

# NEVADA STATE JOURNAL

## PROOF OF PUBLICATION

STATE OF NEVADA }  
COUNTY OF WASHOE } ss.

SUSAN KLEBENOW

being first duly sworn, deposes and says: That she is the legal clerk of THE NEVADA STATE JOURNAL, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice /419.....

.....  
of which a copy is hereto attached, was first published in said newspaper in its issue dated the 26th day of February, 1975 and March 5

....., the full period of 2 days, the last publication thereof being in the issue dated the 5th day of March, 1975.

Signed *Susan Klebenow*

Subscribed and sworn to before me this

5th day of March, 1975

*V. E. Bradley*

Notary Public.

**NOTICE OF COUNTY ORDINANCE**  
Notice is hereby given that Bill No. 419, Ordinance No. 258, amending Ordinance No. 57; and Ordinance amending, repealing in part, and re-establishing a land use plan within the unincorporated area of Washoe County, regulating and restricting the use of land; the location, use, bulk, height, and number of stories of structures; the density of population; the proportion of land to be covered by structures; establishing setback lines; providing for adjustment, enforcement, and amendment of said land use plan and its ordinances; prescribing penalties for the violation thereof; creating an M-L Historic or landmark overlay district; and other matters properly relating thereto, was adopted on February 18, 1975 by Commissioners Scott, Rusk, Nelson and Guant all voting aye, Commissioner Grow being absent.  
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.  
ALEX COON, County Clerk  
Feb. 26 - March 5  
334900-419

V. E. BRADLEY  
Notary Public — State of Nevada  
Washoe County  
My Commission Expires April 3, 1978

SUMMARY: Amends Ordinance No. 57 to create an H-L Historic or Landmark Overlay District and a Design Review Board.

BILL NO. 419

ORDINANCE NO. 258

AN ORDINANCE AMENDING, REPEALING IN PART, AND REESTABLISHING A LAND USE PLAN WITHIN THE UNINCORPORATED AREA OF WASHOE COUNTY, REGULATING AND RESTRICTING THE USE OF LAND; THE LOCATION, USE, BULK, HEIGHT, AND NUMBER OF STORIES OF STRUCTURES; THE DENSITY OF POPULATION; THE PROPORTION OF LAND TO BE COVERED BY STRUCTURES; ESTABLISHING SETBACK LINES; PROVIDING FOR ADJUSTMENT, ENFORCEMENT, AND AMENDMENT OF SAID LAND USE PLAN AND ITS ORDINANCES; PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF; CREATING AN H-L HISTORIC OR LANDMARK OVERLAY DISTRICT; AND OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1.

Article 4 of Washoe County Ordinance No. 57 is hereby amended by the addition of the following district to the listing of non-residential districts:

H-L Historic or Landmark Overlay District

SECTION 2.

Washoe County Ordinance No. 57 is hereby amended by the addition of the following article, to be numbered Article 35, and the current Articles 35 through 47 shall be renumbered 36 through 48 respectively:

ARTICLE 35 HISTORIC OR LANDMARK OVERLAY DISTRICT

A. Purposes of District:

1. To preserve buildings or protect districts which have an historic, architectural, cultural or landmark value.
2. To provide for appropriate uses other than those permitted in the underlying zone as an aid to the owner's efforts to preserve the historic, architectural, cultural or landmark value.

B. Uses Permitted on a Lot or Parcel Having the Required Area and Required Width: Any use permitted in the underlying zone and any use other than those permitted in the underlying zone which is not detrimental to the neighborhood and would contribute to the protection and preservation of the historic, architectural, cultural or landmark value of the structure or district.

C. Conditions under Which the above Uses May Be Established: Issuance of a Special Use Permit following review by the Design Review Board. Such Special Use Permit review will include, but not be limited to, architectural design, color, construction, materials, dwelling unit density, site development (including lot coverage, landscaping, and off-street parking), and on-site advertising. The Special Use Permit shall include such special conditions as are needed to insure that the use will not be detrimental to the neighborhood and will contribute to the protection and preservation of the historic, architectural, cultural and landmark value of the structure, site or district.

- D. Destruction of Premises: In the event any structure or structures on premises zoned under this district are damaged or partially destroyed by natural calamity, such structure or structures may be rebuilt to their original state for the same use or uses permitted by the Special Use Permit. Approval of plans for rebuilding of such structure or structures by the Design Review Board is mandatory.
- E. Parking: Minimum off-street parking requirements shall be those enumerated in Article 20 of this Ordinance (R-3 Multiple). Commercial use off-street parking shall be subject to review as a part of the Special Use Permit and shall include consideration of:
  - 1. Number of employees at major shift.
  - 2. Customer requirements.
  - 3. Special equipment and vehicle requirements.
  - 4. Reserve for expansion.
  - 5. Loading requirements.
  - 6. Access and maneuvering space.
  - 7. Landscaping, screening, signing, and lighting.
- F. Accessory Buildings: Same as underlying zone.
- G. Required Area and Width: Same as underlying zone.
- H. Landscaping shall be required and reviewed as part of the plans submitted for Special Use Permit review.
- I. Yards: Same as underlying zone.
- J. Design Review Board shall be composed of the subcommittee of the Regional Planning Commission as established and constituted in Article 31B(1) of this Ordinance.

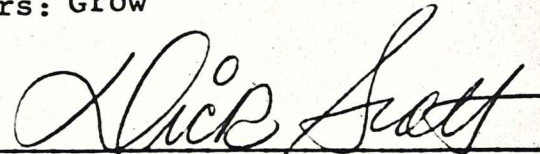
SECTION 3.

This Ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.

Proposed on the 27th day of January, 1975.  
Proposed by Commissioner Rusk, Nelson and Gaunt.  
Passed on the 18th day of February, 1975.

Vote:

Ayes: Commissioners: Scott, Rusk, Nelson and Gaunt.  
 Nays: Commissioners: None  
 Absent: Commissioners: Grow

  
 Chairman of the Board of  
 Washoe County Commissioners

ATTEST:

ALEX COON, CLERK By:  Chief Deputy

Clerk

This Ordinance shall be in force and effect from and after the 5th day of March, 1975.