

SUMMARY: Amends Washoe County Ordinance No. 57 to change the building zones E-1, E-2, E-3, E-4, E-5, R-1, R-1a, R-1b and R-2 in District 2 (Lake Tahoe Basin) from two stories to 35 feet.

BILL NO. 520

ORDINANCE NO. 352

AN ORDINANCE AMENDING "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" BY CHANGING THE BUILDING ZONES E-1, E-2, E-3, E-4, E-5, R-1, R-1a, R-1b and R-2 IN DISTRICT 2 (LAKE TAHOE BASIN) FROM TWO STORIES TO 35 FEET.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

SECTION 1.

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

ARTICLE 10 E-1 FIRST ESTATES

- A. Uses permitted on a lot or parcel having the required area and required width:
 1. Single family dwellings of a permanent nature.
 2. One detached guest building as defined in Article 3.
 3. Accessory uses customarily incident to the above uses and located on the same lot or parcel, including a private garage with capacity of not more than four automobiles; private stables, garden houses, playhouses, greenhouses, toolhouses and hobby shops.
 4. Churches and places of religious worship and instruction; private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.
 5. Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) nonrelated children permitted.

A child care facility of more than six (6) children under the age of twelve, including those of the child care facility licensee who

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are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.

6. Public parks and recreational areas.
 7. Schools (public) and other institutions (except hospitals).
- B. Parking: One parking space for each dwelling unit; or adequate parking facilities for those uses enumerated in Section A, Subsection 4, of this Article.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.
- D. Height Limitations:
1. All districts, except District 2 (Lake Tahoe Basin): Two stories.
 2. District 2 (Lake Tahoe Basin): 35 feet.
- E. Required Area and Width: Fifteen thousand square feet minimum area; 80 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 15,000 square feet provided there is not less than 15,000 square feet of lot area for each such dwelling unit and that such structures be not less than 16 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
1. Front - equal to the building line setbacks as set forth in Article 36, but in no event less than 30 feet.
 2. 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.
 3. Rear - not less than 30 feet.

SECTION 2.

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

ARTICLE 11 E-2 SECOND ESTATES

- A. Uses permitted on a lot or parcel having the required area and required width:
1. Any use permitted in the E-1 Zone. Uses requiring a Special Use Permit in Zone E-1

also require a Special Use Permit in this zone.

- B. Parking: One off-street parking space for each dwelling unit and each guest unit; or adequate parking facilities for those uses requiring a Special Use Permit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.
- D. Height Limitations:
 - 1. All districts, except District 2 (Lake Tahoe Basin): Two stories.
 - 2. District 2 (Lake Tahoe Basin): 35 feet.
- E. Required Area and Width: One-half acre minimum area; 100 feet average width for each dwelling unit.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one-half acre, provided there is not less than one-half acre for each dwelling unit and that such structures be not less than 20 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
 - 1. Front - equal to the building line setback, as set forth in Article 36, but in no event less than 30 feet.
 - 2. 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.
 - 3. Rear - not less than 30 feet.

SECTION 3.
Article 12 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 12 E-3 THIRD ESTATES

- A. Uses permitted on a lot or parcel having the required area and required width:
 - 1. Any use permitted in the E-1 Zone. Uses requiring a Special Use Permit in Zone E-1 also require a Special Use Permit in this zone.
- B. Parking: One off-street parking space for each dwelling unit and each guest unit; or adequate parking facilities for those uses requiring a Special Use Permit.

- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.
- D. Height Limitations:
 - 1. All districts, except District 2 (Lake Tahoe Basin): Two stories.
 - 2. District 2 (Lake Tahoe Basin): 35 feet.
- E. Required Area and Width: One acre minimum area; 120 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of one acre, provided there is not less than one acre for each such dwelling and that such structures be not less than 24 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
 - 1. Front - equal to the building line setback as set forth in Article 36, but in no event less than 30 feet.
 - 2. Side - ten percent of the average width of the lot or parcel, but in no event less than 12 feet. A lot or parcel having an average width of more than 120 feet frontage may have side yards of 12 feet, provided the total distance between main buildings is not less than 24 feet.
 - 3. Rear - not less than 30 feet.

SECTION 4.

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

ARTICLE 13 E-4 FOURTH ESTATES

- A. Uses permitted on a lot or parcel having the required area and the required width:
 - 1. Any use permitted in the E-1 Zone. Uses requiring a Special Use Permit in Zone E-1 also require a Special Use Permit in this zone.
- B. Parking: One off-street parking space for each dwelling unit and each guest unit; or adequate parking facilities for those uses requiring a Special Use Permit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.
- D. Height Limitations:
 - 1. All districts, except District 2 (Lake Tahoe

Basin): Two stories.

2. District 2 (Lake Tahoe Basin): 35 feet.
- E. Required Area and Width: Two and one-half acres minimum area; 150 feet average width for each dwelling unit.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 2-1/2 acres, provided there is not less than 2-1/2 acres for each such dwelling and that such structures be not less than 30 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
1. Front - equal to the building line setback as set forth in Article 36, but in no event less than 30 feet.
 2. Side - ten percent of the average width of the lot or parcel, but in no event less than 15 feet. A lot or parcel having an average width of more than 150 feet frontage may have side yards of 15 feet, provided the total distance between main buildings is not less than 30 feet.
 3. Rear - not less than 30 feet.

SECTION 5.

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

ARTICLE 14 E-5 FIFTH ESTATES

- A. Uses permitted on a lot or parcel having the required area and the required width:
1. Any use permitted in the E-1 Zone. Uses requiring a Special Use Permit in Zone E-1 also require a Special Use Permit in this zone.
- B. Parking: One off-street parking space for each dwelling unit and each guest unit or adequate parking facilities for those uses requiring a Special Use Permit.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.
- D. Height Limitations:
1. All districts, except District 2 (Lake Tahoe Basin): Two stories.
 2. District 2 (Lake Tahoe Basin): 35 feet.
- E. Required Area and Width: Five acres minimum area; 150 feet average width for each dwelling.

- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of five acres, provided there is not less than five acres for each such dwelling and that such structures be not less than 30 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
1. Front - equal to the building line setback as set forth in Article 36, but in no event less than 30 feet.
 2. Side - ten percent of the average width of the lot or parcel, but in no event less than 15 feet. A lot or parcel having an average width of more than 150 feet frontage may have side yards of 15 feet, provided the total distance between main buildings is not less than 30 feet.
 3. Rear - not less than 30 feet.

SECTION 6.

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

ARTICLE 15 R-1 SINGLE FAMILY

- A. Uses permitted on a lot or parcel having the required area and required width:
1. Single family dwellings of a permanent nature.
 2. Public parks and recreational areas.
 3. Churches and places of religious worship and instruction; private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.
 4. Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) nonrelated children permitted.

A child care facility of more than six (6) children under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.
 5. Accessory uses customarily incident to the above uses, when located on the same lot or parcel, including a private garage with capacity of not more than three automobiles, garden houses and playhouses.
 6. Schools (public) and other institutions (except hospitals).

- B. Parking: One off-street parking space for each dwelling unit; or adequate parking facilities for those uses enumerated in Section A, subsection 3, of this Article.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.
- D. Height Limitations:
 - 1. All districts, except District 2 (Lake Tahoe Basin): Two stories.
 - 2. District 2 (Lake Tahoe Basin): 35 feet.
- E. Required Area and Width: Six thousand square feet minimum area; 60 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 6,000 feet, provided there is not less than 6,000 square feet for each such dwelling unit and that such structures be not less than 12 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
 - 1. Front - equal to the building line setback as set forth in Article 36, but in no event less than 20 feet.
 - 2. 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 60 feet frontage may have side yards of six feet provided that total distance between adjoining main buildings is not less than 12 feet.
 - 3. Rear - not less than 20 feet.

SECTION 7.

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

ARTICLE 16 R-1a SINGLE FAMILY

- A. Uses permitted on a lot or parcel having the required area and required width:
 - 1. Single family dwellings of a permanent nature.
 - 2. Public parks and recreational areas.
 - 3. Churches and places of religious worship and instruction; private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.

4. Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) nonrelated children permitted.

A child care facility of more than six (6) children under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.

5. Accessory uses customarily incident to the above uses, when located on the same lot or parcel, including a private garage with capacity of not more than three automobiles, garden houses and playhouses.
 6. Schools (public) and other institutions (except hospitals).
- B. Parking: One off-street parking space for each dwelling unit; or adequate parking facilities for those uses enumerated in Section A, subsection 3, of this Article.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.
- D. Height Limitations:
1. All districts, except District 2 (Lake Tahoe Basin): Two stories.
 2. District 2 (Lake Tahoe Basin): 35 feet.
- E. Required Area and Width: Nine thousand square feet minimum area; 70 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 9,000 square feet provided there is not less than 9,000 square feet for each such dwelling unit and that such structures be not less than 14 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
1. Front - equal to the building line setback as set forth in Article 36, but in no event less than 20 feet.
 2. Side - ten percent of the average width of the lot or parcel but in no event less than seven 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.

3. Rear - not less than 20 feet.

SECTION 8.

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

ARTICLE 17 R-1b SINGLE FAMILY

- A. Uses permitted on a lot or parcel having the required area and required width:
 1. Any use permitted in the R-1a Zone. Uses requiring a Special Use Permit in R1 Zone also require a Special Use Permit in this zone.
 2. One detached guest building as defined in Article 3.
 3. Accessory uses customarily incident to the above uses and located on the same lot or parcel, including a private garage with capacity of not more than four automobiles; private stables, garden houses, playhouses, greenhouses, toolhouses and hobby shops.
 4. Churches and places of religious worship and instruction; private golf course, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment on lots or parcels of land having a minimum of two acres.
 5. Child care facilities not to exceed six (6) children, including those of the child care facility licensee who are under the age of twelve. If a licensee has no children under the age of twelve, then six (6) nonrelated children permitted.

A child care facility of more than six (6) children under the age of twelve, including those of the child care facility licensee who are under the age of twelve, subject to the issuance of a Special Use Permit following review by the Board of Adjustment.
 6. Public parks and recreational areas.
 7. Schools (public) and other public institutions (except hospitals).
- B. Parking: One off-street parking space for each dwelling unit and each guest unit; or adequate parking facilities for those uses enumerated in Section A, subsection 4, of this Article.
- C. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot or parcel.
- D. Height Limitations:
 1. All districts, except District 2 (Lake Tahoe

Basin): Two stories.

2. District 2 (Lake Tahoe Basin): 35 feet.
- E. Required Area and Width: Twelve thousand square feet minimum area; 80 feet average width for each dwelling.
- F. There may be one or more one-family dwellings on any lot or parcel having an area in excess of 12,000 square feet of lot area for each such dwelling unit and that such structures be not less than 16 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
1. Front - equal to the building line setback as set forth in Article 36, but in no event less than 20 feet.
 2. 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.
 3. Rear - not less than 20 feet.

SECTION 9.
Article 18 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 18 R-2 LIMITED MULTIPLE

- A. Uses permitted on a lot or parcel having the required area and required width:
1. All uses permitted in the R-1 District.
 2. Apartments.
 3. Churches, places of religious worship and religious schools.
 4. Private golf, swimming, tennis and similar clubs, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment on lots or parcels of land having a minimum area of two acres.
 5. Accessory uses incident to the above uses and located on the same lot or parcel, including a private garage with a capacity of not more than two automobiles for each dwelling unit.
- B. Uses prohibited:
1. Trailer parks in District 2 (Lake Tahoe Basin).
- C. Parking: One and one-half off-street parking spaces for each dwelling unit.

D. Accessory Buildings: A detached accessory building shall be located not closer than 10 feet to any main building on the same or adjoining lot.

E. Height Limitations:

- 1. All districts, except District 2 (Lake Tahoe Basin): Two stories.
- 2. District 2 (Lake Tahoe Basin): 35 feet.

F. Required Area and Width:

- 1. All districts, except District 2 (Lake Tahoe Basin): Six thousand square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit 3,000 square feet.
- 2. District 2 (Lake Tahoe Basin): Twelve thousand square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit 6,000 square feet.

G. There may be one or more dwelling units on a lot or parcel having an area in excess of 6,000 (12,000 District 2 Lake Tahoe Basin) square feet, provided there is not less than 3,000 (6,000 District 2 Lake Tahoe Basin) square feet of lot area for each such dwelling unit.

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

- 1. Front - equal to the building line setback as set forth in Article 36, but in no event less than 15 feet.
- 2. 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 50 feet frontage or more may have side yards of five feet provided the total distance between adjoining main buildings is not less than 10 feet.
- 3. Rear - not less than 10 feet.

SECTION 10.

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 27th day of September, 1977.
Proposed by Commissioners GAUNT, NELSON, SCOTT, RUSK
Passed on the 4th day of October, 1977.

Vote:

Ayes: Commissioners: Scott, Nelson, Rusk, Gaunt and Jarr
 Nays: Commissioners: none
 Absent: Commissioners: none

[Signature]
Chairman of the Board

ATTEST
[Signature]
County Clerk

This ordinance shall be in force and effect from and after
the 19th day of October, 1977.