and Notary Public; Utility Office Building; Radio Broadcasting Studio; Radio



Service or Repair Shop; Real Estate Office; Reducing Salon; Shoe Repair Shop; Shoe Shining Stand; Signs, but not including billboards; Sign Painting Shop; Sponging and Pressing ( no dry cleaning or power-driven laundering ); Tailor ( no factory ); Taxidermist; Transformer Stations; Watch Repair Shop; X-Ray Operator.

B. No building shall exceed a height of 2 stories or 35 feet.

C. Each lot or parcel of land shall have a front yard having a depth of not less than the setback distance as required by the provisions of Section 23.

D. No building occupied for a commercial enterprise shall be constructed closer than 15 feet to the side property line of the lot or parcel upon which it is situated which abuts or is contiguous to property classified in Land Use Zone A-1, A-2, E-1, E-2, R-1, R-2, R-3 or R-4.

E. In the event that a lot or parcel of land is not bounded by an alley along the rear lot line, a rear yard having a depth of not less than 10 feet shall be required.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 16. C-2; General commercial zone.**

A. Uses permitted;

The following uses are permitted on a lot or parcel of land having the required width:

1. Any use permitted in C-1, Limited Commercial Zone.
2. The sale of used merchandise including automobiles, trucks and farming equipment, but not including wrecking or salvage yards.
3. Theatres, provided that one automobile parking space is provided on the same lot or parcel or on adjacent lots or parcels for each five seats provided within the theatre.
4. Auction House or Store; Automobiles, Sale of Secondhand; Automobile Rental; Bath House or Plunge; Billboards; Billiard or Pool Hall; Books, Sale of Used; Book Binding; Bottling Plant for soft drinks ( in conjunction with retail sales ); Bowling Alley ( within building ); Brooder House; Carpet Cleaning ( within building, soap and water, no mechanical beating ); Dancing Academy or School; Dancing; Public Ballroom; Drive-In Theatres; Dyeing of Yarns ( accessory to retail shop only ); Electrical Power Distributing Plant; Express Office; Furniture Repair and Rebuilding; Furniture Reupholstering and/or Redecorating Store or Shop; Furniture Storage; Garage, Public; Grocery Store ( wholesale ); Gymnasium; Laboratory, Experimental or Scientific; Launderette; Lockers, Food Storage; Monuments, Sale of; Motorcycle Repair Shop; Newspaper Printing Office; Old Gold, Dealer in; Optical Glass Grinding; Pawn Broker; Pet Shop; Photo Finishing ( wholesale ); Poultry Hatcheries; Printer and/or Publisher; Pumping Plant; Water; Railroad Station; Sanitarium; Secondhand Store ( other than Junk Yards and within building ); Skating Rink, Ice or Roller ( in permanent building ); Sub-station, Electrical; Swimming Pool, Commercial; Theatre ( includes drive-in ); Tire Shop, Repair and Vulcanizing; Trade School; Trailer Camp; Undertaking Parlor ( no crematory or interment ); Wholesaling unless otherwise classified.
5. Light Manufacturing and assembly incidental to retail sales from the premises; provided that not more than 25 percent of the ground floor area of any building shall be used for such purposes; and provided further, that no motor exceeding 1 horsepower shall be used for such purposes, and the total horsepower used in any such enterprise shall not exceed 5 horsepower.

B. Each lot or parcel of land shall have a front yard having a depth not less than the setback distance as required by the provisions of Section 23.

C. In the event that a lot or parcel of land is not bounded by an alley along

the rear lot line, a rear yard having a depth of not less than 10 feet shall be required.

[ Book "Q", p. 381 ; ( 7-20-48 )

**Section 17. M-1; Light manufacturing zone.**

**A. Uses permitted:**

The following uses are permitted on a lot or parcel of land having the required width.

1. Any use permitted in C-2, General Commercial Zone.
2. Aluminum Foundry, Electric; Animal Hospital; Arena, Sports (outside a building); Assembly Plants; Athletic Field (commercial); Automobile Body Repairs; Bakery (wholesale); Baseball Parks; Bicycle Race Track; Blacksmith Shop; Boat Building; Bottle Collecting, Storing or Sorting (no junk); Bottle Washing; Boxes and Crates, Sale of Secondhand; Brewery; Building Material Storage Yard (new materials); Burial Vaults Manufacturing; Bulk Oil Stations; Cabinet Shop; Canning and Preserving Factory; Car Barn; Car Loading Dock; Carpet Cleaning; Cemetery; Cesspool Cleaner Yard (equipment storage); Chromium Plating; Cleaning and Dyeing (wholesale); Clock Factory; Coffee Roasting and Packaging; Cold Storage Plant; Contractor's Plant and/or Storage Yard; Cotton Storage; Crate and Box Storage; Crating and Hauling Depots; Dog Kennel and Training School; Dry Goods Storage; Egg Candling; Electro-Plating Works; Equipment Storage Yard; Fabricating, other than any process producing annoying or disagreeable noise; Feed, Grain and Hay sales (Dealer); Felt Products Manufacturing; Fertilizer Storage (sacked); Fish Market, wholesale; Fruit Cannery; Fur Warehouse; Glass Working; Granite Grinding, Dressing or Cutting; Hemp Storage; House Mover (no salvage or junk yard); Humane Society Pound; Ice Plant; Iron Works, Ornamental; Jute Storage; Knitting Mill; Laundry, Steam or Wetwash; Liquor Distillation; Liquor Storage; Lumber Yard; Machine Shop (no Die Casting); Marble Grinding, Dressing or Cutting; Mattress Factory; Metals, Storage; Milk Bottling; Monument Works; Nuts, Processing of Bleached, Shelled, Polished, etc.; Packing House, Vegetable or Fruit; Paint Mixing; Paint Shop, Automobile; Paint Storage; Petroleum Products, Storage of and Wholesale; Pie Factory; Petroleum; Pipe Storage (if within a building); Plaster Storage; Plating Works; Plumbing Shop (storage yard); Poultry Slaughter; Pumping Plant, Oil; Rabbit Slaughter; Radio Broadcasting Station, including Antenna Towers; Sheet Metal Works; Rope Storage; Sawmill; Shingle Mill; Shooting Gallery; Stadium; Stage (Automobile); Storage Garage; Storage Warehouse; Tamale Factory; Terra Cotta Storage; Textile Storage; Tile Storage; Tinning Plant; Tire Rebuilding, Retreading; Tobacco Storage, Processed, Ready for Use; Truck Depot; Vegetable Cannery (No Pickle Making); Welding, Acetylene or Electric; Winery; Wine Storage; Woodyard; Woolen Goods Storage.

3. Manufacture of: Awnings, bags, barrels, batteries, bicycles, boats, brushes, burial vaults, candles, candy, cans, caskets, cigars, cigarettes, clothing, cosmetics, dairy products, dyes (other than coal tar products), electric signs, excelsior, furniture, generators, gloves and hats, harnesses, ice cream manufacturing, jewelry, juices, macaroni, motors (no die casting or foundry), musical instruments, novelties, paper, paper products, patent medicine, potato chips, pottery, sash and doors, scientific instruments, shoes, soft drinks, stamps (rubber or metal), statuary, stencils, straw board, tools, toys, trailer-type venetian blinds, watches.

B. Each lot or parcel of land shall have a front yard having a depth not less than the setback distance as required by the provisions of Section 23.

C. In the event that a lot or parcel of land is not bounded by an alley along the

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rear lot line, a rear yard having a depth of not less than 10 feet shall be required.  
[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 18. M-2; Heavy industrial zone.**

- A. The following uses or enterprises are prohibited in this district:**
1. Dwellings, hotels, lodging houses, schools, rest homes or convalescent homes.
  2. Places of public assembly.
  3. Any use or enterprise mentioned in Section 19 .
- B. Uses permitted on a lot or parcel of land having the required width.**
1. All uses or enterprises including manufacturing, assembling and fabricating, not specifically prohibited in this section.
- C. Each lot or parcel of land shall have a front yard having a depth of not less than the setback distance as required by the provisions of Section 23.**
- D In the event that a lot or parcel of land is not bounded by an alley along the rear lot line, a rear yard having a depth of not less than 10 feet shall be required.**  
[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 19. M-3; Open use Zone.**

- A. Uses permitted:**  
All uses or enterprises except those specifically prohibited in subsection B of this section.
- B. No person shall construct, alter, enlarge, occupy, move or use any building, or occupy or use any premises in M-3 zone for the following purposes:**
1. The manufacture of any acid or corrosive product.
  2. Asphalt plant.
  3. Airport or landing field.
  4. Automobile wrecking yard.
  5. By-products; the manufacture of by-products from fish, meat or animals.
  6. Race track.
  7. Refuse disposal, or rubbish dump, including burning of rubbish.
  8. Rock, sand, or gravel quarry pit.
  9. Rock crusher.
  10. Glue or gelatin.
  11. Slaughter house.
  12. Meat packing plant.
  13. Rifle or pistol range
  14. Manufacture or storage of explosives.
  15. Sewer farm or sewage treatment plant not operated by or under the control of Washoe County.
  16. Cemeteries.
  17. Smelters.
  18. Other uses which in the opinion of the Planning Commission are similar to the enterprises above listed or whose establishment may be detrimental to public health, safety or general welfare.
- C. Conditions under which the above uses may be established:**
1. Any person desiring to establish any of the uses or enterprises set forth in this section shall follow the procedure set forth in Section 24, subsection E, of this ordinance except in the event that there are less than 20 dwellings, or no district

of higher restriction within one-half mile of the exterior boundaries of the property upon which the use or enterprise is sought to be established, in which event the provisions of subsection E of Section 24 may be waived by the board of adjustment.

2. The board of adjustment shall recommend to the board of county commissioners approval or denial of permission to establish such use or enterprise on the basis of the effect of the use or enterprise on public health, safety and general welfare, and the effect of the use on adjacent property.

[ Book "Q", p. 381 ( 7-20-1948 ) : amended Book "R", p. 39 ( 7-5-1949 ) ]

**Section 20. All land in M-3 zone unless otherwise classified.**

All of the unincorporated area of Washoe County not specifically placed by this ordinance or by an amendment thereto in any other zone classification is classified in M-3, Open Use Zone.

[ Book "Q", p. 381 ( 7-20-1948 ) ; amended Book "R", p. 39 ( 7-5-1949 ) ]

**Section 21. General provisions.**

A. Uses of property or enterprises not specifically permitted by this ordinance in any district are prohibited in that district unless it is the opinion of the Planning Commission that the uses or enterprises are similar to or not more detrimental to the public welfare than those specifically enumerated, or are, in the opinion of the Planning Commission suitable to that district and do not violate the intent of this ordinance.

B. Any otherwise lawful enterprise or use of land existing at the time this ordinance becomes effective but not conforming to the provisions thereof may be continued, provided:

1. That if such non-conforming use is discontinued, the use of such land thereafter shall be subject to the provisions of this ordinance.

2. That no building used for such non-conforming use shall be added to, structurally altered or enlarged in any manner except as required by any other ordinance of the county or by state law, or in order to bring the building and its use into full conformity with the provisions of this ordinance pertaining to buildings hereafter constructed.

3. That no non-conforming use occupying a conforming building or portion thereof, or occupying any land shall be enlarged or extended into any other portion of the building by displacing a conforming use or into premises not actually so occupied at the effective date of this ordinance.

4. That the re-establishment of a discontinued non-conforming use of a building may be permitted within 1 year of such discontinuance, subject to approval of the board of adjustment.

5. That if no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restrictive classification.

C. Any building or portion thereof in existence prior to the effective date of this ordinance which is specifically designed or arranged to be lawfully occupied or used in a manner not conforming to the provisions of this ordinance, may thereafter be so occupied or used, subject to the limitations hereinabove set forth for existing non-conforming uses. The term "in existence" shall include, for the purpose of this section only, any building under actual construction at that date, provided such building be completed within 1 year from that date.

D. No building which has been damaged or partially destroyed to extent of

more than 50 percent of its value shall be repaired, moved or altered except in conformity with the provisions of this ordinance pertaining to buildings hereafter erected.

E. The provisions of this section shall apply to uses which become non-conforming by reason of any amendment to this ordinance, as of the effective date of such amendment.

F. Supplementary uses. No provisions of this ordinance shall prohibit a temporary real estate office within a subdivision in Zones A-1, A-2, A-3, A-4, E-1, E-2, R-1, R-2, R-3 and R-4 used for the purpose of selling lots in the subdivision and not for the conduct of a general real estate office. Nothing in this ordinance shall prohibit the keeping of domestic animals and pets in any district when such is not in violation of any other ordinance of this county.

G. Public Uses. Any building or any property used for public purposes and operated by a public agency or any building or property used exclusively for religious purposes may be granted a variance if it can be shown that the public use or purpose is necessary to the public health, convenience or welfare. This section exempts such public use and such place of religious worship from the provisions of Section 24 only to the extent that proof of the conditions set forth in subsection B of that section may be waived by the Planning Commission.

H. The front yard requirements of this ordinance shall not apply when a greater building setback is required by any other ordinance of this county.

I. Nothing contained in this ordinance shall be construed to prevent the raising of any bush, tree, berry or truck crop and the sale of such crops from the premises in Zones E-1, E-2, R-1, R-2, R-3 or R-4, provided that no stores or stands are to be constructed for the sale or display of such merchandise.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 22. Yard requirements.**

A. Front yards for all lots and parcels of land shall be as shown on that map adopted as part of this ordinance and entitled "Building Setback Map, Washoe County, Nevada". No building or portion thereof shall be constructed within the building setback distance, and no portion of any building extending into the building setback distance shall be altered.

B. When a building setback distance is shown on both frontages of a corner lot or parcel of land, such setback distance shall prevail whether a greater or lesser distance is required by the side yard requirements set forth in the provisions of the zone districts in which such lot or parcel is situated.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 23. Temporary yard requirements.**

A. Pending the adoption of the aforementioned Building Setback Map, the rules for determining front yards set forth in this section shall apply.

B. A front yard shall be provided on every lot or parcel of land in Land Use Zones A-1, A-2, A-3, E-1, and E-2, such yard to have a depth of not less than the average depth of the front yards of the lots or parcels immediately adjacent on either side. A vacant lot or parcel, or a lot or parcel of land having a front yard greater than 30 feet in depth shall be considered as having a front yard of 30 feet.

C. A front yard shall be provided on every lot or parcel of land in Land Use Zones R-1, R-2, R-3, and R-4, such yard to have a depth not less than the average depth of the front yards of the lots or parcels of land immediately adjacent thereto on either side. A vacant lot or parcel of land, or a lot or parcel of land having front yard greater than 20 feet, shall be considered as having a front yard of 20 feet.

D. A front yard shall be provided in Land Use Zones C-1, C-2, M-1, M-2, and M-3 on each lot or parcel of land which fronts on any route shown on the Plan of Streets and Highways adopted by and for Washoe County. Such front yard shall have a depth to be measured from the center line of such route and to be not less than 60 feet from the center line of a primary route, not less than 50 feet from the center line of a secondary route or parkway, and not less than 40 feet from the center line of a local through street as these routes are shown on the Plan.

1. The setback distance on U. S. Highway No. 395 south from the Reno City Limits to Holcomb Lane, being that right-of-way now developed as a four-lane divided highway, shall be 45 feet from the center line of the highway.

E. When a lot or parcel of land situated in Land Use Zones C-1, C-2 or M-1 has an average depth of less than 150 feet and has been separated prior to February 6, 1946, the front yard of such lot or parcel may be reduced by a distance of 3 feet for each 10 feet of depth which the lot or parcel lacks of attaining an average depth of 150 feet, but in no event shall such front yard be reduced to less than 5 feet.

[ Book "Q", p. 381 ( 7-20-1948 ) ; amended Book "S", p. 96 ( 8-20-1953 ) ]

#### Section 23-1. Board of zoning adjustment.

A. A board of zoning adjustment is hereby created. This board shall consist of three members appointed by the board of county commissioners. The terms of office of the members shall be for 3 years, except that the three members first appointed shall serve respectively for 1 year, 2 years and 3 years. Subsequent appointment or reappointment of all members shall be for a term of 3 years.

B. The board of adjustment shall adopt rules fixing the date, time and place of meetings and the procedure to be followed at such meetings.

[ Added Book "R", p. 39 ( 7-5-1949 ) ]

#### Section 24. Variances.

A. Initiation of proceedings. When practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of this ordinance occur through a strict interpretation of the provisions of this ordinance, the board of adjustment shall upon the verified application of any property owner or owners initiate proceedings for the granting of a variance from the provisions of this ordinance under such conditions as may be deemed necessary to assure that the spirit and purpose of this ordinance will be observed, public safety and welfare secured, and substantial justice done. All acts of the board under the provisions of this section shall be the intent and purpose of this ordinance, shall apply in special cases as provided in this section. Such acts shall not be and shall not have the effect of amendments to the provisions of this ordinance or the Land Use Maps.

B. Necessary conditions. Before a variance may be granted, it shall be shown:

1. That there are special circumstances attached to the property referred to in the application or motion, which do not apply generally to other properties in the same district.

2. That the granting of such variance is necessary to do substantial justice, and to avoid practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of this ordinance, and that the requirements set forth as necessary for the granting of a variance in Section 17 of Chapter 110, Statutes of Nevada 1941, exist in fact.

3. That the granting of the variance will not result in material damage or prejudice to other property in the vicinity, nor be detrimental to the public safety or welfare.

C. Filing of application. Application for variance and conditional permits shall be made in writing to the board of adjustment on forms provided for this purpose. The board shall prescribe the information to be provided thereon. Such applications shall be numbered consecutively in the order of their filing and shall become a part of the permanent official records of the board and there shall be attached to each such application copies of all notices and actions pertaining thereto. A uniform fee of \$15 shall be paid to the county upon the filing of such application for the purpose of defraying the expenditures incidental to the proceedings prescribed herein.

D. Information required.

1. Each application for a variance shall set forth in detail such facts as in the opinion of the applicant and board of adjustment pertain to the provisions of subsection B of this section, and shall be accompanied by:

(a) Complete plans and description of the property involved and the proposed use, with ground plans and elevations for all proposed buildings.

(b) A reference to the provisions of the ordinance from which such property is sought to be excepted.

(c) The names and addresses of all owners of property within a distance of 300 feet from the exterior limits of the property involved in the application, as shown by the latest assessment roll of Washoe County.

(d) Evidence of the ability and intention of the applicant to proceed with the actual construction work in accordance with the plans within 6 months, from date of filing.

2. The board of adjustment shall cause to be made by its own members or a member of its staff, such investigations of fact bearing on such application as is consistent with the intent and purpose of this ordinance.

E. Public hearings.

1. Upon the filing of an application in proper form, the board of adjustment shall fix a time and place of public hearing thereon not more than 40 days thereafter. Not less than 10 days before the date of such public hearing, public notice shall be given of such hearing by mailing, postage prepaid, to each property owner whose name and address appears in such application, a letter or post card informing such owners of the nature of the case, the location of the property, and the time and place of the hearing.

2. Before holding a public hearing the board shall satisfy itself that notice of the time and place of the hearing has been given as provided herein.

3. Public hearings as provided for in this section shall be held before the board at the time and place for which public notice has been given as hereinabove required. A summary of all pertinent testimony offered at the public hearing, together with the names and addresses of all persons testifying shall be recorded and made a part of the permanent files of the case. Any such hearing may be continued

or recessed from time to time, provided that, prior to the adjournment or recess thereof, the chairman of the board of adjustment announces the time and place at which such hearing will be continued.

**F. Findings.**

1. Within 30 days after the conclusions of the public hearing the board of adjustment shall render its decision. If, in the opinion of the board, the conditions set forth in subsection B of this section apply in fact to the property referred to in the application of motion, it shall grant the variance, either with or without conditions; otherwise it shall deny the same. The findings of the board shall be reported to the board of county commissioners. The failure of the board to render such decision within 45 days after the conclusion of the hearing shall be deemed to constitute a denial unless such time limit be extended by common consent and agreement, duly signed by both the applicant and the board and made a part of the permanent record of the case.

2. The granting, either with or without conditions, or the denial of an application by the board of adjustment shall be final unless within 10 days thereafter the applicant, or some owner of property located within 300 feet of the exterior boundaries of the property described in such application, shall appeal to the board of county commissioners by presenting such appeal to the county clerk. At its next regular meeting after the filing of such appeal with the county clerk, the board of county commissioners shall set a date for the hearing thereof, not less than 15 days nor more than 40 days thereafter, and shall cause notice thereof to be given as provided in subsection E of the section. The board of county commissioners may sustain the action of the board of adjustment by a majority vote or may reverse or modify the decision by majority vote.

[ Book "Q", p. 381 ( 7-20-1948 ) ] ; amended Book "R", p. 39 (7-5-1949 ) ]

**Section 25. Amendments and changes of land use.**

A. Any amendment to, or change of, this ordinance or the Land Use Plan of Washoe County shall be considered an amendment to a part of the Master Plan of Washoe County, and the procedure set forth in the Planning Act for such amendment shall be followed.

B. The board of county commissioners or the Planning Commission may initiate amendments or changes.

C. The owner of any lot or parcel of land may request such property to be reclassified in another Land Use Zone by filing with the Planning Commission a written request for such change on forms to be furnished by Washoe County. Such application shall be accompanied by a fee of \$15. In addition, the costs of publication of the required notices of public hearings shall be paid by the applicant.

[ Book "Q", p. 381 ( 7-20-1948 ) ]

**Section 26. Penalties; abatement of public nuisances.**

1. Any person who erects, builds, moves, maintains or uses any property hereafter, contrary to the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall upon conviction, be fined in a sum of not more than \$500 or imprisoned in the county jail for not more than 6 months, or by both fine and imprisonment.

2. Any building or structure hereafter set up, erected, built, moved or maintained, or any use of property hereafter, contrary to the provisions of this ordinance shall be, and the same is hereby declared to be unlawful and a public nuisance. When-



ever the board of county commissioners shall have a complaint in writing or other satisfactory evidence that a public nuisance exists, as above defined, the board of county commissioners shall take immediate action by entering and recording an order in the minutes of the board, directing the district attorney to notify the person or persons responsible for such nuisance to abate the same, and in case the notice is not obeyed within 5 days from and after such notification, the district attorney is directed and empowered to commence an action or proceeding for the abatement and removal of such public nuisance and for injunctive relief.

[ Book "Q", p. 381 ( 7-20-1948 ) ] original section repealed Book "R", p. 39 ( 7-5-1949 ); original section 27 renumbered section 26. ]

Section 27. Repeals. All ordinances and parts of ordinances in conflict with this ordinance are hereby expressly repealed.

[ Book "Q", p. 381 ( 7-20-1948 ); enacted originally as section 28, renumbered as section 27. ]

Section 28. Effective date. This ordinance shall be in full force and effect from and after its passage and approval.

[ Book "Q", p. 381 ( 7-20-1948 ); enacted originally as section 29; renumbered as section 28. ]