

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 legal clerk of THE RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice BILL 272

of which a copy is hereto attached, was first published in said newspaper in its issue dated the . 17 . . day of Sept. , 19 71 and Sept. 24 , the full period of 2 days, the last publication thereof being in the issue dated the 24 day of September , 19 71

71-1077

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 272, Ordinance No. 37, entitled "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 September 15, 1971 by Commissioners Fagni, Coppa, McKissick, Rusk and Nelson all voting aye.
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
331560-Notice Sept. 17-24

Signed *Dorothy Yocom*

Subscribed and sworn to before me this

24 day of September, 19 71

Richard J. Taylor
Notary Public.

RICHARD J. TAYLOR
Notary Public — State of Nevada
Washoe County
My Commission Expires Jan. 22, 1973

SUMMARY: An Ordinance amending the Land Use Plan, a part of the Master Plan of Washoe County by amending building height limitations.

BILL NO. 272

ORDINANCE NO. 57

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 THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1.

Article 6D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 2.

Article 7D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 3.

Article 8D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 4.

Article 9D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 5.

Article 10D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 6.

Article 11D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 7.

Article 12D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

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SECTION 8.

Article 13D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 9.

Article 14D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 10.

Article 15D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 11.

Article 16D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 12.

Article 17D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: Two stories.

SECTION 13.

Article 18E of Washoe County Ordinance No. 57 is hereby amended to read as follows:

E. Height Limitation: Two stories.

SECTION 14.

Article 20D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

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 35 feet in height.
 - (a) A building or structure exceeding 35 feet in height may be permitted subject to the following:
 1. Issuance of a Special Use Permit reviewed by the Board of Adjustment.
 2. For each additional foot of height in excess of 35 feet authorized, a minimum of one foot additional front, side and rear yards may be required.

SECTION 15.

Article 24B of Washoe County Ordinance No. 57 is hereby amended to read as follows:

B. Height Limitation: 35 feet.

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SECTION 16.

Article 25B of Washoe County Ordinance No. 57 is hereby amended to read as follows:

B. Conditions under which the above uses may be established:

- 1. Issuance of a Special Use Permit reviewed by the Regional Planning Commission.

SECTION 17.

Article 25E of Washoe County Ordinance No. 57 is hereby amended to read as follows:

E. Height Limitation: Building height shall be included in the Special Use Permit review procedure. Consideration shall be given to protection from fire hazards and against aviation accidents; protection of view, the character of the neighborhood, and proper provision of light and air.

SECTION 18.

Article 26D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

D. Height Limitation: 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

SECTION 19.

Article 28F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

F. Height Limitation: 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

SECTION 20.

Article 29C of Washoe County Ordinance No. 57 is hereby amended to read as follows:

C. Height Limitation:

- 1. All Districts except District 2 (Lake Tahoe Basin): None.
- 2. District No. 2 (Lake Tahoe Basin): 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

SECTION 21.

Article 30E of Washoe County Ordinance No. 57 is hereby amended to read as follows:

E. Height Limitation:

- 1. All Districts except District 2 (Lake Tahoe Basin): 65 feet.
- 2. District No. 2 (Lake Tahoe Basin): 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

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SECTION 22.

Article 31E of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- E. Height Limitation: Three stories but not to exceed 45 feet.
 - 1. All Districts except District 2 (Lake Tahoe Basin): Three stories, but not to exceed 45 feet.
 - 2. District No. 2 (Lake Tahoe Basin): 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

SECTION 23.

Article 32D of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- D. Height Limitation:
 - 1. All Districts except District 2 (Lake Tahoe Basin): 40 feet average.
 - 2. District No. 2 (Lake Tahoe Basin): 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

SECTION 24.

Article 33F of Washoe County Ordinance No. 57 is hereby amended to read as follows:

- F. Height Limitation:
 - 1. All Districts except District 2 (Lake Tahoe Basin): None.
 - 2. District No. 2 (Lake Tahoe Basin): 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

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SECTION 25.

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 7th day of September, 1971.
Proposed by Commissioner McKissick.
Passed on the 15th day of SEPTEMBER, 1971.

VOTE:

Ayes:	Commissioners: Pagni, Coppa, McKissick, Rusk & Nelson.
Nays:	Commissioners: None
Absent:	Commissioners: None

Roy Pagni
Chairman of the Board

ATTEST: H.K. BROWN, Clerk
by [Signature]
County Clerk

This Ordinance shall be in force and effect from and after the 24th day of September, 1971.

