

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. 644
..... Ordinance No. 473

.....
..... of which a copy is hereunto attached, was first
published in said newspaper in its issue dated
..... August 20 19⁸⁰.....
and was published in each of the following issues
thereafter: August 27, 1980
the date of the last publication being in the issue
of August 27 19⁸⁰.....

..... Mary Hefling
Subscribed and sworn to before me this, the

27th day of August 19⁸⁰.....

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

My Commission expires: October 25, 1980



NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY GIVEN that Bill No. 644, Ordinance No. 473, amending Washoe County Ordinance No. 57 entitled "An Ordinance amending, repealing in part and reestablishing a land use plan within the unincorporated area of Washoe County, regulating and restricting the use of land; the location, use, bulk, height, and 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 commercial and historic or landmark districts subject to the issuance of a special use permit, has been adopted by Commissioners Farr, Stoess, Brown, and Ferrari, with Commissioner Underwood being absent, on August 12, 1980.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
Judith Bailey,
County Clerk
Pub.: 8-20, 27, 1980.

80-1280

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

BILL NO. 644

ORDINANCE NO. 473

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 COMMERCIAL AND HISTORIC OR LANDMARK 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.

80-1280

320

- 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 M-1 (Industrial), C-1 (Limited Commercial) and C-2 (General Commercial) Districts 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 M-E (Industrial Estates) and H-L (Historic or Landmark) Districts 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 22nd day of July, 1980.
 Proposed by Commissioner Stoess.
 Passed on the 12th day of August, 1980.

Vote:

Ayes: Commissioners: Farr, Stoess, Brown, Ferrari

Nays: Commissioners: None

Absent: Commissioners: Underwood

Bill Low
Chairman of the Board

ATTEST:

Judi Bailey
Clerk

This Ordinance shall be in force and effect from and after
the 27th day of August, 1980.