

**Affidavit of Publication**

STATE OF NEVADA,  
County of Washoe—SS.

... Loretta Dickerson .....

being duly sworn, deposes and says that he is the  
Record Clerk .....

of The SPARKS TRIBUNE, a weekly newspaper,  
published in Sparks, Washoe County, Nevada; that  
he has charge of and knows the advertising ap-  
pearing in said newspaper, and the .....

... Notice of County Ordinance .....

... Bill No. 481, Ordinance No. 316 .....

of which a copy is hereunto attached, was first  
published in said newspaper in its issue dated  
... July 7 ....., 1976

and was published in each of the following issues  
thereafter: .....

the date of the last publication being in the issue  
of ... July 14 ....., 1976

... Loretta Dickerson .....

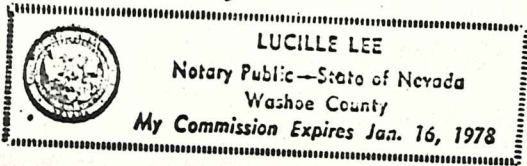
Subscribed and sworn to before me this, the

... 14th day of July ....., 1976

... Lucille Lee .....

Notary Public in and for the County of Washoe,  
State of Nevada.

My Commission expires: Jan 16 1978



NOTICE OF COUNTY ORDINANCE  
Notice is hereby given that Bill No. 481, Ordinance No. 316, amending Ordinance No. 57 entitled "An Ordinance amending 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, 1976 by Commissioners Scott, Crow, Rusk and Gaunt all voting aye with Commissioner Nelson being absent.  
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.  
Publish July 7, July 14, 1976  
Sparks Tribune #76209  
Alex Coon  
ALEX COON, County Clerk

76-1173

SUMMARY: Amends Washoe County Ordinance No. 57 to provide that child care facilities not to exceed six children including those of the licensee who are under the age of twelve may be permitted in A-1, E-1, R-1, R-1a, and R-1b zoning within Washoe County.

BILL NO. 481

ORDINANCE NO. 316

AN ORDINANCE AMENDING 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 6 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

AGRICULTURAL AND RESIDENCE DISTRICT PROVISIONS

ARTICLE 6 A-1 FIRST AGRICULTURAL

- A. Uses permitted on a lot or parcel of land having the required area and required width:
  1. Single family dwellings of a permanent nature, and accessory buildings and uses thereto.
  2. Stables.
  3. Farms for the raising or growing and marketing on a commercial scale of poultry, rabbits, livestock, tree and brush crops, nursery stock, field crops, but not including commercial slaughtering.
  4. Buildings for the sale and display of products grown and raised on the premises, provided no such buildings are situated closer than 50 feet to any property classified in a residential district, or closer than 30 feet to any street or highway.
  5. Building, corrals, coops, pens, stables or structures used in conjunction with farming, or ranching provided that they be located not closer than 100 feet to any street or highway, or to any public park or school, or to any land classified in a residential district.
  6. Overnight trailer campground facilities, including accessory facilities subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
  7. (a) Educational Uses and Buildings, churches, temples,, or other structures used exclusively for religious worship.

76- 1173 (9 pgs.)

(b) Tennis, golf course, ski resort, swimming, civic, cultural, country club and other similar recreational uses; including normal accessory uses (provided such accessory uses are incidental to the primary use of the property) on parcels of a minimum of 2 acres, subject to the issuance of a Special Use Permit reviewed by the Planning Commission.

(c) Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) non-related children permitted.

(d) A child care facility of more than six (6) children, under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.

8. One unlighted sign not exceeding 16 square feet in area, provided that such sign is located not closer than 10 feet to any street or highway, and further provided that said sign pertains only to the sale, lease or hire of the premises of the products grown on the premises.
9. Dude or guest ranches is situated on a parcel of land having an area of five or more acres, provided that guest rooms or guest cottages do not have kitchen facilities in conjunction therewith.
10. Extraction of sand, gravel, topsoil and like earth products subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for issuance of a Special Use Permit in addition to those specified in Article 36 of this Ordinance shall be as follows:
  - (a) The applicant must submit a plan showing, among other things, area of development, stages of development and the condition of the site upon completion of work or exhaustion of sand, gravel, topsoil, or like earth products. The plan shall be approved by the Board of Adjustment and the Board of County Commissioners. Compliance with the Plan shall be condition of the Special Use Permit.
  - (b) The applicant must furnish a Performance Bond in an amount, as determined by the Washoe County Engineer, sufficient to insure performance of the conditions of the Special Use Permit.
11. Mining, including ore processing operations, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
12. Cemeteries and memorial parks and accessory uses such as mausoleums and crematoriums, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for consideration and issuance of Special Use Permit in addition to those specified in Article 36 of this Ordinance

shall be as follows:

- (a) The applicant shall submit a complete plan of the entire property showing design of gardens, buildings, streets, landscaping, parking, existing and/or final topography, development stages, adjacent uses, streets, water courses, necessary screening, etc.
  - (b) The applicant must submit a location map showing general uses, zoning and street pattern within one-half mile of subject property.
  - (c) The applicant must submit a financial statement indicating ability to proceed and names of all owners or developers concerned with the application.
  - (d) Applicants must submit a statement completely describing the type and use of the cemetery.
13. Marinas, including those normal accessory uses, provided such accessory uses are incidental to primary use of the property as a marina, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
14. Temporary highway, public utility, railroad and similar maintenance camps, and ranch and livestock camps, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
15. Dog Kennels, including the commercial boarding and caring for animals other than livestock, on parcels of a minimum 2-1/2 acres, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for the issuance of a Special Use Permit in addition to those specified in Article 42 of this Ordinance shall be as follows:
- (a) Provision of fencing and soundproofing, to include hedging and/or planting, to the satisfaction of the Board of Adjustment.
  - (b) Animals to be confined at all times to an area not closer than 100 feet to any adjacent residence.
  - (c) Review on annual basis.
16. Public parks and recreational areas.
- B. Parking: One off-street parking space for each dwelling unit.
- 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: One acre minimum area; 120 feet average width for each dwelling.
- 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.

- 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 12 feet. A lot or parcel having an average width of more than 120 feet frontage may have side yards of 12 feet, provided the total distance between main buildings is not less than 24 feet.
  - (c) Rear - not less than 30 feet.

SECTION 2.

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

ARTICLE 10 E-1 FIRST ESTATES

- A. Uses permitted on a lot or parcel having the required area and required width:
- 1. Single family dwellings of a permanent nature.
  - 2. One detached guest building as defined in Article 3.
  - 3. Accessory uses customarily incident to the above uses and located on the same lot or parcel, including a private garage with capacity of not more than four automobiles; private stables, garden houses, playhouses, greenhouses, toolhouses and hobby shops.
  - 4. 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.
  - 5. Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) non-related children permitted.  
  
A child care facility of more than six (6) children, under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.
  - 6. Public Parks and recreational areas.
  - 7. Schools (Public) and other institutions (except hospitals).
- B. Parking: One parking space for each dwelling unit; or adequate parking facilities for those uses enumerated

in Section A, Subsection 4, of this Article.

- 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.
- D. Height Limitations: Two stories.
- E. Required Area and Width: Fifteen thousand square feet minimum area; 80 feet average width for each dwelling.
- 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.
- G. Yards: Except as provided in Article 5, yards shall be:
  - (a) Front - equal to the building line setbacks 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 eight feet. A lot or parcel having an average width of more than eighty feet frontage may have side yards of eight feet provided the total distance between adjoining main buildings is not less than 16 feet.
  - (c) Rear - not less than 30 feet.

SECTION 3.

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

ARTICLE 15 R-1 SINGLE FAMILY

- A. Uses permitted on a lot or parcel having the required area and required width:
  1. Single family dwellings of a permanent nature.
  2. Public parks and recreational areas.
  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.
  4. Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) non-related children permitted.

A child care facility of more than six (6) children under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.

5. Accessory uses customarily incident to the above uses, when located on the same lot or parcel, including a private garage with capacity of not more than three automobiles, garden houses and play houses.
  6. Schools (public) and other institutions (except hospitals).
- B. Parking: One off-street parking space for each dwelling unit; or adequate parking facilities for those uses enumerated in Section A, subsection 3 of this Article.
  - 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.
  - D. Height Limitation: Two stories.
  - E. Required Area and Width: Six thousand square feet minimum area; 60 feet average width for each dwelling.
  - F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 6,000 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.
  - 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 20 feet.
    - (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.
    - (c) Rear - not less than 20 feet.

SECTION 4.

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

ARTICLE 16 R-1a SINGLE FAMILY

- A. Uses permitted on a lot or parcel having the required area and required width:
  1. Single family dwellings of a permanent nature.
  2. Public parks and recreational areas.
  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.

4. Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) non-related children permitted.

A child care facility of more than six (6) children under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.

5. Accessory uses customarily incident to the above uses, when located on the same lot or parcel, including a private garage with capacity of not more than three automobiles, garden houses and play houses.
6. Schools (public) and other institutions (except hospitals).
- B. Parking: One off-street parking space for each dwelling unit; or adequate parking facilities for those uses enumerated in Section A, subsection 3 of this Article.
- 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.
- D. Height Limitation: Two stories.
- E. Required Area and Width: Nine thousand square feet minimum area; 70 feet average width for each dwelling.
- 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.
- 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 20 feet.
  - (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.
  - (c) Rear - not less than 20 feet.

SECTION 5.

Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 17 R-1b SINGLE FAMILY

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



1. Any use permitted in zone R-1a. Uses requiring a Special Use Permit in zone R-1a also require a Special Use Permit in this zone.
2. One detached guest building as defined in Article 3.
3. Accessory uses customarily incident to the above uses and located on the same lot or parcel, including a private garage with capacity of not more than four automobiles; private stables, garden houses, play houses, greenhouses, toolhouses and hobby shops.
4. Churches and places of religious worship and instruction; private golf course, 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 of two acres.
5. Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) non-related children permitted.

A child care facility of more than six (6) children under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.

6. Public parks and recreation area.
  7. Schools (public) and other public institutions (except hospitals).
- B. Parking: One off-street parking space for each dwelling unit and each guest unit; or adequate parking facilities for those uses enumerated in Section A, subsection 4 of this Article.
- 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.
- D. Height Limitation: Two stories.
- E. Required Area and Width: Twelve thousand square feet minimum area; 80 feet average width for each dwelling.
- 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 of lot area for each such dwelling unit and that such structures be not less than 16 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 20 feet.
  - (b) Side - ten percent of the average width of the lot or parcel but in no event less than

eight feet. A lot or parcel having an average width of more than 80 feet frontage may have side yards of eight feet provided the total distance between adjoining main buildings is not less than 16 feet.

(c) Rear - not less than 20 feet.

SECTION 6.

This ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.

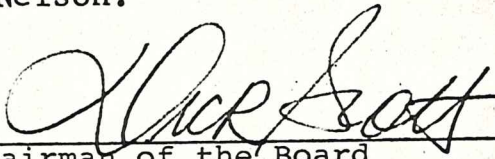
Proposed on the 17th day of May, 1976.  
Proposed by Commissioners Scott, Grow, Rusk, Nelson and Gaunt.  
Passed on the 15th day of June, 1976.


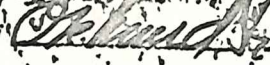
Vote:

Ayes: Commissioners: Scott, Grow, Rusk, and Gaunt.

Nays: Commissioners: None.

Absent: Commissioners: Nelson.

  
Chairman of the Board

ATTEST:  
  
ALEX SCOTT  
By  DEPUTY  
County Clerk  
STATE OF NEVADA

This ordinance shall be in force and effect from and after the 30<sup>th</sup> day of June, 1976.