

SUMMARY: An Ordinance amending Ordinance 57, Article 14 to provide for a limited multiple use in an R-2 zone and amending Ordinance 57, Article 3 to change an erroneous reference in definition of "Yards".

BILL NO. 83

ORDINANCE NO. 57

AN ORDINANCE TO AMEND ARTICLE 3, SECTION A(1) AND ARTICLE 14, COUNTY ORDINANCE 57 ENTITLED, "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 WASHOE COUNTY DO ORDAIN:

Section 1. Article 14 of County Ordinance 57 is hereby amended to read as follows:

"ARTICLE 14 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. Accessory uses incident to the above uses and located on the same lot or parcel, including a private garage with capacity of not more than two automobiles for each dwelling unit.
- B. Parking: One and one-half off-street parking spaces for each dwelling unit.
- 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 Limitation: Two stories, but not to exceed 30 feet.
- E. Required Area and Width: Nine thousand square feet minimum area; 50 feet average width. Minimum lot area per dwelling unit or suite, 3,000 square feet.
- F. There may be one or more dwelling units on a lot or parcel having an area in excess of 9,000 square feet,

provided there is not less than 3,000 square feet of lot area for each such dwelling unit.

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

Front - equal to the building line setback as set forth in Article 27, but in no event less than 15 feet.

Side - ten percent of the average width of the lot or parcel, but in no event less than 5 feet. A lot of 80 feet frontage or more shall have a minimum side yard of 8 feet, provided the total distance between adjoining main buildings is not less than 10 feet.

Rear - not less than 20 feet.

Section 2. County Ordinance 57, Article 3 entitled "Definitions" is hereby amended beginning with the definition of "Yards" in Section A(1) to read as follows:

"Yards: An open space on the same lot or parcel used with the building, extending from the building to the nearest lot line, to be unoccupied and unobstructed except as provided in Article 5."

Section 3. This Ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by N.R.S. §244.100.

Proposed on the 5th day of JULY, 1963.

Proposed by Commissioner STREETER

Passed on the 15th day of JULY, 1963.

Vote:

Ayes: Commissioners McKenzie, McKissick, Cunningham, Sauer, Streeter

Nays: Commissioners None

Absent: Commissioners None

J. C. McKenzie
Chairman of the Board

ATTEST:

J. H. Brown
County Clerk

This Ordinance shall be in force and effect from and after the
23rd day of July, 1963.

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