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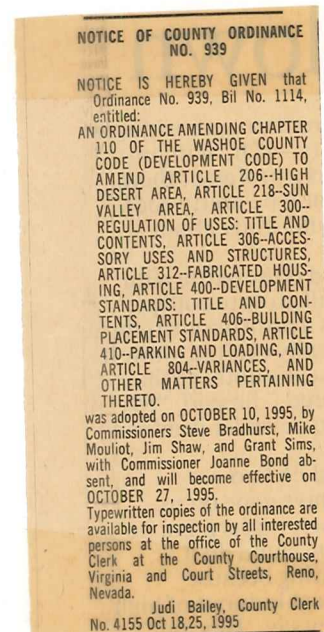
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PROOF OF PUBLICATION

STATE OF NEVADA
COUNTY OF WASHOE

ss. Tana Ciccotti

being duly sworn, deposes and says:
That as legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice: Ordinance No. 939



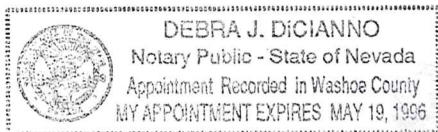
of which a copy is hereto attached, has been published in each regular and entire issue of said newspaper on the following dates to wit:

Octr 18, 25, 1995

Signed

Subscribed and sworn to before me on 10/25/95

Notary Public



P.O. BOX 22000. RENO. NEVADA 89520
(702) 788-6200



939 ✓

SUMMARY: Amends chapter 110 of the Washoe County Code (Development Code) by modifying provisions related to accessory structures and dwellings, off-street parking requirements, fence heights, and setbacks.

BILL NO. 1114

ORDINANCE NO. 939

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) TO AMEND ARTICLE 206, HIGH DESERT AREA, ARTICLE 218, SUN VALLEY AREA, ARTICLE 300, REGULATION OF USES: TITLE AND CONTENTS, ARTICLE 306, ACCESSORY USES AND STRUCTURES, ARTICLE 312, FABRICATED HOUSING, ARTICLE 400, DEVELOPMENT STANDARDS: TITLE AND CONTENTS, ARTICLE 406, BUILDING PLACEMENT STANDARDS, ARTICLE 410, PARKING AND LOADING, AND ARTICLE 804, VARIANCES, AND OTHER MATTERS PERTAINING THERETO.

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

SECTION 1. Section 110.206.05 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. Section 110.218.35 of the Washoe County Code is hereby amended as set forth in Exhibit "B" which is attached hereto and made a part hereof.

SECTION 3. Article 300 "Regulation of Uses: Title and Contents" of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "C" which is attached hereto and made a part hereof.

SECTION 4. Sections 110.306.10, 110.306.20 and 110.306.25 of the Washoe County Code are hereby amended as set forth in Exhibit "D" which is attached hereto and made a part hereof.

SECTION 5. Section 110.312.10 of the Washoe County Code is hereby amended as set forth in Exhibit "E" which is attached hereto and made a part hereof.

SECTION 6. Article 400 "Development Standards: Title and Contents" of the Washoe County Code is hereby amended as set forth in Exhibit "F" which is attached hereto and made a part hereof.

SECTION 7. Article 406 "Building Placement Standards" of the Washoe County Code is hereby amended as set forth in Exhibit "G" which is attached hereto and made a part hereof.

SECTION 8. Table 110.410.10.1 of the Washoe County Code is hereby amended as set forth in Exhibit "H" which is attached hereto and made a part hereof.

SECTION 9. Section 110.804.00 of chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "I" which is attached hereto and made a part hereof.

SECTION 10. The provisions of this ordinance shall be in force and effect from and after the 1st day of November, 1995.

Proposed on the 26TH day of SEPTEMBER, 1995.
Proposed by Commissioner STEVE BRADHURST.
Passed on the 10TH day of OCTOBER, 1995.

Vote:

Ayes: STEVE BRADHURST, MIKE MOULIOT
JIM SHAW, GRANT SIMS

Nays: NONE

Absent: JOANNE BOND

James M. Shaw
Chairman
Washoe County Commission

ATTEST:

Judi Bailey
County Clerk

This ordinance shall be in force and effect from and after the 27TH day of OCTOBER, 1995.

Section 110.206.05 Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards. Mobile home and manufactured home placement standards, development standards and design standards in the High Desert planning area shall be regulated by the following provisions, and are exempt from the provisions of Article 312, Fabricated Housing:

- (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the High Desert planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility. Mobile homes and manufactured homes may also be placed on any General Rural Regulatory Zone parcel in the High Desert planning area.
- (b) Development Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
 - (1) Density and Intensity Standards. Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
 - (2) Lot Standards. Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.
 - (3) Building Placement Standards. Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.
 - (4) Parking. Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.
 - (5) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
 - (6) Foundations. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of

thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.

- (7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.
- (c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the High Desert planning area:
- (1) Exterior Siding. Exterior siding of the mobile home or manufactured home shall be made of a non-reflective material.
 - (2) Roofing Material. The roof of the mobile home or manufactured home shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.

Section 110.218.35 Mobile Home and Manufactured Home Placement Standards, Development Standards and Design Standards. Mobile home and manufactured home placement standards, development standards and design standards in the Sun Valley planning area shall be regulated by the following provisions, and are exempt from the provisions of Article 312, Fabricated Housing:

- (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Office Commercial, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.
- (b) Development Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following development standards:
 - (1) Density and Intensity Standards. Mobile homes and manufactured homes shall be subject to the maximum number of units allowed per acre, site coverage and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
 - (2) Lot Standards. Mobile homes and manufactured homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.
 - (3) Building Placement Standards. Mobile homes and manufactured homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.
 - (4) Parking. Properties on which mobile homes and manufactured homes are placed shall contain at least two (2) off-street parking spaces. These parking spaces do not have to be located in an enclosed garage or carport.
 - (5) Skirting. Complete perimeter solid skirting, of a material and color complimentary to the mobile home or manufactured home, shall be provided from the bottom of the mobile home or manufactured home to the ground surface within sixty (60) days of the set-up date. The exterior covering of the mobile home or manufactured home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the bottom of the foundation.
 - (6) Foundations. The foundation system must be safe and secure and must comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved mobile home and manufactured home foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1)

section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.

- (7) Flood Areas. Mobile homes and manufactured homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.
- (c) Design Standards. All new placements of mobile homes and manufactured homes, including set-ups and installations, shall comply with the following appearance standards to ensure aesthetic compatibility with development in the Sun Valley planning area:
- (1) Exterior Siding. Exterior siding of the mobile home or manufactured home shall be made of a non-reflective material.
 - (2) Roofing Material. The roof of the mobile home or manufactured home shall be constructed of non-reflective materials. Tarps, cloth or other temporary weatherproofing material shall not be allowed as a permanent roof.

Article 300 REGULATION OF USES: TITLE AND CONTENTS

Sections:

110.300.00	Title
110.300.05	Contents

Section 110.300.00 Title. Division Three of Chapter 110, Development Code, is entitled Regulation of Uses.

Section 110.300.05 Contents. Division Three consists of the following articles:

- (a) ARTICLE 300 REGULATION OF USES: TITLE AND CONTENTS
- (b) ARTICLE 302 ALLOWED USES
- (c) ARTICLE 304 USE CLASSIFICATION SYSTEM
- (d) ARTICLE 306 ACCESSORY USES AND STRUCTURES
- (e) ARTICLE 308 HOME OCCUPATIONS
- (f) ARTICLE 310 TEMPORARY USES AND STRUCTURES
- (g) ARTICLE 312 FABRICATED HOUSING
- (h) ARTICLE 314 MANUFACTURED HOME PARKS
- (i) ARTICLE 316 RECREATIONAL VEHICLE PARKS
- (j) ARTICLE 318 VACATION TIME SHARE UNITS
- (k) ARTICLE 320 BED AND BREAKFAST ESTABLISHMENTS
- (l) ARTICLE 322 GROUP CARE FACILITIES
- (m) ARTICLE 324 ANTENNAS
- (n) ARTICLE 326 WIND MACHINES
- (o) ARTICLE 328 GEOTHERMAL RESOURCES
- (p) ARTICLE 330 OIL PRODUCTION (Reserved for Future Ordinance)

- (q) ARTICLE 332 AGGREGATE FACILITIES (Reserved for Future Ordinance)
- (r) ARTICLE 334 MINING
- (s) ARTICLE 336 AFFORDABLE HOUSING INCENTIVES (Reserved for Future Ordinance)
- (t) ARTICLE 338 CHILD DAYCARE DEVELOPMENT INCENTIVES (Reserved for Future Ordinance)
- (u) ARTICLE 340 INDUSTRIAL PERFORMANCE STANDARDS

Sections:

110.306.00	Purpose
110.306.05	Applicability
110.306.10	Detached Accessory Structures
110.306.15	Main Structures Required
110.306.20	Attached Accessory Dwellings
110.306.25	Detached Accessory Dwellings
110.306.30	Agricultural Buildings
110.306.35	Outdoor Storage/Outdoor Display
110.306.40	Animals
110.306.45	Nonconformance

Section 110.306.10 Detached Accessory Structures. The following development requirements shall apply to detached accessory structures:

- (a) Buildable Area. A detached accessory structure may occupy no more than fifty (50) percent of the total area of a rear yard or twenty-five (25) percent of a side yard.
- (b) Property Line Setback. Accessory structures less than twelve (12) feet in height shall maintain a five (5) foot minimum setback from the rear and side property line. Accessory structures more than twelve (12) feet in height shall maintain the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards.
- (c) Height Limits. Accessory structures shall not contain more than one (1) story. The height of an accessory structure shall not exceed twelve (12) feet when the structure is erected within the required yard setbacks. The height of an accessory structure shall not exceed thirty-five (35) feet when the structure is erected outside the required yard setbacks.
- (d) Siting. Any accessory structure shall comply with the following siting requirements:
 - (1) In no event shall any detached accessory structure occupy the front yard of any lot, except as provided in this section;
 - (2) In the case of a corner lot abutting two (2) streets, no detached accessory structure shall be erected so as to encroach upon the front halves of such lot; and
 - (3) A detached accessory structure, used as a private garage, may be built to the property line on any interior lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade, provided such structure shall not exceed fifteen (15) feet in interior height when measured from parking surface and providing the Engineering Division has been able to determine that:
 - (i) County snow removal operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County snow removal operations

and/or the County has been held harmless from liability resulting from the County's snow removal operations;

- (ii) The speed of traffic and the volume of traffic on the street is such that the placing of the garage at the property line will not cause a safety problem for vehicles using the street; and
 - (iii) The placement of the garage at the property line will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Comprehensive Plan.
- (e) Building Setback. A detached accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.

Section 110.306.20 Attached Accessory Dwellings. Attached accessory dwellings are permitted in the General Rural, Rural, Suburban, and Urban Regulatory Zones, pursuant to all of the following regulations:

- (a) A main residential unit exists;
- (b) A minimum lot area of 5,000 square feet exists;
- (c) Setback and height standards of the regulatory zone shall be maintained;
- (d) The attached accessory unit shall not exceed twenty-five (25) percent of the floor area of the main unit;
- (e) Any exterior entrance to the attached accessory dwelling shall not be located along the same wall as the main entrance to the main unit;
- (f) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading; and
- (g) There shall be not more than one (1) attached or detached accessory dwelling unit per parcel.

Section 110.306.25 Detached Accessory Dwellings. Detached accessory dwellings are allowed in the High Density Urban Regulatory Zones, and permitted in the General Rural, Rural, and Suburban Regulatory Zones, subject to a special use permit reviewed by the Board of Adjustment, and in the Low Density and Medium Density Urban Regulatory Zones, subject to an administrative permit, pursuant to the applicable provisions of Section 110.306.05 and the following requirements:

- (a) A main residential unit exists.
- (b) A minimum lot area of one (1) acre exists.
- (c) Setback and height standards of the regulatory zone shall be maintained.

- (d) The detached accessory unit shall be at least six hundred forty (640) square feet, but shall not exceed twelve hundred (1,200) square feet, or fifty (50) percent of the floor area of the main unit, whichever is less. The maximum permitted floor area of a detached accessory unit shall not be increased by use of the variance process contained in Article 804, Variances, except for conversion of a guest house, that was legally constructed prior to May 26, 1993, to a detached accessory unit.
- (e) Fabricated homes are permitted as a detached accessory unit in Trailer (TR) Overlay zones and manufactured home subdivisions.
- (f) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (g) There shall be not more than one (1) attached or detached accessory dwelling unit per parcel.
- (h) A parcel containing a detached accessory dwelling unit shall not be subdivided to place the detached accessory dwelling unit on a lot subdivided from the original parcel, if in creating such a subdivision, any of the existing or new parcels have a lot area less than the required minimum lot area of the regulatory zone in which the parcel exists.

Section 110.312.10 Development Standards. All new set-up and installations of mobile homes and manufactured homes shall comply with the following development standards:

- (a) Density and Intensity Standards. Manufactured homes and mobile homes shall be subject to the maximum number of units allowed per acre and height of structures as set forth in Article 402, Density/Intensity Standards, for the regulatory zone in which they are located.
- (b) Lot Standards. Manufactured homes and mobile homes shall be subject to the minimum and maximum size of lots and the minimum average lot width as set forth in Article 404, Lot Standards, for the regulatory zone in which they are located.
- (c) Building Placement Standards. Manufactured homes and mobile homes shall be subject to the building setbacks and yard requirements as set forth in Article 406, Building Placement Standards, for the regulatory zone in which they are located.
- (d) Parking. Manufactured homes and mobile homes shall be subject to the parking standards as set forth in Article 410, Parking and Loading. At a minimum, one (1) of the required parking spaces shall be contained within a garage or carport. This requirement may be waived through an application for an administrative waiver in accordance with Article 802, Administrative Waivers, in cases where the deletion would be consistent with the surrounding neighborhood. Where required, the external material and roofing of the garage or carport shall be the same as that of the dwelling unit.
- (e) Skirting. Complete perimeter solid skirting, or a material and color complimentary to the manufactured home or mobile home, shall be provided from the bottom of the fabricated home to the ground surface within sixty (60) days of the set-up and inspection date. The exterior covering of the fabricated home can be used to satisfy the skirting requirement, except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.
- (f) Foundation. The fabricated home must be placed on a foundation system for conversion to real property. The permanent foundation must be safe and secure and comply with the manufacturer's set-up instructions or a federal agency's (HUD/FHA, VA, FNMA or FmHA) approved permanent foundation system. The foundation system must be set so that the height at the perimeter does not exceed a maximum of thirty-six (36) inches as measured from the bottom of the frame (e.g. support I-beam) to the surrounding finished grade, with at least one (1) section of the perimeter not exceeding sixteen (16) inches in height. The transportation hitch and wheels must be removed from the mobile home or manufactured home within sixty (60) days of occupancy, and the equipment must be either physically removed from the parcel or stored under the unit and be completely concealed by the skirting.
- (g) Flood Areas. Manufactured homes and mobile homes located in flood hazard areas or limited flooding areas shall comply with the requirements of Article 416, Flood Hazards.

Article 400
**DEVELOPMENT STANDARDS: TITLE
 AND CONTENTS**

[This Article amended in its entirety by Ord. 919, provisions eff. 2/1/95.]

Sections:

110.400.00	Title
110.400.05	Contents

Section 110.400.00 Title. Division Four of Chapter 110, Development Code, is entitled Development Standards.

Section 110.400.05 Contents. Division Four consists of the following articles:

- (a) ARTICLE 400 DEVELOPMENT STANDARDS: TITLE AND CONTENTS
- (b) ARTICLE 402 DENSITY/INTENSITY STANDARDS
- (c) ARTICLE 404 LOT STANDARDS
- (d) ARTICLE 406 BUILDING PLACEMENT STANDARDS
- (e) ARTICLE 408 COMMON OPEN SPACE DEVELOPMENT
- (f) ARTICLE 410 PARKING AND LOADING
- (g) ARTICLE 412 LANDSCAPING
- (h) ARTICLE 414 NOISE AND LIGHTING STANDARDS
- (i) ARTICLE 416 FLOOD HAZARDS
- (j) ARTICLE 418 WETLANDS (Reserved for Future Ordinance)
- (k) ARTICLE 420 STORM DRAINAGE STANDARDS
- (l) ARTICLE 422 WATER AND SEWER RESOURCE REQUIREMENTS
- (m) ARTICLE 424 HILLSIDE DEVELOPMENT
- (n) ARTICLE 426 SCENIC AREAS (Reserved for Future ordinance)
- (o) ARTICLE 428 ALTERNATIVE ENERGY DEVELOPMENT INCENTIVES
(Reserved for Future Ordinance)

- (p) ARTICLE 430 RIVER CORRIDOR DEVELOPMENT (Reserved for Future Ordinance)
- (q) ARTICLE 432 OPEN SPACE STANDARDS (Reserved for Future ordinance)
- (r) ARTICLE 434 SITE COMPATIBILITY STANDARDS (Reserved for Future Ordinance)
- (s) ARTICLE 436 STREET DESIGN STANDARDS

Article 406

BUILDING PLACEMENT STANDARDS

[This Article amended in its entirety by Ord. 876, provisions eff. 7/7/93; Ord. 899, provisions eff. 5/31/94.]

Sections:

110.406.00	Purpose
110.406.05	General
110.406.10	TRPA Standards
110.406.15	Double Counting Yards
110.406.20	Combining Lots
110.406.25	Unobstructed Yards
110.406.30	Front Yards
110.406.35	Side Yards
110.406.40	Rear Yards
110.406.45	Fences, Walls or Perimeter Planting

Section 110.406.00 Purpose. The purpose of this article, Article 406, Building Placement Standards, is to set forth the regulations governing the placement of buildings on a lot.

Section 110.406.05 General. The yard requirements and setback dimensions are set forth in Part Three of Table 110.406.05.1. These requirements may be modified pursuant to Article 408, Common Open Space Development. All required yard setbacks are measured from the property line with the following exception: when an access easement, with a total width of more than twenty (20) feet, traverses a portion of a property, the required yard setback is measured from the easement edge closest to the proposed structure.

Section 110.406.10 TRPA Standards. Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards.

Section 110.406.15 Double Counting Yards. No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

Section 110.406.20 Combining Lots. If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

Section 110.406.25 Unobstructed Yards. Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

Section 110.406.30 Front Yards. Front yards shall comply with the provisions of this section.

- (a) **Through Lots.** On through lots, either end lot line may be considered the front line, except when the access would be from a street classified as an arterial. The minimum rear yard shall not be less than the required front yard in the regulatory

zone in which such lot is located. After development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot.

Table 110.406.05.1

STANDARDS

Part One: Density/																	
Intensity Standards	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSP	PR	OS	GR
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	3	7a	10b	21c	42c	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.025
Height (feet)	35	35	35	35	35	35	40	70	70	80	60	45	65	65	65	n/a	35

Notes: a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks.
 b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks.
 c - Multi-family.

Part Two: Lot Size																	
	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSP	PR	OS	GR
Minimum Lot Area (1,000's of square feet unless otherwise indicated)	8ac	4ac	2ac	35	12	5	3.7d	8e	8f	n/a	n/a	n/a	n/a	n/a	n/a	n/a	40ac
Minimum Lot Width (feet)	150	120	120	120	80	60	60	60	60	75	75	100	100	100	n/a	n/a	1000

Notes: d - 3,700 square feet for single-family detached and 8,000 square feet with two (2) attached single-family dwelling units.
 e - 3,700 square feet for single-family detached and 8,000 square feet with four (4) multi-family units.
 f - 3,700 square feet for single-family detached and 8,000 square feet with eight (8) multi-family units.

Part Three: Yard and																	
Setback Dimensions	LDR	MDR	HDR	LDS	MDS	HDS	LDU	MDU	HDU	GC	OC	TC	I	PSP	PR	OS	GR
Front Yard (feet)	30	30	30	30	20	20	15	15	20	10	30	20	15	20	20	n/a	30
Side Yards (feet)	50	15	15	12	8	5	5	5	5	10	15	10	10	15	15	n/a	50
Rear Yard (feet)	30	30	30	30	20	20	10	20	20	10	20	10	15	20	20	n/a	30

Source: Sedway Cooke Associates.

- (b) Interior Lots. On any interior lot in any residential or agricultural zone, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street grade for every ten (10) feet of horizontal distance. Plans submitted must be specific enough to establish conformance with these provisions.
- (c) Corner Lots. On a corner lot, all yards abutting streets shall be considered as front yards.
- (d) Obstructions to Vision. There shall be no fences or other obstruction to vision more than eighteen (18) inches higher than curb level within the visibility triangle defined in Section 110.412.30, Public Safety.
- (e) Architectural Features. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed two (2) feet.
- (f) Detached Garages. Detached garages may be located behind the required front setback.

- (g) Decks. Decks which are less than eighteen (18) inches in height from the finished grade are not counted as a structure for front yard setback purposes.

Section 110.406.35 Side Yards. Side yards shall comply with the provisions of this section.

- (a) Outside Stairs. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required side yard for a distance not to exceed three (3) feet.
- (b) Architectural Features. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required side yard not to exceed two (2) feet.
- (c) Accessory Structures. Accessory structures may be located in a side yard as provided in Article 306, Accessory Uses and Structures, except that a guest building shall not be located in a side yard.
- (d) Decks. Decks which are less than eighteen (18) inches in height from the finished grade are not counted as a structure for side yard setback purposes.

Section 110.406.40 Rear Yards. Rear yards shall comply with the provisions of this section.

- (a) Outside Stairs. Outside stairs or landing places, if unroofed or unenclosed, may extend into a required rear yard for a distance of not to exceed five (5) feet.
- (b) Architectural Features. Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required rear yard not to exceed two (2) feet.
- (c) Accessory Structures. Accessory structures may be located in a rear yard as provided in Article 306, Accessory Uses and Structures.
- (d) Decks. Decks which are less than eighteen (18) inches in height from the finished grade are not counted as a structure for rear yard setback purposes.

Section 110.406.45 Fences, Walls or Perimeter Planting.

- (a) Residential Use Types. The maximum height for fences, walls or perimeter planting is limited to four-and-one-half (4.5) feet in the required front yard setback except as noted by Section 110.406.30, Front Yards. The maximum height for fences, walls or perimeter planting for the remainder of the residential property is six (6) feet. Where two (2) or more of a property's frontages constitute front yards on a corner lot, one (1) of the yards shall be deemed to be the main entrance and all other yards with street frontage shall be considered modified side yards where fences, walls or perimeter planting can have a maximum height of six (6) feet as long as such fences, walls or perimeter planting are located at least ten (10) feet from the modified side yard property line.
- (b) Commercial and Industrial Use Types. The fences, walls or perimeter planting in commercial and industrial development adjoining residential uses shall be at least six (6) feet but not more than seven (7) feet in height, in accordance with Article 412, Landscaping. The fences, walls or perimeter planting adjoining non-residential uses or a street may be a maximum of six (6) feet in height. These maximums may be increased to eight (8) feet for security and aesthetic purposes

with the issuance of an administrative waiver in accordance with the procedures contained in Article 802, Administrative Waivers.

Section 110.410.10 Required Parking Spaces. Off-street parking spaces shall be provided in the quantities set forth in Table 110.410.10.1.

- (a) Description of Use Types. The use types referred to in Table 110.410.10.1 are defined in Article 304, Use Classification System.
- (b) Requirements Cumulative. Where Table 110.410.10.1 sets forth more than one (1) requirement for a given use type, those requirements shall be cumulative.
- (c) Spaces Based on Square Footage. The square footage requirements used in Table 110.410.10.1 to calculate parking spaces refer to the total enclosed areas of all buildings on the lot, but excludes the area of spaces having a height of less than seven (7) feet and the area used exclusively for parking and loading.
- (d) Spaces Based on Employees. The employee requirements used in Table 110.410.10.1 to calculate parking spaces refer to the maximum number of employees who could be working at one time when the facility is operating at full capacity.
- (e) Rounding Off Numbers. Whenever the computation of the number of off-street parking spaces required by Table 110.410.10.1 results in a fractional parking space, one (1) additional parking space shall be required for a fractional space of one-half (1/2) or more. A fractional space of less than one-half (1/2) shall not be counted.

Table 110.410.10.1

OFF-STREET PARKING SPACE REQUIREMENTS
(See Section 110.410.10 for explanation)

Residential Use Types (Section 110.304.15)	Spaces Required
Family Residential	
Attached Accessory Dwelling	1 per attached accessory dwelling unit, in addition to other required spaces
Detached Accessory Dwelling	2 per detached accessory dwelling unit, in addition to other required spaces
Detached Accessory Structure	None
Duplex	2 per dwelling unit, 1 of which must be in an enclosed garage
Fabricated Home	*2 per fabricated home
Multi Family	1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be in an enclosed garage or carport
Single Family Attached	2 per dwelling unit, 1 of which must be in an enclosed garage
Single Family Detached	2 per dwelling unit, 1 of which must be in an enclosed garage
Manufactured Home Parks	1.5 per manufactured home, plus 1 per 5 units for guest parking
Residential Group Home	.25 per bed, plus 1 per employee during peak employment shift

Note: * = Article 312, Fabricated Housing, may require 1 parking space to be in an enclosed garage or carport.

Table 110.410.10.1

OFF-STREET PARKING SPACE REQUIREMENTS (Continued)
(See Section 110.410.10 for explanation)

Civic Use Types (Section 110.304.20)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Services	4		
Child Care			
Child Daycare	1 if assembly hall included	1	1 off-street loading space for every 8 students
Family Daycare			1 in addition to any other required spaces
Large-Family Daycare		1	1 off-street loading space for every 8 students
Community Center	5	1	
Convalescent Services		1	.25 per bed
Cultural and Library Services	3	1	
Education			
College/University		1	.5 per student of driving age
Elementary/Secondary		1	.25 per student of driving age
Group Care		1	.25 per bed
Hospital Services		1	.5 per bed
Major Services and Utilities			
Major Public Facilities		As specified by use permit	
Utility Services		As specified by use permit	
Nature Center		As specified by use permit	
Parks and Recreation			
Active Recreation		1	
Passive Recreation		1	
Postal Services	2	1	
Public Parking Services		1	
Religious Assembly			1 per 3 seats or 72 lineal inches of pew space plus 1 per 300 square feet of additional public space
Safety Services		1	

Table 110.410.10.1

OFF-STREET PARKING SPACE REQUIREMENTS (Continued)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Administrative Offices	4	1	
Adult Entertainment	5	1	
Animal Sales and Services			
Commercial Kennels		1	.25 per animal at design capacity
Commercial Stables		1	.25 per horse at design capacity
Grooming and Pet Stores	2.5	1	
Pet Cemeteries		1	
Veterinary Services, Agricultural	2	1	
Veterinary Services, Pets	4	1	
Automotive and Equipment			
Automotive Repair		1	3 per service bay
Automotive Sales and Rentals	.5	1	
Cleaning	2	1	
Commercial Parking		1	
Equipment Repair and Sales	2	1	
Storage of Operable Vehicles		1	
Truck Stops	4	1	
Building Maintenance Services	2		
Commercial Antennas			1 per antenna tower
Commercial Centers (All Types)			Less than 15,000 square feet: 5 spaces per 1,000 square feet; 15,000 to 400,000 square feet: 4 spaces per 1,000 square feet; More than 400,000 square feet: 5 spaces per 1,000 square feet
Commercial Educational Services		1	.5 per student
Commercial Recreation			
Commercial Campground Facilities		1	
Destination Resorts		1	1 per room
Indoor Entertainment		1	1 per 3 seats
Indoor Sports and Recreation	5	1	
Limited Gaming Facilities	4	1	
Marinas		As specified by use permit	
Outdoor Entertainment		As specified by use permit	
Outdoor Sports and Recreation		As specified by use permit	

Table 110.410.10.1

OFF-STREET PARKING SPACE REQUIREMENTS (Continued)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)		Spaces Required	
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Outdoor Sports Club		As specified by use permit	
Unlimited Gaming Facilities	8	1	
Construction Sales and Services	2 for retail and 1 for storage area		
Convention and Meeting Facilities		1	1 per seat if not associated with lodging facilities; .5 per seat otherwise
Eating and Drinking Establishments			
Convenience	10	1	
Full Service	10	1	
Financial Services	3	1	
Funeral and Internment Services			
Cemeteries		1	
Undertaking		1	1 per 3 seats
Gasoline Sales and Service Stations		1	3 per service bay (service bay not credited as required space)
Helicopter Services			
Heliport		1	5 per helicopter space
Helistop		1	5 per helicopter space
Liquor Sales			
Off-Premises	4	1	
On-Premises	10	1	
Lodging Services			
Bed and Breakfast Inns		1	1 per room
Hostels		1	.25 per bed
Hotels and Motels		1	1 per room
Vacation Time Shares			1.6 for 1 bedroom units, 2.1 for 2 bedroom and larger units; 1 of which must be in an enclosed garage or carport
Medical Services	5	1	
Nursery Sales			
Retail	3	1	
Wholesale	3	1	
Personal Services	4		
Personal Storage		1	1 loading space per unit, internal access drives may be used
Professional Services	4	1	

Table 110.410.10.1

OFF-STREET PARKING SPACE REQUIREMENTS (Continued)
(See Section 110.410.10 for explanation)

Commercial Use Types (Section 110.304.25)		Spaces Required	
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Recycle Center			
Full Service Recycle Center	3	1	
Remote Collection Facility			3 spaces per collective device
Residential Hazardous Substance Recycle Center	3	1	
Repair Services, Consumer	2.5	1	
Retail Sales			
Comparison Shopping Centers	3	1	
Convenience	5	1	
Specialty Stores	3	1	
Secondhand Sales	2.5	1	
Transportation Services		1	

Industrial Use Types (Section 110.304.30)		Spaces Required	
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Custom Manufacturing		1	2 per 1,000 square feet of showroom space
Energy Production		1	
General Industrial			
Heavy		1	
Intermediate		1	
Limited		1	
High Technology Industry		1	
Inoperable Vehicle Storage		1	2 per 1 acre of storage area
Laundry Services	2	1	
Mining Operations		1	
Petroleum Gas Extraction		1	
Salvage Yards		1	2 per 1 acre of storage area
Wholesaling, Storage and Distribution			
Heavy		1	.5 per 1,000 square feet of area open to the public
Light		1	.5 per 1,000 square feet of area open to the public

Table 110.410.10.1

OFF-STREET PARKING SPACE REQUIREMENTS (Continued)
 (See Section 110.410.10 for explanation)

Agricultural Use Types (Section 110.304.35)	Spaces Required		
	Per 1,000 Square Feet Building Space	Per Employee During Peak Employment Shift	Other
Agricultural Processing		1	
Agricultural Sales	3	1	
Animal Production		1	
Animal Slaughtering		1	
Crop Production		No requirement	
Forest Products		1	
Game Farm		1	
Produce Sales		1	3 spaces per produce stand

Sources: Sedway Cooke Associates and Washoe County Department of Comprehensive Planning.

Section 110.804.00 Purpose. The purpose of this article, Article 804, Variances, is to provide a means of altering the requirements of this chapter in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved. This article does not give the power to take action which, in effect, allows a land use in contravention of the applicable regulatory zone or in any other way changes the applicable regulatory zone. This article cannot be used to vary the standards contained in Division Five, Signs, of this Development Code. Additionally, this article cannot be used to vary the maximum size of a detached accessory dwelling except as stipulated in Article 306, Accessory Uses and Structures.

