

ORDINANCE NO. 39

**AN ORDINANCE REGULATING THE HEIGHT OF STRUCTURES  
AND GROWTH AND USE OF LAND IN THE VICINITY OF STEAD  
AIR FORCE BASE.**

In pursuance of authority conferred by Chapter 205, Statutes of Nevada 1947, and for the purpose of promoting health, safety and general welfare of the people of Washoe County by preventing the creation or establishment of airport hazards and preventing the impairment of the utility of Stead Air Force Base and the public investment therein,

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

Section 1. Short title. This ordinance shall be known as "Stead Air Force Base Airport Zoning Ordinance."

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 2. Definitions. As used in this ordinance:

1. "Airport" shall mean Stead Air Force Base.
2. "Hazard" shall mean any structure, growth or use of land which obstructs the air space required for aircraft flight in landing or taking off or if otherwise hazardous to the maneuver of air craft.
3. "Non-conforming" shall mean any structure, growth or use of land which does not conform to regulations prescribed herein as of the effective date of such regulations.
4. "Person" shall mean any individual, firm, partnership, association, company, corporation or other entity required by law, as the subject of rights and duties.
5. "Structure" shall mean any object constructed or installed by man, including towers, smoke stacks and overhead transmission lines.

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 3. Zones and map. For the purpose of this ordinance, certain lands lying in the vicinity of Stead Air Force Base are hereby divided into zones, as shown on the map entitled "Stead Air Force Base Airport Zone Map," which accompanies and is hereby made a part of this ordinance as the same may be amended.

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 4. Height limits. Unless otherwise provided in this ordinance, no structure or growth shall be erected, altered, allowed to grow or be maintained in zones created by this ordinance to a height in excess of the limit hereby established. The datum plane for the measurements of such heights shall be the elevation of the nearest point of the center line of the nearest runway. The height limit for such zoning is hereby established as follows: 35 feet or two stories.

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 5. Use restrictions. It shall be unlawful to establish within the various zones any of the following uses:

1. Churches, schools, hospitals and other places of public assembly.
2. Structures designed and erected for human habitation.
3. Transformer stations, high power transmission lines and similar uses.
4. Manufacturing or business establishments or other uses which produce smoke or emit or discharge gases or odors that would interfere with or are hazardous to the health, safety and welfare of the public or use of the airport.
5. Any public use which would create electrical interference with radio communication, between airport and aircraft; make it difficult to distinguish between airport lights and others; result in glare in the eyes of flyers using the airport; impair visibility in the vicinity of the airport, or otherwise endanger landings, takeoffs or other aircraft maneuvers.

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 6. Washoe County board of adjustment. The board of adjustment, as defined in Ordinance No. 28, as the same may be amended, shall act as an appeal board for persons aggrieved by the provisions of this ordinance. Procedure for appeals taken thereto shall be as set forth in Ordinance No. 28 and applicable state laws.

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 7. Penalties. Any violation of this ordinance shall constitute a misdemeanor and shall be punishable by a fine not exceeding \$500, or by imprisonment in the county jail for not more than 30 days, or by both fine and imprisonment. Each day of violation shall constitute a separate offense.

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 8. Amendment or repeal. Amendment or repeal of all or part of this ordinance shall be done in accordance with the procedure prescribed by law for the adoption of amendments or repeal of comprehensive zoning regulations as set forth in Statutes of Nevada 1941.

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 9. Severability. If any of the provisions of this ordinance are held invalid, such invalidity shall not affect other provisions and each provision is hereby declared to be severable.

[ Book "S", p. 53 ( 5-20-1953 ) ]

Section 10. Effective date. This ordinance shall be in full force and effect from and after its adoption.

[ Adopted Mat 20, 1953; Book "S", p. 53 ( 5-20-1953 ) ]

PLAN OF STREETS AND HIGHWAYS

( A PART OF THE MASTER PLAN OF WASHOE COUNTY, NEVADA )

By an order of the board of county commissioners, a master plan for public roads and streets was adopted for Washoe County, Nevada.  
See Book "Q", p. 448 ( 10-20-1948 )

On December 20, 1950, by unanimous vote of the board of county commissioners, it was ordered that the action theretofore taken by the Regional Planning Commission of Reno, Sparks and Washoe County amending the street and highway plan of Washoe County, Nevada, and adding to the plan the route which parallels South Virginia Street between Burns Street on the north and Huffakers on the south, and further amending the official boundaries of the Regional Plan of Streets and Highways to include all of Washoe County, be approved.  
See Book "R", p. 263 ( 12-20-1950 ) ]

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SUBDIVISIONS OF REAL PROPERTY

On October 6, 1941, the board of county commissioners ordered that in the future when subdivision are laid out, the county will not accept the plats unless the streets are 50 feet in width  
See Book "O", p. 495 ( 10-6-1941 ).

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