

NEVADA STATE JOURNAL PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

IVALOO NICKOVICH

being first duly sworn, deposes and says: That
She is the Principal Clerk of THE NEVADA
STATE JOURNAL, a daily newspaper published
at Reno, in Washoe County, in the State of Nevada.

That the notice OF COUNTY ORDINANCE

of which a copy is hereto attached, was first pub-
lished in said newspaper in its issue dated the

19th day of May, 1964

and was published in each issue of
said newspaper thereafter for May 26,

the full period of 2 days, the last publication
thereof being in the issue dated the 26th day
of May, 1964

Signed *Ivaloo Nickovich*

Subscribed and sworn to before me this

26th day of May, 1964

Richard J. Taylor
Notary Public.



NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY GIVEN that
Bill No. 106, Ordinance No. 57, AN OR-
DINANCE TO AMEND COUNTY ORDI-
NANCE 57 ENTITLED: "AN ORDI-
NANCE AMENDING, REPEALING IN
PART AND RE-ESTABLISHING A LAND
USE PLAN WITHIN THE UNINCOR-
PORATED AREA OF WASHOE COUNTY,
REGULATING AND RESTRICTING
THE USE OF LAND; THE LOCA-
TION; USE, BULK, HEIGHT, AND
NUMBER OF STORIES OF STRUC-
TURES; THE DENSITY OF POPULA-
TION; THE PROPORTION OF LAND
TO BE COVERED BY STRUCTURES;
ESTABLISHING SETBACK LINES;
PROVIDING FOR ADJUSTMENT, EN-
FORCEMENT AND AMENDMENT OF
SAID LAND USE PLAN AND ITS OR-
DINANCES; PRESCRIBING PENAL-
TIES FOR THE VIOLATION THEREOF
AND OTHER MATTERS RELATING
THERE TO"; was proposed on the 3th
day of May, 1964, by Commissioner Mc-
Kissick and final action of adoption
was taken on May 13th, 1964 by the
following vote:
Ayes: Commissioners: Streeter, Sau-
er, McKissick, and McKenzie
Nays: Commissioners: Cunningham
Absent: Commissioners: None
This Ordinance shall be in full force
and effect from and after Tuesday,
the 26th day of May, 1964, the second
date of publication. Notice is further
given that typewritten copies of the
above Ordinance are available for in-
spection by all interested parties at the
office of the County Clerk in the Court-
house, Reno, Nevada.
H. K. Brown, County Clerk and
Clerk of the Board of County Commis-
sioners, Washoe County, Nevada
May 19-64

SUMMARY: An ordinance amending Ordinance 57 by adding an article thereto creating district zone classification R-2a, Limited Multiple - Town House.

BILL NO. 106

ORDINANCE NO. 57

AN ORDINANCE TO AMEND COUNTY ORDINANCE 57 ENTITLED: "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."

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

Section 1. County Ordinance 57 is hereby amended by adding thereto an article to be numbered 14A entitled "Limited Multiple - Town House", to read as follows:

"ARTICLE 14A R-2a LIMITED MULTIPLE - TOWN HOUSE

- A. Uses permitted on a lot or parcel having the required area and required width:
 - 1. All uses permitted in the R-1 and R-2 districts.
 - 2. Town house developments at a maximum overall density of 12 units per acre per project, subject to:
 - a. Filing of tentative and final subdivision plat.
 - b. Issuance of Special Use Permit reviewed by the Planning Commission.
- B. Parking: Two off-street parking spaces for each dwelling unit.
- C. Accessory Buildings: Same as R-2 zone.
- D. Height Limitations: Same as R-2 zone.
- E. Required Area:
 - 1. For an overall town house development - 1 acre minimum.
 - 2. For individual parcels within such town house development - that area covered by each individual unit, and could include garage, carport, and/or patio.

64-825
64-966

F. Yards: Except as provided in Article 5, yards shall be:

Front: Equal to the building line setback, as set forth in Article 27, but in no event less than 15'.

Side: a. Same as R-2.

b. None between individual town house units.

Rear: Same as R-2."

Section 2. Section A of Article 4, County Ordinance 57 is hereby amended to read as follows:

"ARTICLE 4 ESTABLISHMENT OF DISTRICTS

A. Districts: In order to classify, regulate, restrict and segregate the use of land; the location, use, bulk, height of structures; and to carry out the purposes of this ordinance, 20 Land Use Districts are hereby established as follows:

<u>AGRICULTURAL DISTRICTS</u>	<u>RESIDENTIAL DISTRICTS</u>	<u>NON-RESIDENTIAL DISTRICTS</u>
A-1 First Agricultural	E-1 First Estates	C-1a Limited Commercial
A-2 Second Agricultural	E-2 Second Estates	C-1b Neighborhood Shopping Center Commercial
A-3 Suburban Farm Zone	R-1a Single Family (9000 Sq. Ft.)	C-2 General Commercial
A-4 Farm & Forestry Zone	R-1b Single Family (12,000 Sq. Ft.)	M-1 Industrial
	R-2 Two Family	M-E Industrial Estates
	R-2a Limited Multiple Town House	M-W Warehouse
	R-3 Multiple	M-S Space Industrial
	TR - Trailer	M-3 Open Use."

Section 3. Section A, paragraph numbered 3 of Article 27 is hereby amended to read as follows:

"3. Each lot shall have a front yard of depth not less than the average depth of the front yards immediately adjacent thereto on each side. A vacant lot shall be considered as having a front yard of: Thirty feet in Districts A-1, A-2, A-3, A-4, E-1 and C-1b; twenty feet in R-1 and C-1a; fifteen feet in R-2, R-2a and R-3; forty feet in M-E."

Section 4. This Ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS §244.100.

Proposed on the 5th day of MAY, 1964.

Proposed by Commissioner MS KISSICK

Passed on the 15th day of MAY, 1964.

Vote:

Ayes:

Commissioners: Streeter, Sauer, McKissick, and McKenzie

Naves:
Absent:

Commissioners:
Commissioners:

Cunningham
NONE

J. C. McKenney
Chairman of the Board

ATTEST:

[Signature]

County Clerk

This Ordinance shall be in force and effect from and after
the 26th day of May, 1964.