

### Affidavit of Publication

STATE OF NEVADA,  
County of Washoe—SS.

Loretta Dickerson

being duly sworn, deposes and says that he is the

Record Clerk

of The SPARKS TRIBUNE, a weekly newspaper,  
published in Sparks, Washoe County, Nevada; that  
he has charge of and knows the advertising ap-  
pearing in said newspaper, and the

Notice of County Ordinance

Bill No. 487, Ordinance No. 323

of which a copy is hereunto attached, was first  
published in said newspaper in its issue dated

August 25, 1976

and was published in each of the following issues

thereafter:

the date of the last publication being in the issue

of September 1, 1976

*Loretta Dickerson*

Subscribed and sworn to before me this, the

2nd day of September, 1976

*Lucille Lee*

Notary Public in and for the County of Washoe,  
State of Nevada.

My Commission expires: Jan 16, 1978

**LUCILLE LEE**  
Notary Public—State of Nevada  
Washoe County  
My Commission Expires Jan. 16, 1978

**NOTICE OF COUNTY ORDINANCE**

NOTICE is hereby given that Bill No. 487, Ordinance No. 323, an ordinance amending Ordinance No. 57 entitled "An ordinance amending 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 and other matters relating thereto," was adopted on July 26, 1976 by Commissioners Grow, Rusk, Nelson and Count all voting aye, Commissioner Scott being absent.

Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.

Publish Aug. 24, Sep. 2, 1976  
Sparks Tribune #16249

*Alex Coon*  
Alex Coon, Washoe County Clerk

*N-1448*

SUMMARY: Amends Washoe County Ordinance No. 57 to provide for the use of mobile homes as temporary uses pending construction of permanent residences or permanent uses.

BILL NO. 487

ORDINANCE NO. 323

AN ORDINANCE AMENDING AN 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 AND OTHER MATTERS RELATING THERETO.

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

SECTION 1.

Article 5 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 5 GENERAL PROVISIONS

A. Accessory Buildings:

1. It shall be unlawful to construct, erect or locate in any residence, district, private garages or other accessory building without a permissive main building except: a temporary building may be constructed and occupied as a legal use pending the construction of a permanent use, providing such temporary building does not exceed 15 feet in height, be not larger than 450 square feet in floor area, and be at least 75 feet from the front lot line and not closer than 20 feet to the designated site of the final permanent structure. Further provided that no permit shall be issued for such temporary structure unless a permit also be issued at the same time for the permanent building. If it be proposed to convert said temporary structure to a permissive accessory use upon completion of the main structure, said conversion shall occur upon completion of the final structure or be removed at that time or within a period of one year from the date of issuance of the original permit. A mobile home may be occupied as a legal use pending construction of a permanent residence or permanent use, providing no permit shall be issued for such mobile home unless a permit also be issued at the same time for the permanent residence or permanent use. The permanent residence or permanent use shall be completed and the mobile home removed within one year from date of building permit. No permit shall be issued for temporary use of a mobile home pending construction of a permanent use if such temporary use of a mobile home is prohibited or not authorized by any Washoe County ordinance or state statute.

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2. A detached accessory building, not exceeding 15 feet in height, may occupy not more than one-half of the total area of a rear yard providing no such accessory building shall be nearer than 5 feet to the rear and side property line nor closer than is provided herein to main buildings on the same or adjacent lots. In no event shall any detached accessory building occupy a front of any lot, except as provided in sub-section 4 of this section.
3. In case of a corner lot abutting two streets, no accessory building shall be erected so as to encroach upon the front half of such lots.
4. A detached accessory building, for use as a private garage, may be built to the street line on any interior lot where the slope of the front half of the lot is greater than two foot rise (or fall) for every 10 feet above or below the established street grade, provided such structure shall not exceed 8 feet in height.

B. Temporary Real Estate Offices and Signs:

1. Subdivision offices and sales signs: In any agricultural or residential Land Use District, temporary real estate offices may be permitted within a subdivision, provided that the general real estate business shall not be conducted at such offices. Temporary off-site real estate offices for subdivision sales may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. General real estate business shall not be conducted at such offices. Temporary signs, not to exceed in the aggregate four hundred square feet in size may be permitted within a subdivision for the purpose of selling lots or houses within such subdivision. Such offices and signs shall be removed at such time as the original sales program has resulted in the sale of 90% of the lots in such subdivision of subdivisions.

C. Business Telephone:

1. Business telephone service may be permitted in any agricultural or residential districts provided that the premises so served are not used for business storage, advertising and provided that no employees outside the immediate family use such premises.

D. Utility and Public Uses:

1. Utility and public uses, such as, water storage tanks and reservoirs, pumping and booster stations; electrical substations, boosters and conversion plants; television and radio transmitter towers and stations; microwave stations; and other similar public utility uses may be permissible in any agricultural or residential zone subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment.
2. Public use events not exceeding one week in duration held upon public property may be permissible in

any agricultural, residential, or non-residential district, subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment. Such public use events shall include, but not be limited to, the following: amusement arcades and parks; automobile shows; horse, dog, or pet shows; carnivals; exhibitions; art shows; fairs; and other theater events.

**E. Building Height:**

1. Requirements of this ordinance shall not apply to church spires, belfries, cupolas, domes, chimneys, flues, or flagpoles, or to water towers, radio towers, and the like, except where such may be deemed a hazard.
2. Requirements of this ordinance shall not apply to parapet walls extending 4 feet or less above the limiting height of the building on which they rest, or to bulk heads, elevator towers, one-story penthouses, water tanks or similar structures, provided that the aggregate floor area of such structures is not greater than one-half of the total roof area.
3. Churches, schools and public buildings may exceed maximum height limitations of the respective Land Use District subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

**F. Area Regulations:**

1. No lot or parcel shall be so reduced in areas as to be less in any dimension than is required by the requirements applicable to the Land Use District in which such lot is located.
2. No portion of any lot or parcel of land which is part of the required area for an existing building shall be used as a part of the required area of any other lot or parcel or proposed building. When a portion of any lot or parcel is sold or transferred and the area of that portion or the portion remaining no longer conforms to the required area as defined in the Land Use District in which such lot or parcel is located, the portion sold or transferred and the portion remaining shall be considered as one parcel only in determining the permissible number and location of buildings allowed to be placed on both parcels.

**G. Yard Requirements:**

1. No required yard or open space around an existing building or any building hereafter erected, shall be considered a yard or open space for any other building on an adjoining lot or parcel.
2. Where yards are required by this ordinance, they shall be open and unobstructed from the ground to the sky, except as provided in this article.
3. Front Yards:

- (a) On through lots, either end lot line may be considered the front line, in which case the minimum rear yard shall not be less than the required front yard in the district in which such lot is located.
- (b) There shall be no planting, fences, shrubbery, or other obstruction to vision more than three (3) feet higher than curb level within twenty (20) feet of the intersection of any two (2) streets on any corner lot.
- (c) On a corner lot, yards abutting streets shall be considered as front yards.
- (d) Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed two (2) feet.

#### 4. Side Yards:

- (a) Outside stairs or landing places, if unroofed or unenclosed, may extend into a required side yard for a distance of not to exceed three (3) feet.
- (b) Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required side yard not to exceed two (2) feet.

#### 5. Rear Yards:

- (a) An outside stair or landing place, if unroofed or unenclosed, may extend into a rear yard for a distance of not to exceed five (5) feet.
- (b) Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required side yard not to exceed two (2) feet.

- 6. Walls, fences, planting and other visual obstructions not over 6 feet in height may be grown, placed or erected on lot lines, except in required front yard areas. Walls, fences, planting and other visual obstructions not over 4-1/2 feet in height may be grown, placed or erected anywhere on the lot, except as provided in subsection 3(b) hereof.

- 7. Any lighting facilities shall be so installed as to reflect away from adjoining properties.

#### H. Density Zoning:

- 1. Subject to the issuance of a Special Use Permit following review by the Planning Commission and filing of a tentative and final subdivision plat, variations in lot size and yard requirements may be made in agricultural and residential Land Use Districts, provided the total number of dwelling units in the proposed development does not exceed the number permitted under existing zoning.

Either of the following may be used in calculating the number of units permitted under existing zoning:

- (a) Utilize the lot yield of a conventional subdivision design for the subject parcel, or
  - (b) Calculate net site area (gross site area minus 15%). Divide net site area by Required Area of existing zoning of the subject parcel.
2. The person seeking to use the Density Zoning provisions of this ordinance shall submit a tentative subdivision plat showing variations in lot size and/or yard requirements, and apply for a Special Use Permit pursuant to the provisions of this ordinance based on the tentative plat. In addition to other conditions, the Special Use Permit shall be conditioned upon approval of the final subdivision plat.

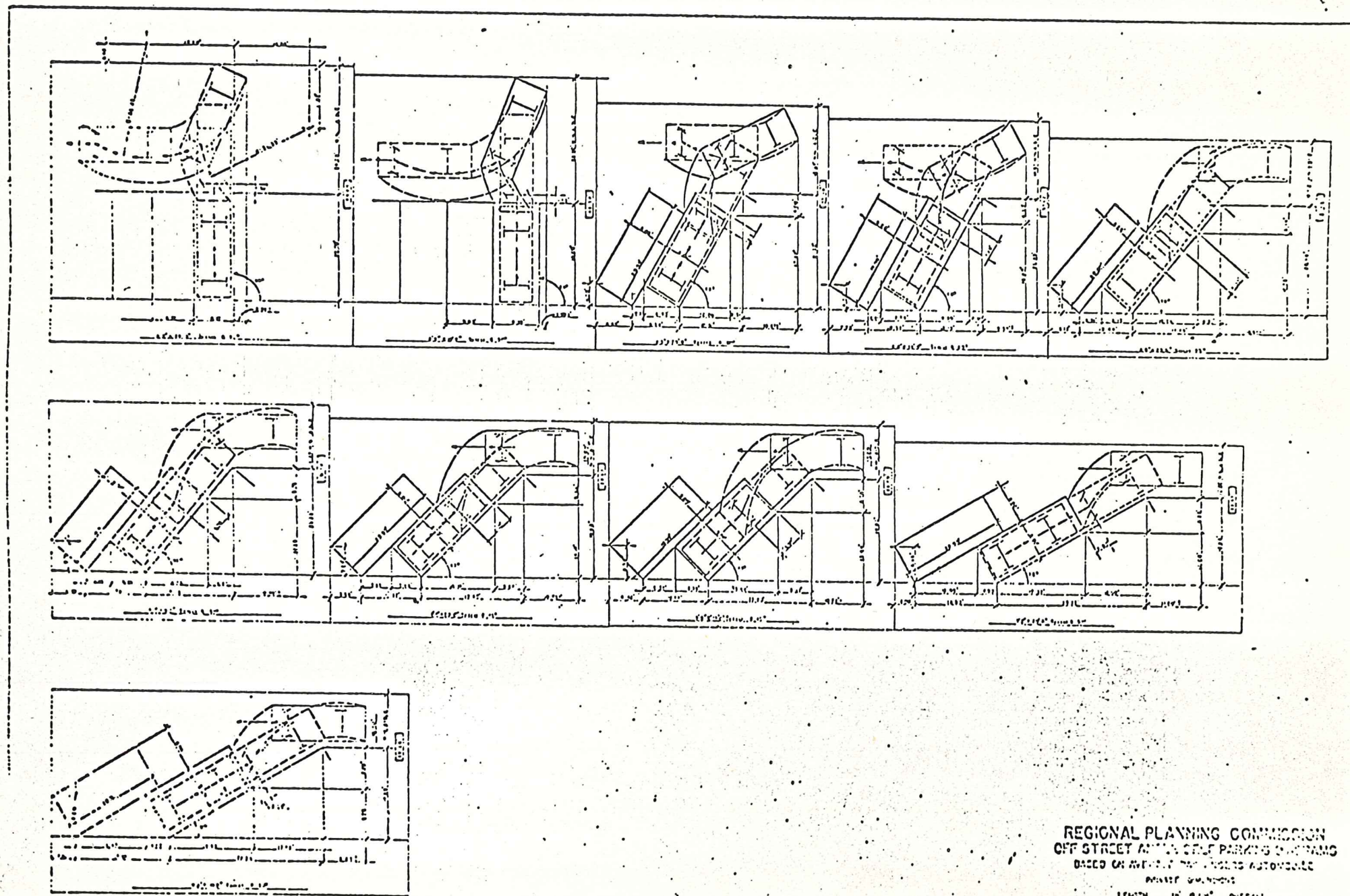
I. Access:

- 1. Access ways for the purposes of this section shall be defined as ways dedicated to public use or secured by easement to the owner of the parcel proposed to be built upon for the full length extending to a suitable dedicated public way. Required width of access ways shall refer to the full dedicated or easement width, without reference to width of developed roadway within such width.
- 2. In non-subdivided areas where no official approved map is on file in the County Recorder's Office, an applicant for a building permit must demonstrate by title company report or other means acceptable to the Building Official the existence of a required access way before a building permit will be issued.
- 3. No commercial use will be permitted on any parcel of land not served by an access way at least 50 feet in width.
- 4. No dwelling construction will be permitted on any parcel of land not served by an access way as the same is set by the County Subdivision ordinances and regulations.
- 5. Five or more dwelling sites, each of at least a minimum required area, must be served by an access easement of 50 feet or more, in width, or be served by a dedicated public way. Not more than four dwelling sites, each of at least a minimum required area, must be served by an access easement of not less than 20 feet in width, subject to the following conditions:
  - (a) That two copies of a map showing the proposed layout to scale, together with such supplementary information as may be deemed necessary by the Regional Planning Commission, have been submitted to be approved by the Regional Planning Commission prior to issuance of any building permit for such proposed construction.

- (b) That the gift, sale, trade or barter of any portion of the land on which a dwelling unit or units has been erected under the provisions of this Section resulting in a condition which does not meet the terms of this Section shall be considered a violation of this ordinance.

J. Parking Lots:

1. All offstreet parking facilities in zone classifications R-3, C-1, C-2, and M-1 shall be reviewed by the Planning Commission Staff. The Planning Commission Staff, in approving any parking facility may require conditions which, in the Staff's opinion, will prevent material damage or prejudice to adjacent properties. Such conditions may include time limitations, landscaping, ingress and egress, layout, paving and stripping.
2. Minimum requirements for design of parking areas are shown on the following diagram:



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REGIONAL PLANNING COMMISSION  
 OFF STREET AND SELF PARKING DIAGRAMS  
 BASED ON AVERAGE TWO WHEELS AUTOMOBILE  
 PRIVATE OWNERSHIP

LENGTH	10'-0"	OVERALL
WIDTH	5'-0"	OVERALL
HEIGHT	5'-0"	OVERALL

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K. Uses of public parks and recreational areas creating mechanical noise or resulting in extraordinary lighting.

In any Land Use District in which a public park or recreational area is located, a Special Use Permit, reviewed by the Board of Adjustment, shall be required for any use of such public park or recreational area which produces mechanical noise or results in extraordinary lighting, consisting of floodlights or other unusual lights. Such uses shall include, but not be limited to, midget car racing, motorcycle tracks, and model airplane courses.

SECTION 2.

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 6th day of July, 1976.

Proposed by Commissioners Scott, Grow, Rusk, Nelson and Gaunt.

Passed on the 26th day of July, 1976.

Vote:

Ayes: Commissioners: Grow, Rusk, Nelson and Gaunt.

Nays: Commissioners: None

Absent: Commissioners: Scott

*Gerry Brown*  
Vice-Chairman of the Board

ATTEST:  
ALEX COON CLERK  
By *Alex Coon* CHIEF DEPUTY  
County Clerk

This Ordinance shall be in force and effect from and after the 2nd day of September, 1976.