



7-158

SUMMARY: Amends Washoe County Ordinance No. 57 to provide for a minimum area requirement of 40 acres and a minimum average width requirement of 1,000 feet in the M-3 Open Use District.

BILL NO. 535

ORDINANCE NO. 367

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" BY PROVIDING FOR A MINIMUM AREA REQUIREMENT OF 40 ACRES AND A MINIMUM AVERAGE WIDTH REQUIREMENT OF 1,000 FEET IN THE M-3 OPEN USE DISTRICT.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

SECTION 1.

Article 34 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 34 M-3 OPEN USE

- A. All of the unincorporated area of Washoe County, not specifically placed by this ordinance or by any amendment hereto, in any other district classification, is hereby classified in this category.
- B. Uses permitted on a lot or parcel having the required area and the required width:
  - 1. Except as provided in Section C of this Article, any use or enterprise, subject to approval by the State Health Department where applicable.
- C. Uses requiring a Special Use Permit:
  - 1. All uses listed under Section B, Article 30.
  - 2. Cemeteries, rifle ranges, airports, race tracks and trailer parks.
- D. Parking: None.
- E. Height Limitations: None.
- F. Required Area and Width: 40 acres minimum area; 1,000 feet average width.
- G. Yards: None, except as provided in Article 37.

SECTION 2.

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

18A

Proposed on the 31st. day of January, 1978.  
Proposed by Commissioners Gaunt, Nelson, Rusk and Stoess.  
Passed on the 21st day of February, 1978.

Vote:

Ayes: Commissioners: Gaunt, Nelson, Rusk, Farr and Stoess.

Nays: Commissioners: None

Absent: Commissioners: None

Ken Gaunt  
Chairman of the Board

ATTEST:

Alex Coon  
Clerk

This Ordinance shall be in force and effect from and after  
the 8th day of March, 1978.