

NEVADA STATE JOURNAL

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

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..... BILL 265

.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the ..19.. day of June, 19..71.. and


..... June 25,
the full period of²... days, the last publication thereof being in the issue dated the.....²⁵... day of June, 19..71..

Signed *Dorothy Yocom*

Subscribed and sworn to before me this²⁵... day of June, 19..71..

Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 265, amending Ordinance No. 97 entitled "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," was adopted on June 15, 1971 by Commissioners Pagni, Coppa, McKissick, Rusk and Nelson all voting aye.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, COUNTY CLERK
334900—Bill No. 265 June 19-29

 RICHARD J. TAYLOR
Notary Public — State of Nevada
Washoe County
My Commission Expires Jan. 22, 1975

SUMMARY: Amends Ordinance No. 57 by adding "Opticians Offices" to R-3 Multiple Residential permitted uses and "Storage Warehouses" to C-2 General Commercial permitted uses.

BILL NO. 265

ORDINANCE NO. 57

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 20 of Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 20 R-3 MULTIPLE

- A. Uses permitted on a lot or parcel having the required area and required width:
 1. All uses permitted in the R-1 and R-2 Districts.
 2. R-2a uses subject to the requirements of the R-2a Districts.
 3. Private clubs and lodges, fraternity and sorority houses, hospitals, institutions and rest homes.
 4. Education and philanthropic institutions.
 5. Garden apartments, bungalows, boarding and rooming houses and other limited multiple use.
 6. Trailer Parks in all Districts except District 2 (Lake Tahoe Basin) subject to issuance of a Special Use Permit reviewed by the Board of Adjustment.
 7. The following office uses: Abstractors, Accountants, Dentist, Doctor, Insurance, Optometrist, Real Estate, other similar office uses with no retail activity, display, merchandise or storage.
 - (a) Above uses in District 2 (Lake Tahoe Basin) shall be subject to Special Use Permit review by the Board of Adjustment.
 8. Optician Office use, subject to the following:
 - (a) Such use subject to issuance of a Special Use Permit reviewed by the Board of Adjustment.

669-16

- (b) Dispensing optician only.
 - (c) Entrance to optician's establishment within a building.
 - (d) No display of merchandise.
 - (e) No retail sale of optical or other merchandise.
9. Specific uses, such as: Answering service, art museum, art gallery, art and music school, asylum, athletic club, blind people's homes, business colleges, charitable institutions, child care facilities, conservatories, interior decorator studio, radio stations (no antennae), savings and loan association, telephone exchange, television station (no antennae).
- (a) Above uses in District 2 (Lake Tahoe Basin) shall be subject to Special Use Permit reviewed by the Board of Adjustment.
10. Accessory uses customarily incident to the above.
11. Marinas, including those normal accessory uses, provided such accessory uses are incidental to the primary use of the property as a marina, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
12. Parking lots subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
- B. Parking:
- 1. One and one-half off-street parking spaces for each dwelling unit, trailer court unit.
 - 2. Places of public assembly, public and semi-public uses, general office and office buildings shall provide one off-street parking space for each two hundred and fifty square feet of gross floor area, excluding hallways, restroom facilities, entryways, elevator shafts, and stairwells.
 - 3. Medical or dental clinics or offices shall provide five spaces for each doctor or dentist.
 - 4. Convalescent hospitals or nursing homes shall provide one off-street parking space for each staff doctor, one off-street parking space for each three employees, and one off-street parking space for each ten beds.
 - 5. Hospitals shall provide three off-street, on-site parking spaces for each three beds.
 - 6. The Board of Adjustment may make exceptions to any of the above requirements after public hearing if undue hardship is created; or it can be shown that suitable and alternate facilities can be provided within 500 feet of the subject property which will not unduly or adversely affect the uses of nearby properties.

C. Accessory Buildings:

A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot.

D. Height Limitation:

1. All districts, except District 2 (Lake Tahoe Basin), none.
2. District 2 (Lake Tahoe Basin): Except as otherwise provided, no building or structure shall exceed two (2) stories, the total of which may not exceed 35 feet.
 - (a) A building or structure exceeding two (2) stories (or 35 feet) may be permitted subject to the following requirements:
 - (1) Issuance of a Special Use Permit reviewed by the Board of Adjustment.
 - (2) For each additional story authorized, a minimum of an additional 10 feet of front, 10 feet of rear and 10 feet of side yards may be required.
 - (b) For the purpose of this section, a story shall not exceed 12 vertical feet and any height in excess thereof shall be considered an additional story.
 - (c) Height measurements shall be made in accordance with applicable provisions of Washoe County Ordinance 83.

E. Required Area and Width:

1. All districts except District 2 (Lake Tahoe Basin), 6,000 square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit trailer park unit 2,000 square feet.
2. District 2 (Lake Tahoe Basin): 6,000 square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit 2,904 square feet. Maximum 8 mobile homes per acre in mobile home parks. Developed portion of any lot or parcel shall not have more than fifty percent (50%) of the total area developed.

F. Yards: Except as provided in Article 5, yards shall be:

- (a) Front - equal to the building line setback as set forth in Article 36; but in no event less than 15 feet.
- (b) Side - ten (10) percent of the average width of the lot or parcel but in no event less than five (5) feet. A lot or parcel having an average width of 100 feet frontage or more may have side yards of ten (10) feet.

(c) Rear - not less than 20 feet.

G. Advertising: Advertising signs shall be subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment.

SECTION 2.

Article 29 of Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 29 C-2 GENERAL COMMERCIAL

A. Uses permitted on a lot or parcel having the required width:

1. Any use permitted in the C-1 Zone.
2. R-2a uses subject to the requirements of the R-2a District.
3. Stores and shops for the conduct of wholesale business including the sale of used merchandise.
4. Specific uses such as the following:

(a) The following uses within a building:

Accoustical material (retail & wholesale), air conditioning equipment (retail, wholesale & service), airplanes (retail & wholesale), ambulance service garage, amphitheatre, amusement arcade, animal hospital, aquarium, arena (boxing), armored car service garage, Army-Navy goods store (surplus), artificial flowers (wholesale), asbestos products (retail-wholesale), athletic equipment (wholesale), auction shop, auditorium, automobile accessories and parts, automobile and bus storage garage, automobile court, automobile laundry, automobile repair (no body repair), aviary, awning and canvas shop, ballroom, ball bearing (retail and wholesale), bar, barber shop supplies (wholesale), bath house or plunge, bathroom assessories (wholesale), beauty shop supplies (retail and wholesale), beer & ale (wholesale), bicycle repair, bicycle (wholesale), billiard or pool hall, bird hospital, blueprinting, boats (retail, wholesale & repair), book bindery, book publishing, books (sale of used), boots and shoes (wholesale), bottling plant (soft drinks), bowling alley, braces (orthopedic - wholesale), brooder house, building supplies, business machine service, bus line shops, candy (wholesale), canvas shop, car wash, carpet cleaning (soap & water, no mechanical beating), carpet & rug (service & wholesale), chairs (physiotherapy-wholesale), chickens (sale of), chicken hatchery, chocolate and cocoa products (wholesale, cider and vinegar (wholesale), clocks (wholesale), clothing sales (new & used), clothing (cleaning, dyeing and processing), clothing (wholesale), club (supper & amusement), coffee (wholesale), cocktail lounge, coin machine (service & wholesale), coliseum, compressor air service, confection (wholesale), con-

vention building, convenience ice boxes ("Mijit Marts"), cosmetics (wholesale), cotton yarn (wholesale), dairy equipment and supplies (wholesale and retail), dancing academy or school, dancing (public ballroom), decorator workshop, dental supplies (wholesale), diaper service, display designer, distiller (wholesale), drugs (wholesale), dry cleaning plants (non-inflammable cleaning agents), dry goods (wholesale), dyeing of yarns (accessory to retail shop), electrical appliances (service & wholesale), electrical contractor, electronic equipment (wholesale), elevator (wholesale, retail & service), embalming, enameling and painting shop, engine rebuilding, engine service, engraver, equipment rental, exhibition buildings, express office, extermination or fumigation service, exterminating insect poison (wholesale & retail), feed sales, filing equipment and supplies (wholesale), film exchange, fire protection equipment and supplies (wholesale), floor materials (service & wholesale), food products (broker & distributor), freight office, funeral parlor, fur products (wholesale), furnaces (wholesale), furniture reupholstering and rebuilding and/or redecorating, furniture (sale of used), furniture storage and repair, furniture (wholesale), fumigation service, gaming, garage (public), glass (wholesale), glass cutting and staining (with retail sales), groceries (wholesale), guns (service & wholesale), gymnasium, hardware store, hardware (wholesale), hay and grain sales, health food products (wholesale), heating & ventilating equipment and supplies (retail, wholesale and service), hotel equipment and supplies (wholesale), interior decorator workshop, janitor and building cleaning services, juice manufacturing and bottling (incidental to retail sales), laboratory (experimental or scientific), lapidary, lawn and yard service, laundry, laundry equipment and supplies (retail, wholesale & service), leather goods (sale & incidental manufacturing), leather goods (wholesale), limb (artificial, wholesale), linoleum (wholesale), liquor (wholesale), lithographer, loan or pawn shop, lockers (food storage), loft building, machines (rental), machine tools (wholesale & retail), massage parlor, medical appliances (wholesale), mineral water (distillation & bottling), model construction supplies, monuments (sale of), mortuary, motion picture equipment (wholesale), motorcycle repair, motor vehicle (sale & display of used), multigraphing, musical instrument service, news dealer, newspaper printing office, night club, novelties (wholesale), old gold (second-hand dealer), optical glass grinding, optical goods (wholesale), paint shop, paper hanger, pawn broker, pet shop, photo engraver, photo finishing (wholesale), photographic equipment and supplies (wholesale), photostat print shop, picture framing, plastic & plastic products (wholesale & retail), plumbing equipment (wholesale), plumbing shop, pool hall, poster illustration workshop, poultry hatchery, poultry supplies (wholesale), printer and/or publisher, printer equipment & supplies (wholesale),

produce (wholesale), publishing company, pumps (wholesale, retail & service), radio (service & wholesale), rags (wholesale), reducing salon, refrigeration equipment (service & wholesale), restaurant equipment & supplies (service & wholesale), riding equipment (wholesale), rubber (wholesale), saddle making & sales, safe (service & wholesale), salvation army (retail & wholesale), sanitarium, scales (commercial, wholesale & retail), school equipment & supplies (wholesale), seafood (wholesale), second-hand store (no junk yards), seed company (wholesale), service enterprises of all kinds, service station equipment (retail & wholesale), sewing machine service, shoe repairing equipment (retail & wholesale, sight-seeing tour (garage & depot), sign painting, signs (billboards), skating rinks, soda fountain supplies (retail and wholesale), sports arena, sporting goods (wholesale), sterilizing service, stores (wholesale unless otherwise classified), stove and range (service & wholesale), surgical supplies (wholesale & retail), tavern, taxicab garage, taxidermist, terminal (bus or train), theatre, tire shop (automobile), tobacco (wholesale), tombstone (sale of), tools (wholesale), towel & linen service, toys (wholesale), trade school, undertaking parlor (no crematory or interment), upholsterer, used merchandise sales, veterinarian, vocational school, wholesale & retail business.

(b) The following uses:

Amusement park, archery range, athletic field, automobile rental, automobile sales (used), billboards, drive-in theatre, golf (miniature), golf driving range, heliport, helistop, nursery, outdoor theatre, stadium, swimming pool (commercial), tennis court (commercial), trailers (sales & service), trampoline center, used car sales lot.

5. Accessory uses customarily incident to the above uses.
6. Trailer Parks (courts) subject to issuance of a Special Use Permit reviewed by the Board of Adjustment.
7. Resort Hotels in District 2 (Lake Tahoe Basin) shall be subject to the resort hotel category (except acreage requirement).
8. Storage Warehouses subject to issuance of Special Use Permit reviewed by the Board of Adjustment.

B. Parking:

1. All districts except District 2 (Lake Tahoe Basin), one off-street parking space for:
 - (a) Each 1,000 sq. ft. of gross floor area used for commercial or office purposes.
 - (b) Each motel, hotel, or trailer court unit.

- (c) Each five seats in any theater or sports arena.
 - (d) Each service or delivery vehicle.
2. District No. 2 (Lake Tahoe Basin):
- (a) Two and one-half off-street parking spaces for each hotel unit.
 - (b) One off-street parking space for each motel unit.
 - (c) One off-street parking space for each 300 sq. ft. of floor area for commercial and office uses.
 - (d) One off-street parking space for each 100 sq. ft. of floor area for restaurants, and similar public facilities.

C. Height Limitation:

- 1. All Districts except District 2 (Lake Tahoe Basin): None.
- 2. District No. 2 (Lake Tahoe Basin): Two and one-half stories but not to exceed 35 feet. A building or structure exceeding two stories may be permitted subject to issuance of a Special Use Permit reviewed by the Board of Adjustment.

D. Required Width: Fifty (50) feet average.


E. Yards: Except as provided in Article 5, yard shall be:

- (a) Front - equal to the building line setback as set forth in Article 36.
- (b) Side - none, except as provided in Article 22.
- (c) Rear - ten (10) feet, except on lots or parcels bounded by an alley.

Proposed on the 7th day of June, 1971.
 Proposed by Commissioner Rusk.
 Passed on the 15th day of June, 1971.

VOTE:

Ayes: Commissioners: Pagni, Coppa, McKissick, Rusk and Nelson
 Naves: Commissioners: None
 Absent: Commissioners: None

ATTEST

 County Clerk

Roy Pagni
 Chairman of the Board

This Ordinance shall be in force and effect from and after the 25th day of June, 1971.