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STATE OF NEVADA
COUNTY OF WASHOE

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 referenced below has published in each regular and entire issue of said newspaper between the dates: **11/16/2007 - 11/23/2007**, for exact publication dates please see last line of Proof of Publication below.

Signed: _____

Elsiguet Priest

NOV 27 2007

Subscribed and sworn to before me



Tana Cicotti

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1352 NOTICE IS HEREBY GIVEN THAT: Bill No. 1531, Ordinance No. 1352 entitled ~~AN ORDINANCE~~ AMENDING PROVISIONS RELATING TO WASH-OE COUNTY CODE CHAPTER 110, ARTICLE 306 BY CLARIFYING A MAXIMUM OF TWO PLUMBING FIXTURES ALLOWED IN DE-TACHED ACCESSORY STRUCTURES, AND OTHER MATTERS PROPERLY RELATING THERETO. PUBLIC NOTICE IS HEREBY GIVEN that an adequate number of typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Courthouse in Reno, Nevada, 75 Court Street, Reno, Washoe County, Nevada; and can be found on the County Clerk's website, www.washoecounty.us/clerks. Such Ordinance was proposed on October 16, 2007, and passed and adopted at a regular meeting of the Washoe County Board of County Commissioners on November 13, 2007, by the following vote of the Board of County Commis-sioners: Those Voting Aye: Jim Galloway, Bonnie Weber, Robert M. Larkin, David Humke, Kitty Jung Those Voting Nay: None Those Absent: None This ordinance shall be in full force and effect from and after No-vember 23, 2007, i.e., the date of the second publication of such ordinance by its title only. IN WITNESS WHEREOF, The

Board of County Commissioners of Washoe County, Nevada, has caused this ordinance to be published by title only. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No. 505901 Nov. 16, 2007

SUMMARY: Amends Washoe County Code by clarifying a maximum of two plumbing fixtures allowed in detached accessory structures, and other matters properly relating thereto.

BILL NO. 1531

ORDINANCE NO. 1352

AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 306 BY CLARIFYING A MAXIMUM OF TWO PLUMBING FIXTURES ALLOWED IN DETACHED ACCESSORY STRUCTURES, AND OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1.

Article 306.10, of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit A which is attached and incorporated by reference.

Proposed on the 23rd day of October, 2007

Proposed by Commissioner GALLOWAY

Passed on the 13th day of November, 2007.

Vote:

Ayes: LARKIN, WEBER, GALLOWAY, Humke, Jung

Nays: none

Absent: none

Robert M Larkin
Robert M. Larkin Chairman
Washoe County Commission



ATTEST:

Amy Harvey
County Clerk

This ordinance shall be in force and effect from and after the 23rd day of November, 2007

EXHIBIT A

Section 110.306.10 Detached Accessory Structures. The following development requirements shall apply to detached accessory structures:

- (a) **Buildable Area.** A detached accessory structure may occupy no more than fifty (50) percent of the area between the rear property line and the rear of the main structure or twenty-five (25) percent of the area between the side property line and the side of the main structure.
- (b) **Property Line Setback.** Accessory structures less than twelve (12) feet in height shall maintain a five (5) foot minimum setback from the rear and side property line. Accessory structures more than twelve (12) feet in height shall maintain the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards.
- (c) **Height Limits.** Accessory structures shall not contain more than one (1) story. The height of an accessory structure shall not exceed twelve (12) feet when the structure is erected within the required yard setbacks. The height of an accessory structure shall not exceed thirty-five (35) feet when the structure is erected outside the required yard setbacks.
- (d) **Siting.** Any accessory structure shall comply with the following siting requirements. In no event shall any detached accessory structure occupy the front yard of any lot, except a detached accessory structure, used as a private garage, may be built to the property line on any interior lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade, provided such structure shall not exceed fifteen (15) feet in interior height when measured from parking surface and providing the Engineering Division has been able to determine that:
 - (1) County snow removal operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County snow removal operations and/or the County has been held harmless from liability resulting from the County's snow removal operations;
 - (2) The speed of traffic and the volume of traffic on the street is such that the placing of the garage at the property line will not cause a safety problem for vehicles using the street; and
 - (3) The placement of the garage at the property line will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Comprehensive Plan.
- (e) **Building Setback.** A detached accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.
- (f) **Plumbing Fixtures.** A detached accessory structure shall contain a maximum of two plumbing fixtures.