

# RENO EVENING GAZETTE PROOF OF PUBLICATION

STATE OF NEVADA )  
COUNTY OF WASHOE ) ss.

DOROTHY YOCOM

being first duly sworn, deposes and says:

That she is the PRINCIPAL CLERK of  
THE RENO EVENING GAZETTE, a daily news-  
paper published at Reno, in Washoe County, in the  
State of Nevada.

That the notice BILL NO: 121

of which a copy is hereto attached, was first published in  
said newspaper in its issue dated the 17th day of  
August, 1965, and was published in

each August 24 issue of said newspaper thereafter for

the full period of 2 days, the last publication  
thereof being in the issue dated the 24th day of  
August, 1965

Signed Dorothy Yocom

Subscribed and sworn to before me this

24th day of August, 1965

Richard J Taylor  
Notary Public.

**NOTICE OF COUNTY ORDINANCE**  
Notice is hereby given that Bill No. 121, an ordinance to change side yard provisions in residential zones by amending Articles 10, 11, 12, 13, 14 and 15 of Ordinance No. 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" was proposed on the 6th day of July, 1965 by Commissioner Cunningham and final action of adoption was taken on the 15th day of August, 1965 by the following vote:  
Ayes: Commissioners: McKenzie, Cunningham, Sauer and Streeter  
Nays: Commissioners: None  
Absent: Commissioners: McKissick  
This ordinance shall be in force and effect from and after the 17th day of August, 1965.  
H. K. BROWN, COUNTY CLERK  
By M. DeReemer, Deputy  
August 17-24.

 RICHARD J. TAYLOR  
Notary Public — State of Nevada  
Washoe County  
My Commission Expires Jan. 22, 1967

SUMMARY: An ordinance amending Ordinance 57, Articles 10, 11, 12, 13, 14 and 15 to change side yard provisions in residential zones.

BILL NO. 121

ORDINANCE NO. 57

AN ORDINANCE TO AMEND ARTICLES 10, 11, 12, 13, 14 and 15 OF 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. Section G of Article 10, County Ordinance 57 is hereby amended to read as follows:

G. 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 30 feet.

Side - ten percent of the average width of the lot or parcel but in no event less than eight feet. A lot or parcel having an average width of more than eighty feet frontage may have side yards of eight feet provided the total distance between adjoining main buildings is not less than 16 feet.

Rear - not less than 30 feet.

Section 2. Section G, Article 11, County Ordinance 57 is hereby amended to read as follows:

G. 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 30 feet.

Side - ten percent of the average width of the lot or parcel but in no event less than ten feet. A lot or parcel having an average width of more than 100 feet frontage may have side yards of ten feet provided the total distance between

adjoining main buildings is not less than 20 feet.

Rear - not less than 40 feet.

Section 3. Section G, Article 12, County Ordinance 57 is hereby amended to read as follows:

G. 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 20 feet.

Side - ten percent of the average width of the lot or parcel but in no event less than five feet. A lot or parcel having an average width of more than 70 feet frontage may have side yards of seven feet provided the total distance between adjoining main buildings is not less than 14 feet.

Rear - not less than 20 feet.

Section 4. Section G, Article 13, County Ordinance 57 is hereby amended to read as follows:

G. 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 20 feet.

Side - ten percent of the average width of the lot or parcel but in no event less than eight feet. A lot or parcel having an average width of more than 80 feet frontage may have side yards of eight feet provided the total distance between adjoining main buildings is not less than 16 feet.

Rear - not less than 20 feet.

Section 5. Section G, Article 14, County Ordinance 57 is hereby amended to read as follows:

G. 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 feet.

Side - ten percent of the average width of the lot or parcel but in no event less than five feet. A lot or parcel having an average width of 100 feet frontage or more may have side yards of ten feet.

Rear - not less than 20 feet.

Section 6. Section F, Article 15, County Ordinance 57 is hereby amended to read as follows:

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 feet.

Side - ten percent of the average width of the lot or parcel but in no event less than five feet. A lot or parcel having an average width of 100 feet frontage or more may have side yards of ten feet.

Rear - not less than 20 feet.

Section 7. 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 6<sup>th</sup> day of JULY, 1965.  
Proposed by Commissioner CUNNINGHAM  
Passed on the 15<sup>th</sup> day of AUGUST, 1965.

Vote:

Ayes: Commissioners: McKENZIE, CUNNINGHAM, SAUER AND STREETER

Nays: Commissioners: NONE

Absent: Commissioners: McKISSICK

J.C. McKenzie  
Chairman of the Board

ATTEST:

J.H. Brown  
County Clerk

This Ordinance shall be in force and effect from and after the 24th day of August, 1965.