

RENO EVENING GAZETTE

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

GERRY MURAN

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 of County Ordinance.....
..... Bill 312.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the ..6...day ofNov....., 19..72 andNov..13....., the full period of ..2... days, the last publication thereof being in the issue dated the .13... day of.....Nov....., 19..72..

Signed *Gerry Muran*

Subscribed and sworn to before me this

..13... day of ..Nov..... 1972..

Richard J. Taylor
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 312, amending Ordinance No. 57, an ordinance 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 October 25, 1972 by Commissioners Coppa, McKissick, Rusk and Nelson voting aye and Commissioner Pagni 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 312 Nov. 6-13.

RICHARD J. TAYLOR
Notary Public — State of Nevada
Washoe County
My Commission Expires Jan. 22, 1973

SUMMARY: Amends Ordinance No. 57 by including planting and other visual obstructions within the height limitations relating to walls and fences, clarifies permitted uses in trailer overlay zones, and requires issuance of Special Use Permit for all parking lot construction in certain commercial and industrial zones.

BILL NO. 312

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 5, General Provisions, Section G. 6, is hereby amended to read as follows:

G. Yard Requirements:

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 4½ feet in height may be grown, placed or erected anywhere on the lot, except as provided in subsection 3(b) hereof.

SECTION 2.

Article 18, R-2 Limited Multiple, Section A, is hereby amended to read as follows:

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

1. All uses permitted in the R-1 District.
2. Apartments.
3. Churches, places of religious worship and religious schools.
4. Accessory uses incident to the above uses and located on the same lot or parcel, including a private garage with a capacity of not more than two automobiles for each dwelling unit.

SECTION 3.

Article 18, R-2 Limited Multiple, Section F. 1, is hereby amended to read as follows:

F. Required Area and Width:

1. All districts except District 2 (Lake Tahoe Basin), six thousand square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit 3,000 square feet.

SECTION 4.

Article 20, R-3 Multiple, Section A, is hereby amended to read as follows:

- 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 District.
 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. 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.
 7. Optician Office use, subject to the following:
 - (a) Such use subject to issuance of a Special Use Permit reviewed by the Board of Adjustment.
 - (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.
 8. 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.
 9. Accessory uses customarily incident to the above.
 10. 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.
 11. Parking lots subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

SECTION 5.

Article 20, R-3 Multiple, Section B. 1, is hereby amended to read as follows:

B. Parking:

1. One and one-half off-street parking spaces for each dwelling unit.

SECTION 6.

Article 20, R-3 Multiple, Section E. 1, is hereby amended to read as follows:

E. Required Area and Width:

1. All district except District 2 (Lake Tahoe Basin) 6,000 square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit 2,000 square feet.

SECTION 7.

Article 21 TR - Trailer, is hereby amended to read as follows:

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

1. One single family mobile home subject to the provisions of the underlying zone.

B. The following uses subject to the provisions of Ordinance No. 177:

1. In all agricultural, estates and residential zones, and C-2 zones

(a) Standard mobile home subdivisions

2. In R-2, R-3 and C-2 zones

(a) Standard mobile home subdivisions

(b) Mobile home subdivisions utilizing small lots and homeowners associations

(c) Mobile home parks

(d) Recreational vehicle parks

C. Uses prohibited:

1. All permanent residential structures except as provided in Ordinance No. 177.

SECTION 8.

Article 29, C-2 General Commercial, Section A. 4, is hereby amended by adding the following subsection:

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

4. Specific uses such as the following:

(c) Uses requiring a Special Use Permit reviewed by the Board of Adjustment:

Storage warehouses; parking lots.

SECTION 9.

Article 29, C-2 General Commercial, Section A. 5, 6, 7 and 8 is hereby amended by deleting numbers 6 and 8, with the remaining numbers to read as follows:

- A. Uses permitted on a lot or parcel having the required width:
5. Accessory uses customarily incident to the above uses.
 6. Resort Hotels in District 2 (Lake Tahoe Basin) shall be subject to the resort hotel category (except acreage requirement.)

SECTION 10.

Article 29, C-2 General Commercial, Section B. 1, is hereby amended to read as follows:

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 or hotel.
 - (c) Each five seats in any theater or sports arena.
 - (d) Each service or delivery vehicle.

SECTION 11.

Article 30, M-1 Industrial, Section B. 1, is hereby amended to read as follows:

B. Uses requiring a Special Use Permit reviewed by the Board of Adjustment.

1. Acetylene manufacturing and sales, acid manufacturing and sales, ammonia manufacturing and sales, ammunition manufacturing and sales, aniline dye manufacturing, asbestos and asbestos products manufacturing, asphalt manufacturing, atomic reactor, automobile wrecking yard, blast furnace, boiler manufacturing service and sales, bones, reduction or distillation, bottled gas manufacturing, brick kiln, building materials storage yard and sales (used), bulk station, bunkers, rock and/or sand, butane storage, by-products from fish, meat or animal manufacturing, carbide manufacturing and sales, carbon block manufacturing, carbonic gas manufacturing and sales, carborundum manufacturing and sales, cast iron pipe manufacturing and sale, casting foundry, caustic soda manufacturing and sale, cement manufacturing and sale, cement products manufacturing and sale, chalk manufacturing, charcoal manufacturing, chemicals manufacturing and sale, chlorine manufacturing and sale, coal storage, coal and coke yard, coal tar distillates or products manufacturing and sale, coke oven, concrete plant, copper manufacturing and sales, cordage mill, corrosive products manufacturing, corrugated metal manufacturing and sale, cotton cleaning and reballing, creosote manufacturing and sale, crude oil handling for transshipping, distillation of coal and wood, dump (refuse disposal yard), enamel and paint manufacturing, explosive manufacturing and sale, exterminating and insect poison and manu-

facturing, extrusion of metals, fertilizer (manufacturing and wholesale), fireworks manufacturing, fish curing, fish packing, flour and grain storage, flour mill, forge plant, foundry, gasoline anti-knock compound manufacturing, glass manufacturing, glue manufacturing, gravel pit, grease and tallow manufacturing, grist mill, gun powder manufacturing and wholesale, hide and tallow processing, house wrecking yard, incineration of animals, garbage, etc., insecticide manufacturing, iron (decorative custom workshop), iron works (ornamental), japanning and shellacking, junk dealers yard, kerosene manufacturing and wholesale, lampblack manufacturing, lacquer manufacturing, lard manufacturing, lead (white) and oil manufacturing and sale, leather goods manufacturing, leather tanning, lime burning manufacturing and wholesale, linseed oil manufacturing, livestock sales and shipping, locomotive manufacturing service and repair, lubrication compounds manufacturing, lye manufacturing, malleable castings manufacturing and sale, meat packer, metal, light fabrication from standard shapes, metal plating (bulk and custom), metal rolling mill, metal working plant (shaping and bending processes), milling company, motorcycle race track, nitric acid or its derivatives manufacturing and sale, non-ferrous metal products manufacturing, offal-incineration, reduction of or dumping, oil refining, oil vegetable processing and manufacturing, oleomargarine manufacturing, ordnance manufacturing and wholesale, ore dump, ore reduction, oxygen manufacturing retail, wholesale and service, packing house (vegetable or fruit), paint and varnish manufacturing, parking lots, paving materials manufacturing, petroleum products storage of and wholesale, pickle processing, picric acid or its derivatives manufacturing and wholesale, pipe metal manufacturing, planing mill, potash works, quarry (stone), racetrack, rags (processing), rawhides and skin processing, rendering works, rifle range, rock crushing and stripping, rolling mill, rope manufacturing, rubber products manufacturing, rubber products salvage, salt manufacturing, salvage company equipment yard, sand and gravel excavating, sand and gravel processing and storage, sauerkraut manufacturing, sausage manufacturing, saw mill, sawdust processing, scrap iron works, scrap metal processing and storage, sewer pipe manufacturing, shellac manufacturing, slag pile, slaughter house, smelting metal refining, steel fabrication, steel mill, steel tank manufacturing and wholesale, stock yard, sulphuric acid manufacturing and wholesale, tallow rendering, tank manufacturing, wholesale and retail, tannery, tar distillation or manufacturing, tar paper manufacturing, tar products manufacturing and sales, tin refining, tinning plant, tire manufacturing, top soil stripping, turpentine manufacturing, vinegar manufacturing, wire rope manufacturing, wood preserving, wood pulp manufacturing, wool processing, wreckers (contractor yard), yeast preparation, zinc manufacturing refining, zinc products manufacturing.

SECTION 12.

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 5th day of October, 1972.
 Proposed by Commissioner Coppa.
 Passed on the 25th day of October, 1972.

Vote:

Ayes:	Commissioners:	Coppa, McKissick, Rusk & Nelson
Nays:	Commissioners:	None
Absent:	Commissioners:	Pagni


 Vice Chairman of the Board

ATTEST:


 County Clerk

This Ordinance shall be in force and effect from and after the 13th day of November, 1972.

