

NEVADA STATE JOURNAL

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

SUSAN KLEBENOW

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/409.....

.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the 22nd day of January....., 19.75.. and January 29.....


....., the full period of .. 2 .. days, the last publication thereof being in the issue dated the... 29th day of... January....., 19.75...

Signed Susan Klebenow

Subscribed and sworn to before me this 29th day of January....., 19.75

.....
Notary Public.

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 409, amending Ordinance No. 57, adopting Ordinance No. 250, 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 January 15, 1975 by Commissioners Scott, Grow, Rusk, Nelson and Gaunt all voting aye.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
ALEX COON, COUNTY CLERK
Jan. 22-75

 V. E. BRADLEY
Notary Public — State of Nevada
Washoe County
My Commission Expires April 3, 1975

SUMMARY: Amends Ordinance No. 57 to provide for the creation of new zone classifications with lot sizes of 10, 40, 80, 120, 160, and 200 acres; provides for public use events on public property, subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment.

BILL NO. 409

ORDINANCE NO. 256

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 3, Section A(1) of Washoe County Ordinance No. 57 is hereby amended by the addition of the following definitions in proper alphabetical sequence:

Mobile Home: A structure, intended for use as a dwelling, eight feet or greater in width and twenty-eight feet or greater in length, designed to be moveable but not self-motive.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semi-permanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision: A subdivision of land, ^{county}platted in conformance to N.R.S. 278 and applicable ~~city~~ ^{county}ordinances for the purpose of providing mobile home lots.

SECTION 2.

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

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 First Rural Conservation	E-5 Fifth Estates	G-O Gaming Overlay
	R-1 Single Family	C-1 Limited Commercial

A-6 Second Rural Conservation

R-1a Single Family

C-2 General Commercial

A-7 Third Rural Conservation

R-1b Single Family

M-1 Industrial

A-8 Fourth Rural Conservation

R-2 Limited Multiple

M-E Industrial Estates

A-9 Fifth Rural Conservation

R-2a Limited Multiple Town House

M-W Warehouse

A-10 Sixth Rural Conservation

R-3 Multiple

M-S Space Industrial

A-11 Seventh Rural Conservation

TR Trailer

M-3 Open Use

SECTION 3.

Article 5, Section D of Washoe County Ordinance No. 57 is hereby amended by the addition of Paragraph 2 to read as follows:

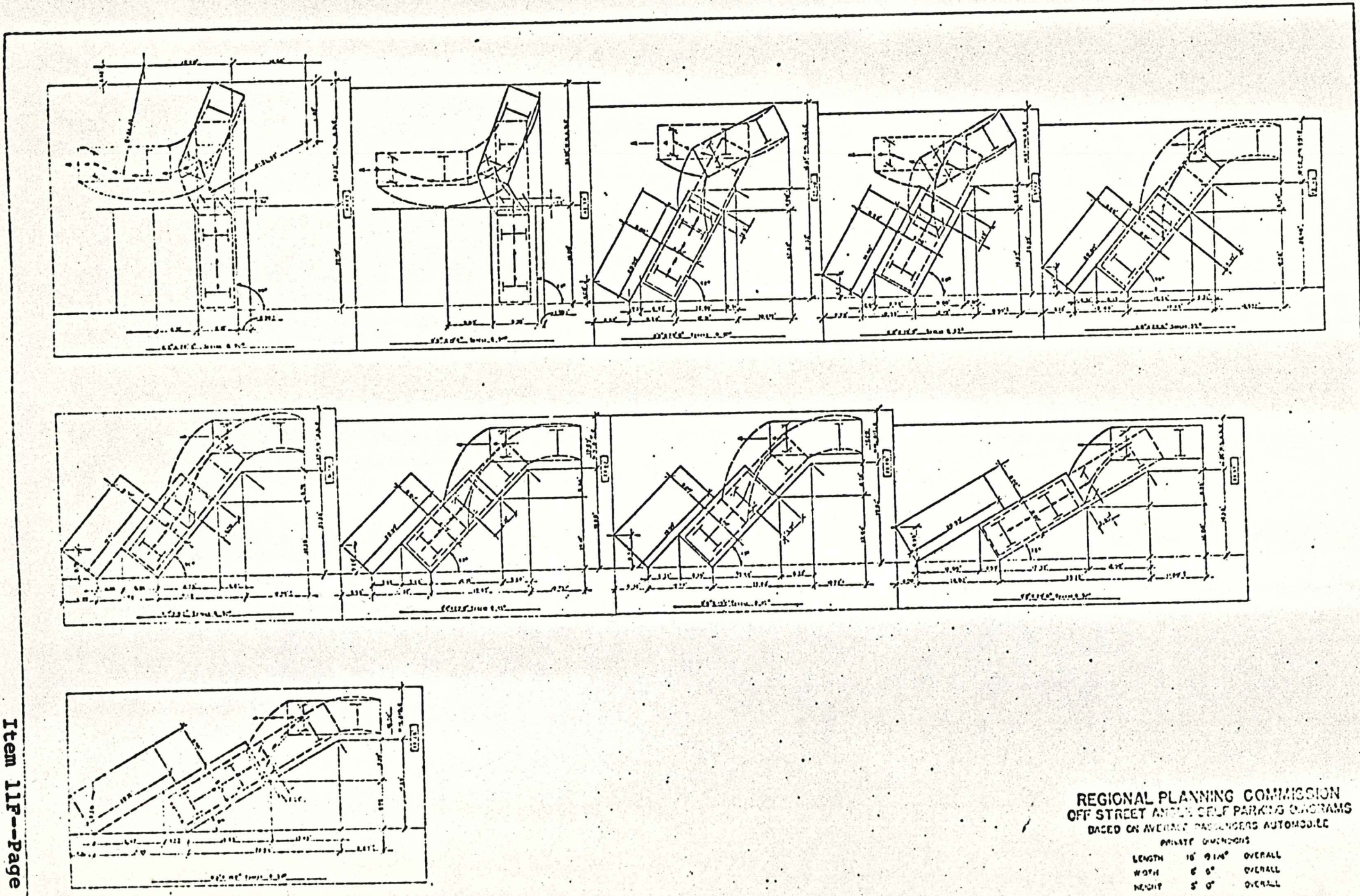
- 2. Public use events not exceeding one week in duration held upon public property may be permissible in any agricultural, residential, or non-residential district, subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment. Such public use events shall include, but not be limited to, the following: amusement arcades and parks; automobile shows; horse, dog, or pet shows; carnivals; exhibitions; art shows; fairs; and theater events.

SECTION 4.

Article 5 of Washoe County Ordinance No. 57 is hereby amended by the addition of Section J to read as follows:

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:



Item 11F--Page 3

SECTION 5.

Article 6, Section A of Washoe County Ordinance No. 57 is hereby amended by the addition of Paragraph 16 to read as follows:

16. Public parks and recreational areas.

SECTION 6.

Article 6, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.

SECTION 7.

Article 6, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one acre, providing there is not less than one acre for each dwelling and that such structures be not less than 24 feet apart.

SECTION 8.

Article 6, Section G(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (c) Rear - not less than 30 feet.

SECTION 9.

Article 7, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.

SECTION 10.

Article 7, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 2-1/2 acres, provided there is not less than 2-1/2 acres for each such dwelling and that such structures be not less than 30 feet apart.

SECTION 11.

Article 7, Section G(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (c) Rear - not less than 30 feet.

SECTION 12.

Article 8, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.

SECTION 13.

Article 8, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot

or parcel having an area in excess of one-half acre, provided there is not less than one-half acre for each such dwelling and that such structures be not less than 20 feet apart.

SECTION 14.

Article 8, Section G(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (c) Rear - not less than 30 feet.

SECTION 15.

Article 9, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.

SECTION 16.

Article 9, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of five acres, provided there is not less than five acres for each such dwelling and that such structures be not less than 30 feet apart.

SECTION 17.

Article 9, Section G(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (c) Rear - not less than 30 feet.

SECTION 18.

Article 9A of Washoe County Ordinance No. 57 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 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, 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 10 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two stories.
- E. Required Area and Width: 10 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 10 acres, provided there is not less than 10 acres for each such dwelling and that such structures be not less than 100 feet apart.

- G. Yards: Except as provided in Article 5, yards shall be:
- (a) Front - equal to the building line setback as set 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 50 feet. A lot or parcel having an average width of more than 500 feet frontage may have side yards of 50 feet, provided the total distance between main buildings is not less than 100 feet.
 - (c) Rear - not less than 30 feet.

SECTION 19.

Washoe County Ordinance No. 57 is hereby amended by the addition of Articles 9B, 9C, 9D, 9E, 9F, and 9G to read as follows:

ARTICLE 9B A-6 SECOND 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, 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 10 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 100 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
- (a) Front - equal to the building line setback as set 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 50 feet. A lot or parcel having an average width of more than 500 feet frontage may have side yards of 50 feet, provided the total distance between main buildings is not less than 100 feet.

(c) Rear - not less than 30 feet.

X ARTICLE 9C A-7 THIRD 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, 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 10 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two stories.
- E. Required Area and Width: 40 acres minimum area; 1,000 feet average width.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 40 acres, provided there is not less than 40 acres for each such dwelling and that such structures be not less than 200 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
- (a) Front - equal to the building line setback as set 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 100 feet. A lot or parcel having an average width of more than 1,000 feet frontage may have side yards of 100 feet, provided the total distance between main buildings is not less than 200 feet.
 - (c) Rear - not less than 30 feet.

ARTICLE 9D A-8 FOURTH 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, 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 10 feet to any main building on the same or adjoining lot.
 - D. Height Limitation: Two stories.
 - E. Required Area and Width: 80 acres minimum area; 1,000 feet average width.
 - F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 50 acres, provided there is not less than 50 acres for each such dwelling and that such structures be not less than 200 feet apart.
 - G. Yards: Except as provided in Article 5, yards shall be:
 - (a) Front - equal to the building line setback as set 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 100 feet. A lot or parcel having an average width of more than 1,000 feet frontage may have side yards of 100 feet, provided the total distance between main buildings is not less than 200 feet.
 - (c) Rear - not less than 30 feet.

ARTICLE 9E A-9 FIFTH 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, 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 10 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two stories.
- E. Required Area and Width: 120 acres minimum area; 1,000 feet average width.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 75 acres, provided there is not less than 75 acres for each such dwelling and that such structures be not less than 200 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
 - (a) Front - equal to the building line setback as set 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 100 feet. A lot or parcel having an average width of more than 1,000 feet frontage may have side yards of 100 feet, provided the total distance between main buildings is not less than 200 feet.
 - (c) Rear - not less than 30 feet.

ARTICLE 9F A-10 SIXTH 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, 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 10 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two stories.
- E. Required Area and Width: 160 acres minimum area; 1,500 feet average width.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 100 acres, provided there is not less than 100 acres for each such dwelling and that such structures be not less than 300 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:

- (a) Front - equal to the building line setback as set 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 150 feet. A lot or parcel having an average width of more than 1,500 feet frontage may have side yards of 150 feet, provided the total distance between main buildings is not less than 300 feet.
- (c) Rear - not less than 30 feet.

ARTICLE 9G A-11 SEVENTH 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, 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 10 feet to any main building on the same or adjoining lot.
- D. Height Limitation: Two stories.
- E. Required Area and Width: 200 acres minimum area; 2,000 feet average width.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 200 acres, provided there is not less than 200 acres for each such dwelling and that such structures be not less than 400 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
 - (a) Front - equal to the building line setback as set 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 200 feet. A lot or parcel having an average width of more than 2,000 feet frontage may have side yards of 200 feet, provided the total distance between main buildings is not less than 400 feet.
 - (c) Rear - not less than 30 feet.

SECTION 20.

Article 10, Section C of Washoe County Ordinance No. 57 is hereby

amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.

SECTION 21.

Article 10, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 15,000 square feet provided there is not less than 15,000 square feet of lot area for each such dwelling unit and that such structures be not less than 16 feet apart.

SECTION 22.

Article 11, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Building: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.

SECTION 23.

Article 11, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one-half acre, provided there is not less than one-half acre for each dwelling unit and that such structures be not less than 20 feet apart.

SECTION 24.

Article 11, Section G(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (c) Rear - not less than 30 feet.

SECTION 25.

Article 12, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.

SECTION 26.

Article 12, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one acre, provided there is not less than one acre for each such dwelling and that such structures be not less than 24 feet apart.

SECTION 27.

Article 12, Section G(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (c) Rear - not less than 30 feet.

SECTION 28.

Article 13, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.

SECTION 29.

Article 13, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 2-1/2 acres, provided there is not less than 2-1/2 acres for each such dwelling and that such structures be not less than 30 feet apart.

SECTION 30.

Article 13, Section G(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (c) Rear - not less than 30 feet.

SECTION 31.

Article 14, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.

SECTION 32.

Article 14, Section E of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- E. Required Area and Width: Five acres minimum area; 150 feet average width for each dwelling.

SECTION 33.

Article 14, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of five acres, provided there is not less than five acres for each such dwelling and that such structures be not less than 30 feet apart.

SECTION 34.

Article 14, Section G(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (c) Rear - not less than 30 feet.

SECTION 35.

Article 15, Section A(3) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

3. Churches and places of religious worship and instruction; private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.

SECTION 36.

Article 15, Section A of Washoe County Ordinance No. 57 is amended by the addition of Paragraph 6 thereto to read as follows:

6. Schools (public) and other institutions (except hospitals).

SECTION 37.

Article 15, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.

SECTION 38.

Article 15, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 6,000 square feet, provided there is not less than 6,000 square feet for each such dwelling unit and that such structures be not less than 12 feet apart.

SECTION 39.

Article 15, Section G(b) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (b) Side - ten percent of the average width of the lot or parcel but in no event less than five feet. A lot or parcel having an average width of more than 60 feet frontage may have side yards of six feet provided that total distance between adjoining main buildings is not less than 12 feet.

SECTION 40.

Article 16, Section A(3) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

3. Churches and places of religious worship and instruction; private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.

SECTION 41.

Article 16, Section A of Washoe County Ordinance No. 57 is amended by the addition of Paragraph 6 thereto to read as follows:

6. Schools (public) and other institutions (except hospitals).

SECTION 42.

Article 16, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.

SECTION 43.

Article 16, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 9,000 square feet provided there is not less than 9,000 square feet for each such dwelling unit and that such structure be not less than 14 feet apart.

SECTION 44.

Article 16, Section G(b) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (b) Side - ten percent of the average width of the lot or parcel but in no event less than seven feet. A lot or parcel having an average width of more than 70 feet frontage may have side yards of seven feet provided the total distance between adjoining main buildings is not less than 14 feet.

SECTION 45.

Article 17, Section C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.

SECTION 46.

Article 17, Section F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 12,000 square feet provided there is not less than 12,000 square feet of lot area for each such dwelling unit and that such structures be not less than 16 feet apart.

SECTION 47.

Article 18, Section A of Washoe County Ordinance No. 57 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. Private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.
 5. 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 48.

Article 18, Section H(b) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- (b) Side - ten percent of the average width of the lot or parcel but in no event less than five feet. A lot or parcel having an average width of more than 50 feet frontage or more may have side yards of five feet provided the total distance between adjoining main buildings is not less than 10 feet.

SECTION 49.

Article 18, Section H(c) of Washoe County Ordinance No. 57 is hereby amended to read as follows:

(c) Rear - not less than 10 feet.

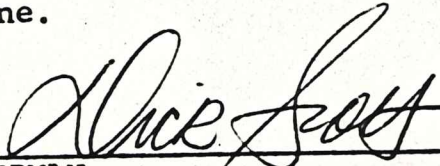
SECTION 50.

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 16th day of December, 1974.
Proposed by Commissioners Rusk, Scott, Nelson and Grow.
Passed on the 15th day of January, 1975.

VOTE:

Ayes: Commissioners: Scott, Grow, Rusk, Nelson and Gaunt.
Nays: Commissioners: None.
Absent: Commissioners: None.



CHAIRMAN

ATTEST:


Alex Coon, Clerk By:  Chief Deputy
Clerk

This Ordinance shall be in force and effect from and after the 29th day of January, 1975.