

Affidavit of Publication


STATE OF NEVADA,
County of Washoe—SS.

Mary Hefling
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. 633, Ordinance No. 462

of which a copy is hereunto attached, was first
published in said newspaper in its issue dated
May 21, 1980
and was published in each of the following issues
thereafter: May 28, 1980
the date of the last publication being in the issue
of May 28, 1980

Mary Hefling
Subscribed and sworn to before me this, the
28th day of May, 1980
Loretta Dickerson
Douglas
Notary Public in and for the County of Washoe
State of Nevada.

My Commission expires: October 25, 1980

 LORETTA DICKERSON
Notary Public — State of Nevada
Douglas County
My Commission Expires Oct. 25, 1980

COUNTY ORDINANCE
NOTICE IS HEREBY
GIVEN that Bill No. 633,
Ordinance No. 462, amending
Ordinance No. 57, entitled, "An
Ordinance amending, repealing
in part and reestablishing a land
use plan within the unin-
corporated 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 the use
of mobile homes for security
purposes in certain industrial
districts subject to the issuance
of a Special Use Permit was
adopted on Tuesday, May 13,
1980, by Commissioners Farr,
Stoess, Underwood, Ferrari and
Brown.
Typewritten copies of the
Ordinance are available for
inspection by all interested
persons at the Office of the
County Clerk.
JUDI BAILEY
County Clerk
Pub.: 5-21, 28, 1980.

80-123

SUMMARY: Amends Washoe County Ordinance No. 57 to permit the use of mobile homes for security purposes in certain Industrial Districts subject to the issuance of a Special Use Permit.

BILL NO. 633

ORDINANCE NO. 462

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 THE USE OF MOBILE HOMES FOR SECURITY PURPOSES IN CERTAIN INDUSTRIAL DISTRICTS SUBJECT TO THE ISSUANCE OF A SPECIAL USE PERMIT.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

SECTION 1.

Article 22 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 22 GENERAL NON-RESIDENTIAL DISTRICT PROVISIONS

- A. Residence in Commercial Districts: All uses or buildings permissive in the Residential Districts are also permissive in C-1 and C-2 Districts provided such are established in accordance with yard and parking requirements of the R-3 zone. Yard requirements may be waived for dwelling units erected above the ground floor when said ground floor of a building is designed and used exclusively for commercial purposes.
- B. Density in commercial districts Lake Tahoe Basin: Maximum transient lodging facilities in C-1, C-2, T-C and R-H zones shall be 40 units per acre. Maximum permanent residential facilities in C-1 and C-2 zones shall be 15 units per acre and established with R-3 zone requirements.
- C. Off-street Loading: In order to avoid undue interference with the public use of streets or alleys, there shall be provided and maintained adequate off-street space for standing, loading, or unloading for those uses involving receipt and distribution of vehicles or merchandise and materials. Each such space shall be 10 feet by 45 feet with a 14 foot height clearance. For a building containing less than 3,000 feet of gross floor area, a combined parking and loading area shall be acceptable.
- D. Glare: Except in processes of construction, glare from arc welding, acetylene torch cutting or similar activity shall be performed so as not to be seen from any point outside the property on which said work is being performed.

80-723

- E. Side and Rear Yards: When a non-residential lot or parcel is contiguous to the boundary line of a residential or agricultural lot or parcel, any side or rear yard which is so adjacent to said residential or agricultural lot or parcel, shall have a minimum width of 10 feet.
- F. 1. Smoke: Shall be controlled as to provide proper safeguards for the public health, safety and general welfare and in whatever manner as further provided by other county ordinances.
2. Odor: The emission of obnoxious odors of any kind shall not be permitted.
3. Gas: No gas shall be emitted which is deleterious to the public health, safety or general welfare.
- G. Open Storage: Storage of lumber, coal or other combustibles shall not be less than 10 feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times. No merchandise shall be displayed nor any business conducted between the street line and building line in any district.
- H. Fire Hazards: Storage and handling of inflammable liquids, liquified petroleum and explosives shall comply with all State rules and regulations as well as those of the County. Bulk storage of inflammable liquids, liquid petroleum, gases, and explosives above ground shall be unlawful in all districts, except gasoline and lubricating or fuel oil. Storage below ground shall be permissive in M-1 Districts upon Special Use Permit and provided all tanks shall be located not closer to the property line than the greatest depth to the bottom of the tank.
- I. Use of Mobile Home for Security Purposes: A mobile home may be used for security purposes in an M-1 (Industrial) zone subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment. A mobile home may be used for security purposes in an M-E (Industrial Estates) zone subject to the issuance of a Special Use Permit, reviewed by the Planning Commission.

SECTION 2.

This ordinance shall take effect after its proposal, passage and publication as prescribed by NRS 244.100.

Proposed on the 29th day of April, 1980.

Proposed by Commissioner Stoess.

Passed on the 13th day of May, 1980.

Vote:

Ayes: Commissioners: Farr, Stoess, Brown, Underwood & Ferrari.

Nays: Commissioners: None

Absent: Commissioners: None

Bill Farn
Chairman of the Board

ATTEST: JUDI BAILEY, CLERK

By Judi Bailey Chief Deputy
Clerk

This Ordinance shall be in force and effect from and after
the 29th day of May, 1980.