

RENO NEWSPAPERS INC

Publishers of

Reno Gazette-Journal

955 Kuenzli St • P.O. Box 22,000 • Reno, NV 89520 • 775.788.6200

Legal Advertising Office 775.788.6394

WASHOE CO
PO BOX 11130
RENO NV 89520-0027

Customer Acct# **349008**
PO#
Ad# **1000439255**
Legal Ad Cost **\$189.98**

STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **06/15/2007 - 06/22/2007**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *[Signature]*

Tana Ciccotti
TANA CICCOTTI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 02-75259-2 - Expires May 16, 2010

JUN 20 2007

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1331 NOTICE IS HEREBY GIVEN THAT: Bill No. 1510 Ordinance No. 1331 entitled: An Ordinance amending provisions relating to Washoe County Code Chapter 110, Article 306, Accessory Uses and Structures, by clarifying the definition of floor area within a detached accessory dwelling to represent the "livable area" only, and other matters properly relating thereto. PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Courthouse in Reno, Nevada, 75 Court Street, Reno, Washoe County, Nevada; and that such Ordinance was proposed on May 22, 2007, and passed and adopted at a regular meeting of the Washoe County Board of County Commissioners on June 12, 2007, by the following vote of the Board of County Commissioners: Those Voting Aye: Jim Galloway, Bonnie Weber, Pete Sferrazza Those Voting Nay: None Those Absent: Robert M. Larkin, David Humke This ordinance shall be in full force and effect from and after June 22, 2007, i.e., the date of the second publication of such ordinance by its title only. IN WITNESS WHEREOF, The Board of County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only. Typewritten copies of the

ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street Reno, Nevada, and can be found on the County Clerk's web-site, www.washoecounty.us/clerks. Dated this 13th day of June 2007. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 439255 June 15, 22, 2007

SUMMARY: Amends Washoe County Code by clarifying the definition of floor area within a detached accessory dwelling to represent the "livable area" only, and other matters properly relating thereto.

BILL NO. 1510

ORDINANCE NO. 1331

AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 306, ACCESSORY USES AND STRUCTURES, BY CLARIFYING THE DEFINITION OF FLOOR AREA WITHIN A DETACHED ACCESSORY DWELLING TO REPRESENT THE "LIVABLE AREA" ONLY, AND OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1.

Article 306, "Accessory Uses and Structures" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit A which is attached and incorporated by reference.

Proposed on the 22nd day of May, 2007.

Proposed by Commissioner Galloway.

Passed on the 12th day of June, 2007.

Vote:

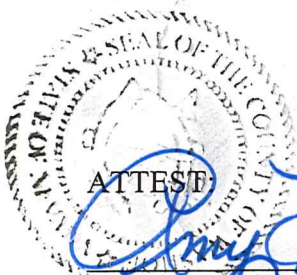
Ayes: Commissioners Weber, Galloway, Sferrazza

Nays: none

Absent: Commissioners Larkin, Humke

Bonnie Weber

for Robert M. Larkin, Chairman
Washoe County Commission



ATTEST

Amy Harvey
Amy Harvey, County Clerk

This ordinance shall be in force and effect from and after the 22nd day of

June, 2007

Section 110.306.25 Detached Accessory Dwellings. Detached accessory dwellings are allowed in the High Density Urban Regulatory Zones, and permitted in the General Rural, Rural, and Suburban Regulatory Zones, subject to a special use permit reviewed by the Board of Adjustment, and in the Low Density and Medium Density Urban Regulatory Zones, subject to an administrative permit, pursuant to the applicable provisions of Section 110.306.05 and the following requirements:

- (a) A main residential unit exists.
- (b) A minimum lot area of one (1) acre exists.
- (c) Setback and height standards of the regulatory zone shall be maintained.
- (d) The detached accessory unit shall include at least six hundred forty (640) square feet of livable floor area, but shall not exceed twelve hundred (1,200) square feet of livable floor area, or fifty (50) percent of the livable floor area of the main unit, whichever is less. The livable floor area refers to the interior area of a dwelling unit designed for human occupancy and includes rooms for living, sleeping, cooking, study, toilet and bathing areas, laundry, household closets, hallways and similar circulation spaces. The gross livable floor area shall not include garages, utility/mechanical rooms, storage rooms, crawl space, cellars, attics or basements which are not designed for human occupancy and shall be in scale with and for uses normally appurtenant to a detached accessory dwelling. The maximum permitted livable floor area of a detached accessory unit shall not be increased by use of the variance process contained in Article 804, Variances, except for conversion of a guest house, that was legally constructed prior to May 26, 1993, to a detached accessory unit.
- (e) A manufactured home constructed within five (5) years of the date of its placement and a modular home are permitted as detached accessory units in any regulatory zone in which a single family residence is permitted provided that the unit is permanently affixed to the property, its foundation system is masked and the unit is converted to real property pursuant to the provisions of Article 312, Fabricated Housing, at the time of the final inspection date. Fabricated homes are permitted as detached accessory units in a manufactured home subdivision.
- (f) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (g) There shall be not more than one (1) attached or detached accessory dwelling unit per parcel.
- (h) A parcel containing a detached accessory dwelling unit shall not be subdivided to place the detached accessory dwelling unit on a lot subdivided from the original parcel, if in creating such a subdivision, any of the existing or new parcels have a lot area less than the required minimum lot area of the regulatory zone in which the parcel exists.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 926, provisions eff. retro to 5/31/94; Ord. 939, provisions eff. 11/1/95; Ord. 1089, provisions eff. retro to 1-1-00.]