

APR 25 1984

PLEASE STAMP & SIGN FOR PAYMENT

- Washoe County Clerk
- Attn: Charlotte James
- P. O. Box 11130
- Reno, NV 89520

DESCRIPTION OF LEGAL ADVERTISING

Ord. #601
 3349008

TERMS: Please pay from this invoice. It is due upon presentation and is past due after 15 days.

Legal Ad. Cost 12.60

Extra Proofs _____

Notary Fee 2.00

Total Amt due 14.60

MONTH

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
April																x																

PROOF OF PUBLICATION

STATE OF NEVADA, ss.
 COUNTY OF WASHOE

Doris Mertz

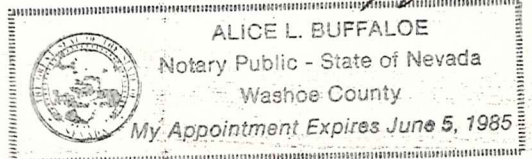
being first duly sworn, deposes and says: That as the legal clerk of the RENO GAZETTE-JOURNAL, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice of Ordinance

_____ of which a copy is hereto attached, was first published in said newspaper in its issue dated the 16th day of Apr., 1984 and, Apr. 23, the full period of 2 days, the last publication thereof being in the issue of April 23 1984.

Signed Doris Mertz

Subscribed and sworn to before me this 23rd day of April, 1984

Alice L. Buffalo
 Notary Public



PUBLIC NOTICE
 NOTICE OF COUNTY ORDINANCE
 NOTICE IS HEREBY GIVEN that Bill No. 774, Ordinance No. 601, entitled "An ordinance amending Chapter 110 of the Washoe County Code by reducing front yard requirements of certain steeply sloping lots," was adopted on April 10, 1984, by Commissioners Williams, King, Lillard, McDowell & Ritter.
 Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
 Judi Bailey, County Clerk
 3349008 - Ord No. 601
 April 16, 23 - dd 133

Summary: Amends Washoe County Code by reducing front yard requirements on certain steep lots.

BILL NO. 774

ORDINANCE NO. 601

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE BY REDUCING FRONT YARD REQUIREMENTS ON CERTAIN STEEPLY SLOPING LOTS.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WASHOE DO ORDAIN:

SECTION 1. Chapter 110.086 of the Washoe County Code is hereby amended to read as follows:

110.086 Accessory buildings.

1. Except as otherwise provided in this section, it is unlawful to construct, erect or locate private garages or other accessory buildings in any residential district without a permissive main building. A temporary building may be constructed and occupied as a legal use pending the construction of a permanent residence, provided such temporary building does not exceed 450 square feet in floor area and is at least 75 feet from the front lot line and not closer than 20 feet to the designated site of the final permanent residence. No permit shall be issued for such temporary structure unless a permit is issued at the same time for the permanent residence. If it is proposed to convert such temporary structure to a permissive accessory use upon completion of the residence, the conversion shall occur upon completion of the residence; or the temporary structure shall be removed at that time. A mobile home, recreational vehicle or travel trailer may be occupied as a legal use pending construction of a permanent single-family residence in any agricultural or residential district, provided that a permit is issued at the same time for the permanent residence. The permanent residence shall be completed and the mobile home removed within 18 months from the date of issuance of the building permit. A mobile home, recreational vehicle or travel trailer may be used as a contractor's office pending construction of a permanent use, provided that a permit is issued at the same time for the permanent use. No permit shall be issued for the temporary use of a mobile home, recreational vehicle or travel trailer pending construction of a permanent residence or permanent use if such temporary use of a mobile home is prohibited by any county ordinance or state statute.

2. A detached accessory building may occupy not more than one-half of the total area of a rear yard provided no such accessory building shall be nearer than 5 feet to the rear or side property lines nor closer than is provided in this section to main buildings on the same or adjacent

lots. A detached accessory building shall not exceed the height limitation of the underlying land use district and, unless situated entirely outside the required yard area, shall not exceed one story, as defined by the Uniform Building Code. In no event shall any detached accessory building occupy a front of any lot, except as provided in subsection 4 of this section.

3. In case of a corner lot abutting two streets, no detached accessory building shall be erected so as to encroach upon the front halves of such lot.

4. A detached accessory building, for use as a private garage, may be built to the street line on any interior lot where the slope of the front half of the lot is greater than a 2-foot rise (or fall) for every 10 feet above (or below) the established street grade, provided such structure shall not exceed 8 feet in height when measured from parking surface. Plans submitted must be specific enough to establish conformance with these provisions.

SECTION 2. Chapter 110.092 of the Washoe County Code is hereby amended to read as follows:

110.092 Yard requirements.

1. No required yard or open space around an existing building or any building hereafter erected shall be considered a yard or open space for any other building on an adjoining lot or parcel.

2. Where yards are required by the Land Use Ordinance, they shall be open and unobstructed from the ground to the sky, except as provided in this Article 5.

3. Front yards:

(a) On through lots, either end lot line may be considered the front line, in which case the minimum rear yard shall not be less than the required front yard in the district in which such lot is located.

(b) There shall be no planting, fences, shrubbery or other obstruction to vision more than 3 feet higher than curb level within 20 feet of the intersection of any two streets on any corner lot.

(c) On a corner lot, yards abutting streets shall be considered as front yards.

(d) Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed 2 feet.

(e) On any interior lot in any residential or agricultural district, the front yard requirement shall be 15 feet where the slope of the front half of the lot is greater than a 2-foot rise (or fall) above (or below) the established street grade for every 10 feet of horizontal distance. Plans submitted must be specific enough to establish conformance with these provisions.

4. Side yards:

(a) Outside stairs or landing places, if unroofed or

unenclosed, may extend into a required side yard for a distance not to exceed 3 feet.

(b) Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required side yard not to exceed 2 feet.

5. Rear yards:

(a) An outside stair or landing place, if unroofed or unenclosed, may extend into a rear yard for a distance of not to exceed 5 feet.

(b) Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required rear yard not to exceed 2 feet.

6. Walls, fences, planting and other visual obstructions not over 6 feet in height may be grown, placed or erected on lot lines, except in required front yard areas. Walls, fences, planting and other visual obstructions not over 4 1/2 feet in height may be grown, placed or erected anywhere on the lot, except as provided in paragraph (b) of subsection 3.

7. Any lighting facilities shall be so installed as to reflect away from adjoining properties.

Proposed on the 13th day of March, 1984.

Proposed by Commissioners Williams, King, Ritter, McDowell & Lillard

Passed on the 10th day of April, 1984.

Vote:

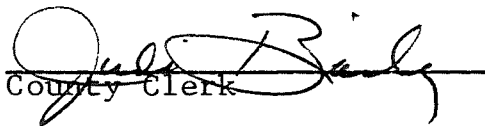
Ayes: Commissioners: Williams, King, Ritter, McDowell & Lillard

Nays: Commissioners: None

Absent: Commissioners: None


Chairman of the Board

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 23rd day of April, 1984.