

SUMMARY: Amends Washoe County Code by permitting administrative variances of fence heights in certain circumstances.

BILL NO. 786

ORDINANCE NO. 613

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE BY ADDING THERETO PROVISIONS PERMITTING THE ADMINISTRATOR TO GRANT VARIANCES TO FENCE HEIGHT LIMITATIONS IN CERTAIN CIRCUMSTANCES.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Section 110.210 of the Washoe County Code is hereby amended to read as follows:

110.210 Administrator: Powers and duties.

1. The administrator shall investigate each application to assure that the proposal in each application is consistent with the intent and purpose of the Land Use Ordinance.

2. The administrator may grant or deny, at his discretion, modifications in lot area, yard and parking requirements if undue hardship is shown. Such modifications shall be limited to deviations not to exceed 20 percent of required yard area or 10 percent of lot area or 10 percent of off-street parking requirements.

3. The administrator may grant or deny, at his discretion, modifications of maximum fence height limitations if undue hardship is shown and the fence material does not obstruct the vision of motorists. Such modifications may be granted to permit a fence of not more than 6 feet in height located in the required front yard of a lot located in an agricultural or residential land use district or a fence of not more than 10 feet in height for security purposes located in the required front, side or rear yard of a lot located in a commercial or industrial land use district.

4. All decisions of the administrator shall be in writing and filed in his office with copies transmitted to the building and safety division of the department of public works, the board of adjustment and the applicant. Such decisions of the administrator may be granted without public hearing.

Proposed on the 26 day of June, 1984.

Proposed by Commissioners Williams, King, Lillard, McDowell and Ritter

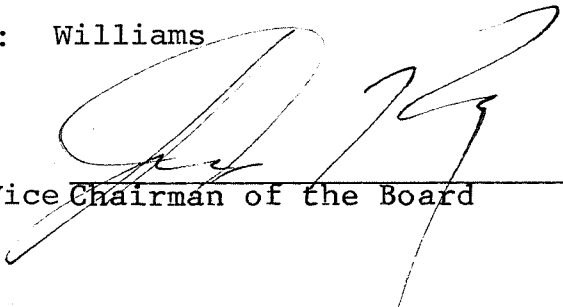
Passed on the 17 day of July, 1984.

Vote:

Ayes: Commissioners: King, Lillard, McDowell and Ritter

Nays: Commissioners: None

Absent: Commissioners: Williams



Vice Chairman of the Board

ATTEST:



County Clerk

This ordinance shall be in force and effect from and after
the 30 day of July, 1984.