

SUMMARY: Amends Washoe County Code by requiring a special use permit for any residential development exceeding a density of one dwelling unit per 3,000 feet of lot area and establishing a minimum area of 6,000 square feet and an average width of 60 feet for permanent residential uses in commercial districts.

BILL NO. 979

ORDINANCE NO. 804

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE BY REQUIRING A SPECIAL USE PERMIT FOR ANY RESIDENTIAL DEVELOPMENT EXCEEDING A DENSITY OF ONE DWELLING UNIT PER 3000 FEET OF LOT AREA AND ESTABLISHING A MINIMUM AREA OF 6,000 SQUARE FEET AND AN AVERAGE WIDTH OF 60 FEET FOR PERMANENT RESIDENTIAL USES IN COMMERCIAL DISTRICTS.

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

SECTION 1. Section 110.142 of the Washoe County Code is hereby amended to read as follows:

110.142 R-3 Multiple Residential District: Permitted uses. Uses permitted in an R-3 Multiple Residential District on a lot or parcel having the required area and required width:

1. All uses permitted in R-1 and R-2 Districts.
2. R-2a uses subject to the requirements of an R-2a District.
3. Private clubs and lodges, fraternity and sorority houses, hospitals, institutions and rest homes.
4. Educational and philanthropic institutions.
5. Garden apartments, bungalows, boardinghouses, rooming houses and other limited multiple use. A special use permit reviewed by the planning commission shall be required for any residential development exceeding a density of one dwelling unit per 3,000 square feet of lot area.
6. The following office uses: Abstractor, accountant, dentist, doctor, insurance, optometrist, real estate, and other similar office uses with no retail activity, display, merchandise or storage. The uses specified in this subsection in District No. 2 (Lake Tahoe Basin) are subject to special use permit review by the board of adjustment.
7. Optician office use, subject to the following:
 - (a) Such use subject to the issuance of a special use permit reviewed by the board of adjustment.
 - (b) Dispensing optician only.

(c) Entrance to optician's establishment within a building.

(d) No display of merchandise.

(e) No retail sale of optical or other merchandise.

8. Specific uses, such as: Answering service, art museum, art gallery, art and music school, asylum, athletic club, blind people's home, business college, charitable institution, conservatory, interior decorator studio, radio station (no antennae), savings and loan association, telephone exchange and television station (no antennae). The uses specified in this subsection in District No. 2 (Lake Tahoe Basin) are subject to a special use permit reviewed by the board of adjustment.

9. Accessory uses customarily incident to those specified in subsections 1 to 7, inclusive.

10. Marinas, including those normal accessory uses, provided such accessory uses are incidental to the primary use of the property as a marina, subject to the issuance of a special use permit reviewed by the board of adjustment.

11. Parking lots, subject to the issuance of a special use permit reviewed by the board of adjustment.

12. Child-care facilities wherein more than six children are provided care.

SECTION 2. Section 110.146 of the Washoe County Code is hereby amended to read as follows:

110.146 General nonresidential district provisions:
Residences in commercial districts.

1. All uses or buildings permissible in the residential districts are also permissible in C-1 and C-2 districts, provided such are established in accordance with yard and parking requirements of an R-3 district and are constructed on a lot having a minimum area of 6,000 square feet and an average width of 60 feet. Yard requirements may be waived for dwelling units erected above the ground floor when the ground floor of a building is designed and used exclusively for commercial purposes.

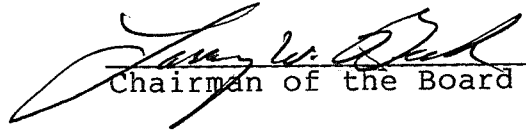
2. A special use permit, reviewed by the planning commission, shall be required for any residential development exceeding a density of one dwelling unit per 3,000 square feet of lot area.

3. The use of a mobile home as a residence is permitted only on property with a TR (Trailer) overlay.

Proposed on the 26th day of June, 1990.
Proposed by Commissioners McDowell:
Passed on the 10th day of July, 1990.

Vote:

Ayes: Commissioners: Beck, Cornwall, Lillard, McDowell.
Nays: Commissioners: None.
Absent: Commissioners: Reid.


Chairman of the Board

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after
the 23rd day of July, 1990.