

NEVADA STATE JOURNAL

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

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

That the notice... BILL 240

.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the

.. 27 .. day of .. March .., 19 70 .. and ..
..... April 3 .., ..

the full period of .. 2 .. days, the last publication thereof being in the issue dated the .. 3 .. day

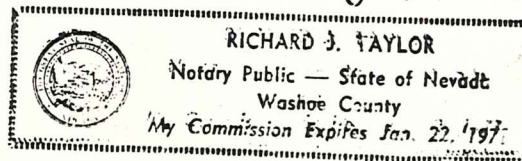
of .. April .., 19 70 ..

Signed Dorothy Yocom

Subscribed and sworn to before me this

..... 3 .. day of .. April .., 19 70 ..

Richard J. Taylor
Notary Public.



NOTICE OF COUNTY ORDINANCE

Notice is hereby given that Bill No. 240, Ordinance No. 57, "An Ordinance to limit the height of buildings on R-3 zoned property located within the Lake Tahoe Basin by amending 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," was adopted on March 25, 1970, by emergency measure, by Commissioners: Cunningham, Sauer, McKissick, McKenzie and Coppa, all voting aye. Effective date of said amendment April 3, 1970.

Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.

H. K. BROWN, County Clerk

By Alex Coon
Alex Coon, Chief Deputy
County Clerk

Journal-334900-Bill 240
March 27, April 3.

SUMMARY: Imposes a height limitation of 2 stories not to exceed 35 feet on buildings to be located in R-3 Zoning located in Lake Tahoe Basin pursuant to Chapter 278 of the Statutes of Nevada 1969.

BILL NO. 240

ORDINANCE NO. 57

AN ORDINANCE TO LIMIT THE HEIGHT OF BUILDINGS ON R-3 ZONED PROPERTY LOCATED WITHIN THE LAKE TAHOE BASIN BY AMENDING 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 DOES ORDAIN:

Section 1. ARTICLE 19, ORDINANCE 57 is hereby amended to read as follows:

ARTICLE 19 R-3 MULTIPLE

- 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. R-2a uses subject to the requirements of the R-2a district.
 3. Private clubs and lodges, fraternity and sorority houses, hospitals, institutions and rest homes.
 4. Education and philanthropic institutions.
 5. Garden apartments, bungalows, boarding and rooming houses and other limited multiple uses.
 6. Hotels, motels and trailer parks subject to the following requirements:
 - (a) Not less than 2 acres minimum lot size with a minimum average width of 100 feet.
 - (b) Issuance of a Special Use Permit reviewed by the Board of Adjustment.
 7. The following office uses: Abstractors, Accountants, Dentist, Doctor, Insurance, Optometrist, Real Estate, other similar office uses with no retail activity, display, merchandise or storage.
 8. Specific uses, such as: Answering service, art museum, art gallery, art and music schools, asylum, athletic club, blind peoples home, business colleges, charitable

institutions, child care facilities, conservatories, interior decorator studio, radio stations (no antennae), savings and loan association, telephone exchange, television station (no antennae).

9. Accessory uses customarily incident to the above.
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.

B. Parking:

1. One off-street parking space for each dwelling unit, trailer court unit, motel suite.
2. Hotels shall provide at least one off-street space for each suite plus one space for each 500 square feet of non-residential building space, excluding halls.
3. Places of public assembly, public and semi-public uses, general office and office buildings shall provide one off-street parking space for each two hundred and fifty square feet of gross floor area, excluding hallways, rest-room facilities, entry ways, elevator shafts, and stairwells.
4. Medical or dental clinics or offices shall provide five spaces for each doctor or dentist.
5. Convalescent hospitals or nursing homes shall provide one off-street parking space for each staff doctor, one off-street parking space for each three employees, and one off-street parking space for each ten beds.
6. Hospitals shall provide three off-street, on-site parking spaces for each three beds.
7. The Board of Adjustment may make exceptions to any of the above requirements after public hearing if undue hardship is created; or it can be shown that suitable and alternate facilities can be provided within 500 feet of the subject property which will not unduly or adversely affect the uses of nearby properties. (Amended by Bill 235 9/69)

C. Accessory Buildings: A detached accessory building shall be located not closer than 20 feet to any main building on the same or adjoining lot.

D. Height Limitation:

1. All districts, except District 2 (Lake Tahoe Basin), none.
2. District 2 (Lake Tahoe Basin): Except as otherwise provided, no building or structure shall exceed 2 stories, the total of which may not exceed 35 feet.

(a) A building or structure exceeding 2 stories (or 35 feet) may be permitted subject to the following requirements:

- 1. Issuance of a Special Use Permit reviewed by the Board of Adjustment.
- 2. For each additional story authorized, a minimum of an additional 10 feet of front, 10 feet of rear and 10 feet of side yards shall be required.

(b) For the purposes of this section, a story shall not exceed 12 vertical feet and any height in excess thereof, shall be considered an additional story.

(c) Height measurements shall be made in accordance with applicable provisions of Washoe County Ordinance 83.

E. Required Area and Width: 6,000 square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit, trailer park unit or hotel or motel unit, 2,000 square feet.

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

(a) Front - equal to the building line setback as set forth in Article 30, but in no event less than 15 feet.

(b) 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.

(c) Rear - not less than 20 feet.

G. Advertising: Advertising signs shall be subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment.

Proposed on the 5th day of March, 1970
Proposed by Commissioner McKissick
Passed on the 25th day of March, 1970

VOTE: Ayes: Commissioners Cunningham, Sauer, McKissick,
Commissioners McKenzie and Coppa.
Nayes: Commissioners None
Absent: Commissioners None



CHAIRMAN OF THE BOARD

ATTEST:
H.K. BRIGGS, COUNTY CLERK,
By Alfred Coen, Chief Deputy
County Clerk.

This Ordinance shall be in full force and effect from and after the 3rd day of April, 1970