

RENO EVENING GAZETTE

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 RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice.....BILL 304.....

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

...2...day ofOct....., 19 72.. and
.....Oct.. 9.....


the full period of . 2 . . . days, the last publication thereof being in the issue dated the...9...day of.....October....., 19...72.

Signed *Dorothy Yocom*

Subscribed and sworn to before me this

.....9...day of.....October....., 19 72.
Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 304, amending Ordinance No. 57, 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 others matters relating thereto," was adopted on September 15, 1972, by Commissioners Pagni, Coppa, McKisick and Rusk, all voting aye, Commissioners Nelson being absent.
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 304 Oct. 2-9

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

SUMMARY: Adds Land Use Zone A-5, Rural Conservation, to Agricultural Districts requiring a minimum lot size of 20 acres.

BILL NO. 304

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 4, Section A, of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 4 ESTABLISHMENT OF DISTRICTS

A. Districts: In order to classify, regulate, restrict, and segregate the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this Ordinance, Land Use Districts are hereby established as follows:

<u>AGRICULTURAL DISTRICTS</u>	<u>RESIDENTIAL DISTRICTS</u>	<u>NON-RESIDENTIAL DISTRICTS</u>
A-1 First Agricultural	E-1 First Estates	L-R Limited Recreation
A-2 Second Agricultural	E-2 Second Estates	A-R Active Recreation
A-3 Suburban Farm	E-3 Third Estates	R-H Resort Hotel
A-4 Farm & Forestry	E-4 Fourth Estates	T-C Tourist Commercial
A-5 Rural Conservation	E-5 Fifth Estates	G-O Gaming Overlay
	R-1 Single Family	C-1 Limited Commercial
	R-1a Single Family	C-2 General Commercial
	R-1b Single Family	M-1 Industrial
	R-2 Limited Multiple	M-E Industrial Estates
	R-2a Limited Multiple Town House	M-W Warehouse
	R-3 Multiple	M-S Space Industrial
	TR Trailer	M-3 Open Use

SECTION 2.

Washoe County Ordinance No. 57 is hereby amended by adding the following Article:

1.

ARTICLE 9A A-5 RURAL CONSERVATION

- A. Uses permitted on a lot or parcel having the required area and required width:
1. All uses permitted in Zone A-1. Uses requiring a Special Use Permit in Zone A-1 also require a Special Use Permit in this Zone.
 2. Sanitaria, hunting and fishing and skiing lodges, golf courses, wild life refuges, game farms and public camp grounds (but not including trailer parks) subject to issuance of a Special Use Permit reviewed by the Board of Adjustment.
 3. Highway and public utility maintenance camps.
- B. Parking: One off-street parking space for each dwelling unit and adequate off-street parking facilities for all other uses enumerated.
- 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: Two stories.
- E. Required Area and Width: 20 acres minimum area; 500 feet average width.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 20 acres, provided there is not less than 20 acres for each such dwelling and that such structures be not less than 40 feet apart.
- G. 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 30 feet.
 - (b) Side - ten percent of the average width of the lot or parcel, but in no event less than 20 feet. A lot or parcel having an average width of more than 200 feet frontage may have side yards of 20 feet, provided the total distance between main buildings is not less than 40 feet.
 - (c) Rear - not less than 40 feet.

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 25 day of August, 1972.

Proposed by Commissioner McKissick.

Passed on the 15th day of September, 1972.

Vote:

Ayes:	Commissioners:	Pagni, Coppa, McKissick and Rusk
Nays:	Commissioners:	None
Absent:	Commissioners:	Absent

Roy Pagnis
Chairman of the Board

ATTEST:

H. Brown

County Clerk

This Ordinance shall be in force and effect from and after the 9th
day of October, 1972.