

COUNTY ORDINANCE NO. 1

1 AN ORDINANCE ESTABLISHING THE UNINCORPORATED
2 AREA OF WASHOE COUNTY AS A RESTRICTED AREA;
3 PROVIDING CERTAIN RULES AND REGULATIONS RE-
4 LATING TO THE USE OF LAND, BUILDINGS AND
5 IMPROVEMENTS WITHIN SAID DISTRICT; PRESCRIBING
6 A PENALTY FOR THE VIOLATION THEREOF; AND
7 OTHER MATTERS RELATING THERETO.

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

10 Section 1. In order to meet the present emergency relating
11 to Zoning and Land Use, to promote and protect the public peace,
12 health, safety, comfort, convenience, and the general welfare of
13 the people of Washoe County, all of the unincorporated area of
14 Washoe County is established as, and is declared to be, a re-
15 stricted area.

16 Section 2. It is hereby declared that in the creation of
17 this restricted area, the County Commissioners have given due con-
18 sideration to the necessity for the creation of zones which will
19 regulate the uses of land, area requirements, density of land oc-
20 cupancy, and the necessary, proper, and comprehensive groupings
21 and arrangement of the various industries, businesses, homes and
22 population of the unincorporated area of Washoe County in accord-
23 ance with a well considered Master Plan of Land Use for the de-
24 velopment of the entire county.

25 Section 3. It is hereby further declared that the progres-
26 sive adoption by ordinances of zoning plans in conformance with
27 the Master Plan of Land Use placing various portions of such un-
28 incorporated area in the respective zones applicable thereto as
29 soon as due and careful consideration by the Washoe County Plan-
30 ning Commission, and by the Washoe County Board of Commissioners,
will permit, is intended to result eventually in a comprehensive
and well considered plan of location and distribution of the
various industries, businesses, homes and population of the entire

1 unincorporate area of Washoe County and in relation to future plans
2 for the incorporated area of said county.

3 Section 4. All departments, officials, or public employees
4 vested with the duty or authority to issue permits or licenses
5 where required by law, shall conform to the provisions of this
6 ordinance. No license or permit for the use of buildings, where
7 the purpose would be in conflict with the provisions of this or-
8 dinance shall be issued. Any such license or permit issued in
9 conflict with the provisions of this ordinance shall be null and
10 void.

11 Section 5. Any person, firm, or corporation desiring to
12 erect, construct, convert, alter, enlarge, or use any building or
13 improvement or use any lot, parcel of land, or premises within the
14 restricted area shall make a written declaration of the intended
15 use or occupancy of said building, improvement or premises, on
16 forms supplied for that purpose in the office of the County Clerk
17 of Washoe County, and such use or occupancy shall not be altered
18 or converted to another use or occupancy until a new declaration
19 of occupancy shall be made.

20 Section 6. No person shall erect, construct, convert, alter
21 enlarge, or use, any building or improvement, or use any lot,
22 parcel of land, or premises in the restricted area for any purpose
23 except as hereinafter specifically provided:

24 A. Any lot, parcel of land, premises or building in the re-
25 stricted area may be used and occupied for the following purposes:
26 Single and multiple family dwellings, apartment houses, boarding
27 and rooming houses, churches, schools, parks, playgrounds, libr-
28 aries, or professional occupations when conducted within the
29 dwelling or apartment and in which no person not a resident of the
30 premises is employed.

1 B. Any lot, parcel of land, premises, or building in the
 2 restricted area may be used for any business, occupation, or pur-
 3 pose which is not required by any other ordinance of Washoe
 4 County to secure a license or permit from any department or offi-
 5 cial of said county; provided, that in the opinion of the Washoe
 6 County Planning Commission such business, occupation, or purpose
 7 will not be detrimental to the particular community in which said
 8 use is to be located.

9 Section 7. This ordinance does not prohibit a continuation
 10 of the particular existing uses of any building, structure, im-
 11 provement or premises existing at the time this ordinance or any
 12 amendment thereto becomes effective if such existing use is not in
 13 violation of any other ordinance or law.

14 Section 8. Penalties. Any person, firm or sorporation vio-
 15 lating any of the provisions of this ordinance, or of any permit
 16 or exception granted hereunder, shall be deemed guilty of a mis-
 17 demeanor, and upon conviction thereof, shall be punishable by a
 18 fine of not to exceed Five Hundred Dollars (\$500.00) or by im-
 19 prisonment in the County Jail for not to exceed six (6) months,
 20 or by both such fine and imprisonment, Each separate day or any
 21 portion thereof during which any violation of the ordinance occurs
 22 or continues shall be deemed to constitute a separate offense and
 23 upon conviction therefore shall be punishable as herein provided.

24 Section 9. This ordinance shall be in effect from and after
 25 its passage and approval.

26 PASSED AND ADOPTED this 8th day of August, 1945 by the fol-
 27 lowing vote of the Board of County Commissioners:

28	AYES:	<u>Three</u>
29	NAYS	<u>None</u>
30	ABSENT	<u>None</u>

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APPROVED this 8th day of August, 1945.

BOARD OF COUNTY COMMISSIONERS OF
WASHOE COUNTY, NEVADA.

By Carl Shelly
Chairman

ATTEST:

E. H. Beemer
County Clerk and Clerk of
the Board of County Com-
missioners of Washoe County,
Nevada