

Affidavit of Publication

STATE OF NEVADA,
County of Washoe—SS.

..... Mary Hefling

being duly sworn, deposes and says that he is the

..... Record Clerk

of The SPARKS TRIBUNE, a weekly newspaper,
published in Sparks, Washoe County, Nevada; that
he has charge of and knows the advertising ap-
pearing in said newspaper, and the

..... Notice of County Ordinance

..... Bill No. 661, Ordinance No. 490

.....
.....
.....

of which a copy is hereunto attached, was first
published in said newspaper in its issue dated

..... June 24, 1981

and was published in each of the following issues
thereafter: .. July 1, 1981

the date of the last publication being in the issue
of .. July 1, 1981

..... *Mary Hefling*

Subscribed and sworn to before me this, the
..... 1st .. day of .. July .., 1981 ..

..... *Loretta Dickerson*

Notary Public in and for the County of Washoe,
State of Nevada.

My Commission expires: October 25, 1984

 **LORETTA DICKERSON**
Notary Public - State of Nevada
Washoe County
My Appointment Expires Oct. 25, 1984

NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY GIVEN that Bill No. 661, Ordinance No. 490, amending Ordinance No. 57 entitled, "An Ordinance amending, repealing in part and reestablishing 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 stores 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 clarifying in which land use districts and under what circumstances the use or storage of a mobile home is permissible; substituting a "home business" provision for the present "phone only" provision; changing the height limitations for accessory buildings; changing the age of children of a child care facility licensee included in the total number of children permitted; permitting certain C-2 uses in the C-1 land use district; and permitting the use of a rock crusher in agricultural districts when in conjunction with an extraction activity was adopted on June 16, 1981, by Commissioners Farr, Ferrari, Underwood, Brown and Williams.
Typewritten copies of the ordinance are available for inspection by all interested persons at the Office of the County Clerk.
Judy Bailey, County Clerk
Pub.: 6-24, 7-1, 1981.

81-907

SUMMARY: Amends Washoe County Ordinance No. 57 by clarifying in which land use districts and under what circumstances the use or storage of a mobile home is permissible; substituting a "home business" provision for the present "phone only" provision; changing the height limitations for accessory buildings; changing the age of children of a child care facility licensee included in the total number of children permitted; permitting certain C-2 uses in the C-1 land use district; and permitting the use of a rock crusher in agricultural districts when in conjunction with an extraction activity.

BILL NO. 661

ORDINANCE NO. 490

AN ORDINANCE AMENDING "AN ORDINANCE AMENDING, REPEALING IN PART AND REESTABLISHING 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 CLARIFYING IN WHICH LAND USE DISTRICTS AND UNDER WHAT CIRCUMSTANCES THE USE OR STORAGE OF A MOBILE HOME IS PERMISSIBLE; SUBSTITUTING A "HOME BUSINESS" PROVISION FOR THE PRESENT "PHONE ONLY" PROVISION; CHANGING THE HEIGHT LIMITATIONS FOR ACCESSORY BUILDINGS; CHANGING THE AGE OF CHILDREN OF A CHILD CARE FACILITY LICENSEE INCLUDED IN THE TOTAL NUMBER OF CHILDREN PERMITTED; PERMITTING CERTAIN C-2 USES IN THE C-1 LAND USE DISTRICT; AND PERMITTING THE USE OF A ROCK CRUSHER IN AGRICULTURAL DISTRICTS WHEN IN CONJUNCTION WITH AN EXTRACTION ACTIVITY.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

SECTION 1.

Article 5 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 5 GENERAL PROVISIONS

A. Accessory Buildings:

1. Except as provided hereinbelow, it shall be 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 said temporary structure to a permissive accessory use upon completion of the residence, said conversion shall occur upon completion of the residence; or said temporary structure shall be removed at that time. A mobile home, recreational

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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 Washoe 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 herein 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 two 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.

B. Temporary Real Estate Sales Offices and Sales Signs for Subdivisions:

In any agricultural or residential Land Use District, a temporary real estate office may be permitted within a subdivision, provided that general real estate business shall not be conducted at such office. Temporary off-site real estate offices for subdivision sales may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. General real estate business shall not be conducted at such offices. Temporary signs, not to exceed in aggregate four hundred square feet in size, may be permitted within a subdivision for the purpose of selling lots or houses within such subdivision. Such offices and signs shall be removed at such time as the original sales program has resulted in the sale of 90% of the lots in such subdivision.

C. Home Business:

A business may be conducted in an agricultural or residential District if:

1. The business is conducted entirely within a dwelling by the resident or residents thereof as a clearly secondary and incidental use of the dwelling as a residence. The business must not be conducted in such a manner as to cause a change in the residential character of surrounding property.
2. Stock-in-trade, supplies and goods of the business are not sold or displayed at the dwelling or its surrounding premises.
3. The business is conducted entirely without use of any accessory building or yard space on the premises.
4. The business does not cause an increase in vehicular and pedestrian traffic which is greatly in excess of normal vehicular and pedestrian traffic in the particular agricultural or residential District.
5. The business is conducted in strict compliance with the following conditions relating to advertising thereof:
 - (a) The address of the business must not be contained in advertising of any kind.
 - (b) The name and purpose of the business must not be advertised at the dwelling or on its surrounding premises.
 - (c) The name, telephone number and purpose of the business may be advertised on not to exceed one motor vehicle which is operated by the resident or residents of the dwelling in conjunction with the business. The gross vehicle weight of the motor vehicle must not exceed 10,000 pounds.
6. The business is conducted without generating noise, odors, dust vibrations, fumes, smoke or interference of any kind with surrounding properties.
7. The business does not cause injury to, or have a detrimental effect on surrounding property.

D. Utility and Public Uses:

1. Utility and public uses, such as water storage tanks and reservoirs, pumping and booster stations; electrical substations, boosters and conversion plants; television and radio transmitter towers and stations; microwave stations; and other similar public

utility uses may be permissible in any agricultural or residential District subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment.

2. Public use events not exceeding one week in duration held upon public property may be permissible in any agricultural, residential, or non-residential District, subject to the issuance of a Special Use Permit, reviewed by the Board of Adjustment. Such public use events shall include, but not be limited to, the following: amusement arcades and parks; automobile shows; horse, dog, or pet shows; carnivals; exhibitions; art shows; fairs; and other theater events.

E. Building Height:

1. Requirements of this ordinance shall not apply to church spires, belfries, cupolas, domes, chimneys, flues, or flagpoles, or to water towers, radio towers, and the like, except where such may be deemed a hazard.
2. Requirements of this ordinance shall not apply to parapet walls extending 4 feet or less above the limiting height of the building on which they rest, or to bulkheads, elevator towers, one-story penthouses, water tanks or similar structures, provided that the aggregate floor area of such structures is not greater than one-half of the total roof area.
3. Churches, schools and public buildings may exceed maximum height limitations of the respective Land Use District subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

F. Area Regulations:

1. No lot or parcel shall be so reduced in area as to be less in any dimension than is required by the requirements applicable to the Land Use District in which such lot is located.
2. No portion of any lot or parcel of land which is part of the required area for an existing building shall be used as a part of the required area of any other lot or parcel or proposed building. When a portion of any lot or parcel is sold or transferred and the area of that portion or the portion remaining no longer conforms to the required area as defined in the Land Use District in which such lot or parcel is located, the portion sold or transferred and the portion remaining shall be considered as one parcel only in determining the permissible number and location of buildings allowed to be placed on both parcels.

G. 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 this ordinance, they shall be open and unobstructed from the ground to the sky, except as provided in this article.
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 three (3) feet higher than curb level within twenty (20) feet of the intersection of any two (2) 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 two (2) feet.
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 three (3) feet.
 - (b) Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required side yard not to exceed two (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 five (5) feet.
 - (b) Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required rear yard not to exceed two (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 subsection 3(b) hereof.

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

H. Density Zoning:

1. Subject to the issuance of a Special Use Permit following review by the Planning Commission and filing of a tentative and final subdivision plat, variations in lot size and yard requirements may be made in agricultural and residential Land Use Districts, provided the total number of dwelling units in the proposed development does not exceed the number permitted under existing zoning.

Either of the following may be used in calculating the number of units permitted under existing zoning:

- (a) Utilize the lot yield of a conventional subdivision design for the subject parcel, or
 - (b) Calculate net site area (gross site area minus 15%). Divide net site area by Required Area of existing zoning of the subject parcel.
2. The person seeking to use the Density Zoning provisions of this ordinance shall submit a tentative subdivision plat showing variations in lot size and/or yard requirements, and apply for a Special Use Permit pursuant to the provisions of this ordinance based on the tentative plat. In addition to other conditions, the Special Use Permit shall be conditioned upon approval of the final subdivision plat.

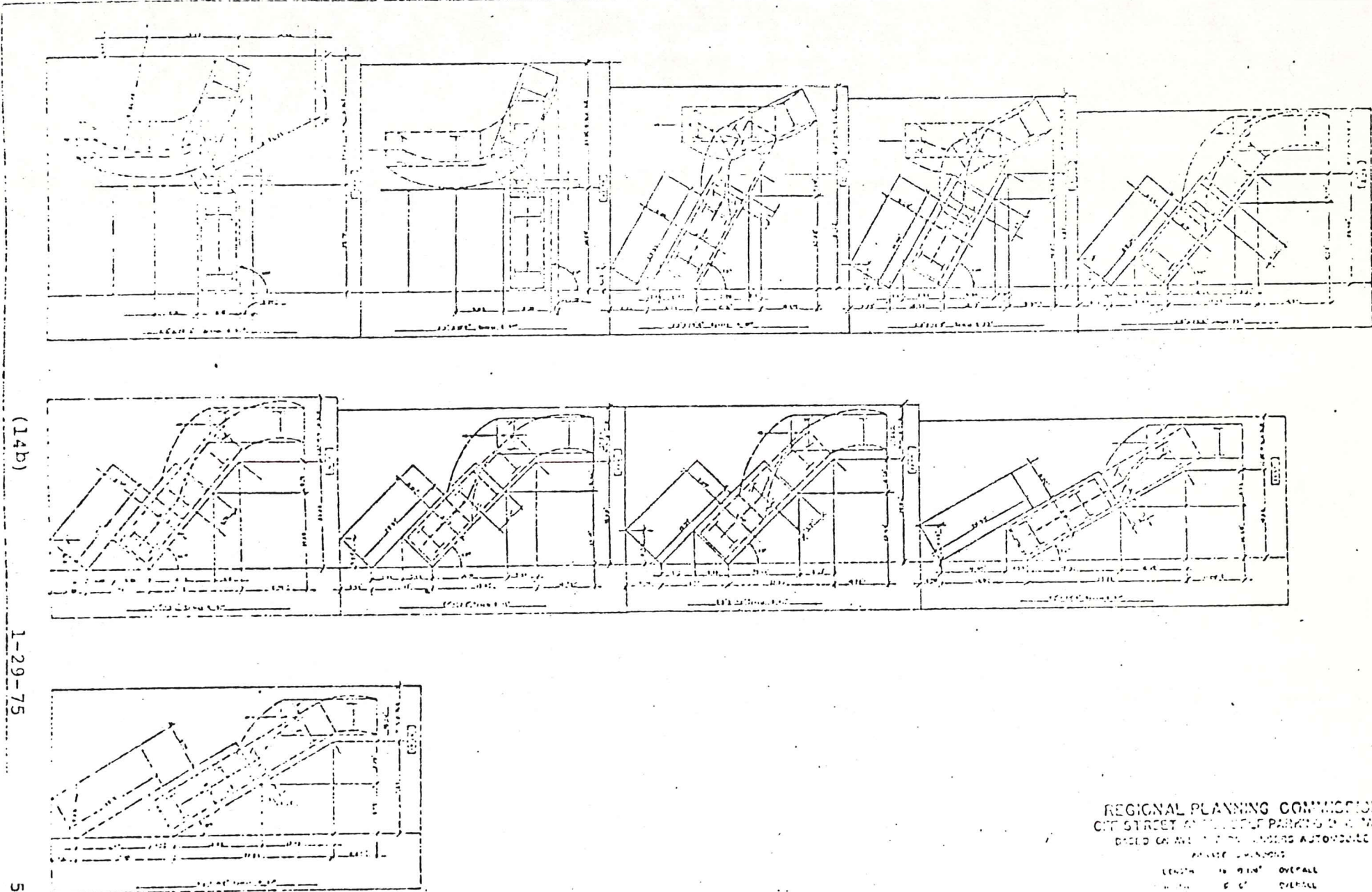
I. Access:

1. Access ways for the purposes of this section shall be defined as ways dedicated to public use or secured by easement to the owner of the parcel proposed to be built upon for the full length extending to a suitable dedicated public way. Required width of access ways shall refer to the full dedicated or easement width, without reference to the width of the developed roadway within such width.
2. In non-subdivided areas where no official approved map is on file in the County Recorder's Office, an applicant for a building permit must demonstrate by title company report or other means acceptable to the Building Official the existence of a required access way before a building permit will be issued.

3. No commercial use will be permitted on any parcel of land not served by an access way at least 50 feet in width.
4. No dwelling construction will be permitted on any parcel of land not served by an access way as the same is set by the County subdivision ordinances and regulations.
5. Five or more dwelling sites, each of at least a minimum required area, must be served by an access easement of 50 feet or more in width, or be served by a dedicated public way. Not more than four dwelling sites, each of at least a minimum required area, must be served by an access easement of not less than 20 feet in width, subject to the following conditions:
 - (a) That two copies of a map showing the proposed layout to scale, together with such supplementary information as may be deemed necessary by the Regional Planning Commission, have been submitted to and approved by the Regional Planning Commission prior to issuance of any building permit for such proposed construction.
 - (b) That the gift, sale, trade or barter of any portion of the land on which a dwelling unit or units has been erected under the provisions of this section resulting in a condition which does not meet the terms of this section shall be considered a violation of this ordinance.

J. Parking Lots:

1. All off-street parking facilities in the R-3, C-1, C-2, and M-1 Districts shall be reviewed by the Planning Commission Staff. The Planning Commission Staff, in approving any parking facility, may require conditions which, in the Staff's opinion, will prevent material damage or prejudice to adjacent properties. Such conditions may include time limitations, landscaping, ingress and egress, layout, paving and stripping.
2. Minimum requirements for design of parking areas are shown on the following diagram:



REGIONAL PLANNING COMMISSION
 ONE STREET AND TRIPLE PARKING IN TAMO
 BASED ON THE 1970 FEDERAL AUTOMOBILE

APPROXIMATE DIMENSIONS			
LENGTH	16	FEET	OVERALL
WIDTH	6	FEET	OVERALL
HEIGHT	3	FEET	OVERALL

(14b)

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- K. Uses of public parks and recreational areas creating mechanical noise or resulting in extraordinary lighting.

In any Land Use District in which a public park or recreational area is located, a Special Use Permit, reviewed by the Board of Adjustment, shall be required for any use of such public park or recreational area which produces mechanical noise or results in extraordinary lighting, consisting of floodlights or other unusual lights. Such uses shall include, but not be limited to, midget car racing, motorcycle tracks, and model airplane courses.

L. Major Projects:

1. Definition. A "major project" means any proposed development which falls within any one or more of the following categories:
 - (a) Multiple dwellings (apartments, condominiums, etc.) or transient occupancy facilities (hotels, motels, apartment hotels, vacation time sharing projects, etc.) containing 80 units or more, or phased developments, additions or expansions which would result in a cumulative total of 80 units in the development. In any development utilizing common kitchens, each bedroom shall be considered as one unit.
 - (b) Any gaming facility, including bars, restaurants, etc., or structural or physical additions to existing gaming facilities which result in an increase in gross floor area.
 - (c) Office, commercial, industrial, public and/or institutional, recreational, educational, medical, religious and cultural facilities of 40,000 square feet or more gross floor area, or phased developments, additions or expansions which would result in a cumulative total of 40,000 square feet or more gross floor area.
 - (d) Any manufacturing and/or processing facility, excluding water treatment or sewage treatment facilities.
 - (e) Any other producer of 10,000 gallons or more sewage per day as determined from fixture units (excluding single family subdivisions, multiple dwellings and transient occupancy facilities).
2. All proposed major projects shall require the issuance of a Special Use Permit, following review by the Regional Planning Commission. Major projects requiring additional action pursuant to this ordinance (with the exception of zone change applications and requests for variance) shall be consolidated into one

public hearing before the Regional Planning Commission.

3. The Regional Planning Commission shall consider the following factors, among others, in making the findings required by Article 43 of this ordinance:
 - (a) Availability of, and the impact of the proposed development on housing, employment and public services including, without limitation, schools, police and fire protection, transportation (including traffic and parking), employment, sewage collection and treatment facilities, recreation and parks, noise, air quality and the quality and quantity of water.
 - (b) Conformance with the adopted master plan.
 - (c) Special consideration will be given to proposed developments which will provide low income affordable housing.

M. Vacation Time-Sharing Projects:

1. Definitions:

- (a) "Developer" means, in the case of any given property, any person or entity which is in the business of creating or which is in the business of selling its own Time-Share Intervals in any Time-Share Program. This definition does not include a person acting solely as a Sales Agent.
- (b) "Development," "Project," or "Property" means all of the real property subject to a Project Instrument.
- (c) "Offering" means any offer to sell, solicitation, inducement or advertisement whether by radio, television, newspaper, magazine or by mail, whereby a person is given an opportunity to acquire a Time-Share Interval. Any offering of a Time-Share Interval which is not located in this County shall not be an offering if such offer is in compliance with the law of the jurisdiction of the County in which the Time-Share Interval is located.
- (d) "Person" means one or more natural persons, corporations, partnerships, associations, trusts, other entities, or any combination thereof.
- (e) "Project Instrument" means one or more recordable documents applicable to the whole Project by whatever name denominated, containing restrictions or covenants regulating the use, occupancy or disposition of an entire Project, including any amendments to the documents, but

excluding any law, ordinance, or governmental regulation.

- (f) "Purchaser" means any person other than a Developer or lender who acquires an interest in a Time-Share Interval.
 - (g) "Sales Agent" means a person who sells or offers to sell "Time-Share Intervals" in a "Time-Share Program" to a purchaser.
 - (h) "Time-Share Estate" means an ownership or leasehold estate in property devoted to a time-share fee (tenants in common, time span ownership, interval ownership) or a time-share lease.
 - (i) "Time-Share Interval" means a Time-Share Estate or a Time-Share Use.
 - (j) "Time-Share Instrument" means any document by whatever name denominated, creating or regulating Time-Share Programs, but, excluding any law, ordinance or governmental regulation.
 - (k) "Time-Share Program" means any arrangement for Time-Share Intervals in a Time-Sharing Project whereby the use, occupancy or possession of real property has been made subject to either a Time-Share Estate or Time-Share Use whereby such use, occupancy or possession circulates among purchasers of the Time-Share Intervals according to a fixed or floating time schedule on a periodic basis for a specific period of time during any given year, but not necessarily for consecutive years, and which extends for a period of time in excess of three (3) years in duration.
 - (l) "Time-Share Use" means any contractual right of exclusive occupancy which does not fall within the definition of a "Time-Share Estate" including, without limitation, a vacation license, prepaid hotel reservation, club membership, limited partnership or vacation bond.
 - (m) "Unit" means each portion of the real property or real property improvement in a Project which is divided into Time-Share Intervals.
 - (n) "Vacation Time-Sharing Project" means any real property that is subject to a Time-Share Program.
2. Vacation Time-Sharing Projects which are otherwise appropriate to the underlying Land Use District may be permissible in commercial Districts (C-1 and C-2) subject to the issuance of a Special Use Permit, following review by the Regional Planning Commission. Vacation

Time-Sharing Projects are prohibited in all other districts. The developer shall provide the Regional Planning Commission with the following documentation:

(a) Instruments for a Time-Share Estate.

1. The legal description, street address or other description sufficient to identify the property.
2. Identification of time periods by letter, name, number, or combination thereof.
3. Identification of the Time-Share Estate and the method whereby additional Time-Share Estates may be created.
4. The formula, fraction or percentage, of the common expenses and any voting rights assigned to each Time-Share Estate and, where applicable, to each Unit in a Project that is not subject to the Time-Share Program.
5. Any restrictions on the use, occupancy, alteration or alienation of Time-Share Intervals.
6. Any other matters that the Developer or Commission deems appropriate.

(b) Instruments for Time-Share Uses.

1. Identification by name of the Time-Sharing Project and street address where the Time-Sharing Project is situated.
 2. Identification of time periods, type of Units and the Units that are in the Time-Share Program and the length of time that each of the Units are committed to the Time-Share Program.
 3. In the case of a Time-Sharing Project, identification of which Units are in the Time-Share Program and the method whereby other Units may be added, deleted or substituted.
 4. Any restrictions on the use, occupancy, alteration or transfer of a Time-Share Interval.
 5. Any other matters the Developer or Commission deem appropriate.
3. Once all conditions precedent have been complied with, a Special Use Permit issued pursuant to this section shall be irrevocable for the term of the Time-Share Program.

N. Mobile Homes:

Except as specifically provided in this section, the use of a mobile home for residential or any other purposes is prohibited in all agricultural, residential and non-residential Land Use Districts without a TR (Trailer) overlay. Storage, repair or rebuilding of unoccupied mobile homes is prohibited in all Land Use Districts except M-1 (Industrial), unless in conjunction with a permitted mobile home sales and service use.

1. A mobile home may be occupied as a legal use pending construction of a single family residence or as a contractor's office pending construction of a permanent use as provided in Section A of this Article.
2. A mobile home may be used as a temporary real estate sales office for a subdivision as provided in Section B of this Article.
3. A mobile home may be used in any agricultural District as a temporary highway, public utility, railroad or similar maintenance camp, or as a ranch and livestock camp, pursuant to the provisions of Article 6(A)(14).
4. A mobile home may be used as an office in conjunction with a permitted mobile home sales and service use as provided in Article 29 (A)(4)(b).
5. A mobile home may be used for security purposes in:
 - (a) M-1 (Industrial), C-1 (Limited Commercial) and C-2 (General Commercial) Districts subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment;
 - (b) M-E (Industrial Estates) and H-L (Historic or Landmark) Districts subject to the issuance of a Special Use Permit reviewed by the Planning Commission;
 - (c) Public parks and recreational areas or in conjunction with a permitted private recreational use in any agricultural or residential District, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment or by the Planning Commission as a part of its review of the Special Use Permit required for a private recreational use.

SECTION 2.

Article 6 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

AGRICULTURAL, ESTATES AND RESIDENTIAL DISTRICT PROVISIONSARTICLE 6 A-1 FIRST AGRICULTURAL

- A. Uses permitted on a lot or parcel of land having the required area and required width:
 1. Single family dwellings of a permanent nature, and accessory buildings and uses thereto.

2. Stables.
3. Farms for the raising or growing and marketing on a commercial scale of poultry, rabbits, live-stock, tree and bush crops, nursery stock, field crops, but not including commercial slaughtering.
4. Buildings for the sale and display of products grown and raised on the premises, provided no such buildings are situated closer than 50 feet to any property classified in a residential District, or closer than 30 feet to any street or highway.
5. Buildings, corrals, coops, pens, stables or structures used in conjunction with farming or ranching, provided that they be located not closer than 100 feet to any street or highway, or to any public park or school, or to any land classified in a residential District.
6. Overnight trailer campground facilities, including accessory facilities, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
7. (a) Educational uses and buildings, churches, temples or other structures used exclusively for religious worship.
 (b) Tennis, golf course, ski resort, swimming, civic, cultural, country club and other similar recreational uses, including normal accessory uses (provided such accessory uses are incidental to the primary use of the property) on parcels of a minimum of 2 acres, subject to the issuance of a Special Use Permit reviewed by the Planning Commission.
 (c) Child care facilities for six (6) or fewer full-time children, including those of the child care facility licensee who are under the age of seven (7), except that care may also be provided for up to three (3) additional part-time children for three hours before school and three hours after school, but only during periods when schools are in session, subject to the regulations and permission of the Washoe County Welfare Department.
 (d) A child care facility for more than six (6) full-time children, including those of the child care facility licensee who are under the age of seven (7), subject to the issuance of a Special Use Permit following review by the Board of Adjustment.
8. One unlighted sign not exceeding 16 square feet in area, provided that such sign is located not closer than 10 feet to any street or highway, and further provided that said sign pertains only to the sale, lease or hire of the premises or of the products grown on the premises.

9. Dude or guest ranches situated on a parcel of land having an area of five or more acres, provided that guest rooms or guest cottages do not have kitchen facilities in conjunction therewith.
10. Extraction of sand, gravel, topsoil and like earth products, and operation of a rock crusher when in conjunction with an extraction activity, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for issuance of a Special Use Permit in addition to those specified in Article 43 of this Ordinance shall be as follows:
 - (a) The applicant must submit a plan showing, among other things, area of development, stages of development, sources of water supply and the condition of the site upon completion of work or exhaustion of sand, gravel, topsoil, or like earth products. The plan shall be approved by the Board of Adjustment and the Board of County Commissioners. Compliance with the Plan shall be a condition of the Special Use Permit.
 - (b) The applicant must furnish a Performance Bond in an amount as determined by the Washoe County Engineer, sufficient to insure performance of the conditions of the Special Use Permit.
11. Mining, including ore processing operations, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
12. Cemeteries and memorial parks and accessory uses such as mausoleums and crematoriums, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for consideration and issuance of a Special Use Permit in addition to those specified in Article 43 of this Ordinance shall be as follows:
 - (a) The applicant shall submit a complete plan of the entire property showing design of gardens, buildings, streets, landscaping, parking, existing and/or final topography, development stages, adjacent uses, streets, water courses, necessary screening, etc.
 - (b) The applicant must submit a location map showing general uses, zoning and street pattern within one-half mile of subject property.
 - (c) The applicant must submit a financial statement indicating ability to proceed and names of all owners or developers concerned with the application.
 - (d) Applicants must submit a statement completely describing the type and use of the cemetery.

13. Marinas, including those normal accessory uses, provided such accessory uses are incidental to the primary use of the property as a marina, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
14. Temporary highway, public utility, railroad and similar maintenance camps, and ranch and livestock camps, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
15. Dog kennels, including the commercial boarding and caring for animals other than livestock, on parcels of a minimum 2-1/2 acres, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for the issuance of a Special Use Permit in addition to those specified in Article 43 of this Ordinance shall be as follows:
 - (a) Provision of fencing and soundproofing, to include hedging and/or planting, to the satisfaction of the Board of Adjustment.
 - (b) Animals to be confined at all times to an area not closer than 100 feet to any adjacent residence.
 - (c) Review on annual basis.
16. Public parks and recreational areas.
17. Animal hospitals and Veterinarian Offices on parcels of a minimum 2-1/2 acres, fronting on "collector", "arterial" or "expressway" thoroughfares, as defined by Washoe County Ordinance No. 219, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment. Requirements for the issuance of a Special Use Permit, in addition to those specified in Article 43 of this Ordinance, shall be as follows:
 - (a) Provision of fencing and soundproofing, to include hedging and/or planting, to the satisfaction of the Board of Adjustment.
 - (b) Adequate off-street parking for the proposed use, to the satisfaction of the Board of Adjustment. The minimum requirement shall be five (5) off-street parking spaces for each veterinarian. For facilities specializing in the care and treatment of large animals, the required off-street parking spaces shall be oversized to accommodate horse trailers, etc.
 - (c) Treatment and confinement of animals to be located at all times in an area not closer than 100 feet to any adjacent residence, not closer than 50 feet to any adjacent property

line and not closer than 50 feet to the centerline of any drainage channel, as defined by Washoe County Ordinance No. 83, irrigation ditch or continuously flowing watercourse.

(d) Review and approval by the Washoe County District Health Department regarding sanitation.

- B. Parking: One off-street parking space 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.
- 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 that there is not less than one acre for each dwelling and that such structures be not less than 24 feet apart.
- G. Yards: Except as provided in Article 5, yards shall be:
 - (a) Front - equal to the building line setback as set forth in Article 37, but in no event less than 30 feet.
 - (b) 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.
 - (c) Rear - not less than 30 feet.

SECTION 3.

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, tool-houses 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 for six (6) or fewer full-time children, including those of the child care facility licensee who are under the age of seven (7), except that care may also be provided for up to three (3) additional part-time children for three hours before school and three hours after school, but only during periods when schools are in session, subject to the regulations and permission of the Washoe County Welfare Department.

A child care facility for more than six (6) full-time children, including those of the child care facility licensee who are under the age of seven (7), 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 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 37, 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 4.

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 for six (6) or fewer full-time children, including those of the child care facility licensee who are under the age of seven (7), except that care may also be provided for up to three (3) additional part-time children for three hours before school and three hours after school, but only during periods when schools are in session, subject to the regulations and permission of the Washoe County Welfare Department.

A child care facility for more than six (6) full-time children, including those of the child care facility licensee who are under the age of seven (7), 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 37, 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 the total distance between adjoining main buildings is not less than 12 feet.
 3. Rear - not less than 20 feet.

SECTION 5.
Article 16 of Washoe County Ordinance 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 for six (6) or fewer full-time children, including those of the child care facility licensee who are under the age of seven (7), except that care may also be provided for up to three (3) additional part-time children for three hours before school and three hours after school, but only during periods when schools are in session, subject to the regulations and permission of the Washoe County Welfare Department.

A child care facility for more than six (6) full-time children, including those of the child

care facility licensee who are under the age of seven (7), 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 37, 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 6.

Article 22 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 22 GENERAL NONRESIDENTIAL DISTRICT PROVISIONS

- A. Residence in Commercial Districts: All uses or buildings permissive in the residential Districts are

also permissive in C-1 and C-2 Districts provided such are established in accordance with yard and parking requirements of the R-3 District. Yard requirements may be waived for dwelling units erected above the ground floor when said ground floor of a building is designed and used exclusively for commercial purposes. The use of a mobile home as a residence shall be permitted only on property with a TR (Trailer) overlay.

- B. Density in commercial Districts (Lake Tahoe Basin): Maximum transient lodging facilities in C-1, C-2, T-C and R-H Districts shall be 40 units per acre. Maximum permanent residential facilities in C-1 and C-2 Districts shall be 15 units per acre and established with R-3 District requirements.
- C. Off-street Loading: In order to avoid undue interference with the public use of streets or alleys, there shall be provided and maintained adequate off-street space for standing, loading, or unloading for those uses involving receipt and distribution of vehicles or merchandise and materials. Each such space shall be 10 feet by 45 feet with a 14 foot height clearance. For a building containing less than 3,000 feet of gross floor area, a combined parking and loading area shall be acceptable.
- D. Glare: Except in processes of construction, glare from arc welding, acetylene torch cutting or similar activity shall be performed so as not to be seen from any point outside the property on which said work is being performed.
- E. Side and Rear Yards: When a nonresidential lot or parcel is contiguous to the boundary line of a residential or agricultural lot or parcel, any side or rear yard which is so adjacent to said residential or agricultural lot or parcel, shall have a minimum width of 10 feet.
- F.
 1. Smoke: Shall be controlled as to provide proper safeguards for the public health, safety and general welfare and in whatever manner as further provided by other county ordinances.
 2. Odor: The emission of obnoxious odors of any kind shall not be permitted.
 3. Gas: No gas shall be emitted which is deleterious to the public health, safety or general welfare.
- G. Open Storage: Storage of lumber, coal or other combustibles shall not be less than 10 feet from any interior lot line, and a suitable roadway from the street to the rear of the property shall be provided, maintained and kept open at all times. No merchandise shall be displayed nor any business conducted between the street line and building line in any District.
- H. Fire Hazards: Storage and handling of inflammable liquids, liquified petroleum and explosives shall

comply with all State rules and regulations as well as those of the County. Bulk storage of inflammable liquids, liquid petroleum, gases, and explosives above ground shall be unlawful in all Districts, except gasoline and lubricating or fuel oil. Storage below ground shall be permissive in the M-1 District located not closer to the property line than the greatest depth to the bottom of the tank.

SECTION 7

Article 28 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 28 C-1 LIMITED COMMERCIAL

A. Uses permitted on a lot or parcel having the required width:

1. Any uses permitted in residential Districts, subject to any provisions of Article 22, excepting trailer courts.
2. R-2a uses subject to the requirements of the R-2a District.
3. Stores and shops for the conduct of retail business.
4. Business and professional offices.
5. (a) Specific uses such as:

Retail sale of new and used appliances, artificial limbs, art supplies, automobiles (including accessory uses such as body and paint shops and outdoor used car sales), automobile parts and accessories, beverages, bicycles and bicycle parts and accessories, bible supplies, books (new and used), boots and shoes, bronzes, burglar alarm systems, business machines, cameras and film, candles, candy, carpets and rugs, ceramics, christmas trees, church supplies, clocks, clothing (new and used), confections, crockery, curios, dairy products, dental supplies, drugs, dry goods, electrical goods, electronic equipment, filing equipment and supplies, fire protection equipment and supplies, fish food, flowers, food and food products, fruit and vegetables, furniture (new and used), furs, gasoline, groceries, guns, hardware, hats, health food products, hearing aids, herbs, hospital and surgical supplies, ice cream, imported goods, Indian goods, instruments (musical), instruments (professional-scientific), jewelry, liquor, magazines, meats, model construction supplies, motor vehicles, motorcycles, newspapers, notions, nuts (edible), office furniture, paints (no mixing or manufacturing), paintings, pastries, perfume, porcelain, poultry (dressed), produce, radios, riding equipment, safes, seed,

sewing machines, shoes, soft drinks, sporting goods, stationery, television sets, tobacco, toys.

(b) The following agency uses:

Advertising, airplane broker (no merchandise on premises), bakery, cleaning & dyeing, collection detective, employment, laundry, messenger service, real estate, travel.

(c) The following shops:

Antiques (genuine), baby apparel, barber and/or beauty, bicycle repair, butcher, curio, dress-making, embroidery, furrier, garden, gift, hobby, key, knit, locksmiths, millinery, radio service or repair, retail shops, shoe repair, tailor, tobacco, watch repair, yarn.

(d) Addressing & mailing service, advertising distribution, airline company office, ambulance service office, amusement arcade, amusement devices services, architect and engineering supplies, armored car service office, art store, art studio or school, artist (commercial), assaying, astrology parlor, auto court, automobile parking lot, automobile filling station, bank, bicycle rental, billiard and pool hall, billing service, blood bank, bonding company, brokerage house, business school, cafe or restaurant (no gaming), cafeteria, caterer, chemist (analytical & consulting), clairvoyance (establishment for), clinic, club (supper), cocktail lounges (in conjunction with and in the same building as restaurants and supper clubs), coin-operated dry cleaning establishments, costume rental, credit bureau, dancing academy, decorators studio, delicatessen, delivery service, dental laboratory, department store, dining room (public), dispensary, drive-in lunch stand (car service), drive-in market, dry cleaning establishment (coin operated), electric light and power company office, filling station, finance company, financial institution, fine arts gallery, florist, florist greenhouse and nursery (stock raising only), fortune telling, greenhouse (commercial), gunsmith, hand laundry, hat cleaning and blocking (retail), health center, hotel, ice cream delivery service, ice delivery service, ice cream parlor, interior decorator, labor union office, launderette (coin operated), laundry (garments, hand only), library (circulating, commercial), lunch room, market (stocks and bonds), messenger service, milk bar, motel, motion picture theatre (indoor), music house, music store, music studio or school, news stand, novelty store, nursery

(stock raising), optician, paint store (no mixing or manufacturing), palmistry establishment, parking lot (commercial), photographic studio, public stenographer and notary, refreshment stand, resort hotel restaurant, shoe shining stand, soft drink stand, soda fountain, sponging and pressing (no dry cleaning or power driven laundry), stamp dealer, steamship agency office, tailor (no factory), taxi cab stand, tea room, telegraph office, theatre (indoor), tourist court, trading stamp redemption store, variety store, water proofing equipment (retail), weaving (handicraft), X-ray operator, yarn shop.

6. Other uses which are, in the opinion of the Planning Commission, similar or accessory to the above uses and which are deemed not to be detrimental to the public health, safety and general welfare.

B. Conditions under which above uses may be established.

1. Issuance of a Special Use Permit reviewed by the Board of Adjustment.
2. No used or secondhand goods or merchandise other than those indicated in Section A be sold or displayed.
3. All goods sold, offered for sale or displayed be kept within a building.
4. No live animals shall be kept or slaughtered on the premises.

C. Uses Prohibited:

1. Trailer Courts.

D. Parking:

1. All Districts except District 2 (Lake Tahoe Basin), one off-street parking space for:
 - (a) Each 1,000 square feet of gross floor area used for commercial or office purposes.
 - (b) Each motel or hotel unit.
 - (c) Each service or delivery vehicle.
2. District No. 2 (Lake Tahoe Basin)
 - (a) One off-street parking spaces for each hotel unit.
 - (b) One off-street parking space for each motel unit.
 - (c) One off-street parking space for each 300 square feet of floor area for commercial and office uses.

- (d) One off-street parking space for each 100 square feet of floor area for restaurants, and similar public facilities.
- E. Advertising: Advertising signs shall be considered as part of plans submitted for issuance of a Special Use Permit.
- F. Height Limitation: 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
- G. Required Width: Fifty feet average.
- H. Yards: Except as provided in Article 5, yards shall be:
 - (a) Front - equal to the building line setback as set forth in Article 37 but in no event less than 10 feet.
 - (b) Side - none except as provided in Article 22.
 - (c) Rear - ten feet except on lots or parcels bounded by an alley.

SECTION 8.

Article 29 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 29 C-2 GENERAL COMMERCIAL

- A. Uses permitted on a lot or parcel having the required width:
 - 1. Any use permitted in the C-1 District.
 - 2. R-2a uses subject to the requirements of the R-2a District.
 - 3. Stores and shops for the conduct of wholesale business including the sale of used merchandise.
 - 4. Specific uses such as the following:
 - (a) The following uses within a building:

Accoustical material (retail & wholesale), air conditioning equipment (retail, wholesale & service), airplanes (retail & wholesale), ambulance service garage, amphitheatre, animal hospital, aquarium, arena (boxing), armored car service garage, Army-Navy goods store (surplus), artificial flowers (wholesale), artificial limbs (wholesale), asbestos products (retail & wholesale), athletic equipment (wholesale), auction shop, auditorium, automobile and bus storage garage, automobile laundry, automobile repair (no body repair), aviary, awning and canvas shop, ballroom, ball bearing (retail & wholesale), bar, barbershop supplies (wholesale), bathhouse or plunge, bathroom accessories (wholesale), beauty shop sup-

plies (retail & wholesale), beer and ale (wholesale), bicycle (wholesale), bird hospital, blueprinting, boats (retail, wholesale & repair), book bindery, book publishing, boots and shoes (wholesale), bottling plant (soft drinks), bowling alley, braces (orthopedic - wholesale), brooder house, building supplies, business machine service, bus line shops, candy (wholesale), canvas shop, car wash, carpet cleaning (soap & water, no mechanical beating), carpet and rug (service & wholesale), chairs (physiotherapy-wholesale), chickens (sale of), chicken hatchery, chocolate and cocoa products (wholesale), cider and vinegar (wholesale), clocks (wholesale), clothing (cleaning, dyeing and processing), clothing (wholesale), club (supper & amusement), coffee (wholesale), cocktail lounge, coin machine (service & wholesale), coliseum, compressor air service, confection (wholesale), convention building, convenience ice boxes ("Mijit Marts"), cosmetics (wholesale), cotton yarn (wholesale), dairy equipment and supplies (wholesale & retail), dancing (public ballroom), decorator workshop, dental supplies (wholesale), diaper service, display designer, distiller (wholesale), drugs (wholesale), dry cleaning plants (nonflammable cleaning agents), dry goods (wholesale), dyeing of yarns (accessory to retail shop), electrical appliances (service & wholesale), electrical contractor, electronic equipment (wholesale), elevator (wholesale, retail & service), embalming, enameling and painting shop, engine rebuilding, engine service, engraver, equipment rental, exhibition building, express office, extermination service, exterminating insect poison (wholesale & retail), feed sales, filing equipment and supplies (wholesale), film exchange, fire protection equipment and supplies (wholesale), floor materials (service & whole-sale), food products (broker & distributor), freight office, fumigation service, funeral parlor, fur products (wholesale), furnaces (wholesale), furniture reupholstering and rebuilding and/or redecorating, furniture storage and repair, furniture (wholesale), gaming, garage (public), glass (wholesale), glass cutting and staining (with retail sales), groceries (wholesale), guns (service & wholesale), gymnasium, hardware (wholesale), hay and grain sales, health food products (wholesale), heating and ventilating equipment and supplies (retail, wholesale & service), hotel equipment and supplies (wholesale), interior decorator workshop, janitor and building cleaning services, juice manufacturing and bottling (incidental to retail sales), laboratory (experimental or

scientific), lapidary, lawn and yard service, laundry equipment and supplies (retail, wholesale & service), leather goods (wholesale, retail & incidental manufacturing), linoleum (wholesale), liquor (wholesale), lithographer, loan or pawn shop, lockers (food storage), loft building, machines (rental), machine tools (wholesale & retail), massage parlor, medical appliances (wholesale), mineral water (distillation & bottling), monuments (sale of), mortuary, motion picture equipment (wholesale), motorcycle repair, motor vehicle (sale & display of used), multi-graphing, musical instrument service, news dealer, newspaper printing office, night club, novelties (wholesale), old gold (secondhand dealer), optical glass grinding, optical goods (wholesale), paint shop, paperhanger, pawnbroker, pet shop, photoengraver, photo finishing (wholesale), photographic equipment and supplies (wholesale), photostat print shop, picture framing, plastic and plastic products (wholesale & retail), plumbing equipment (wholesale), plumbing shop, poster illustration workshop, poultry hatchery, poultry supplies (wholesale), printer and/or publisher, printer equipment and supplies (wholesale), produce (wholesale), publishing company, pumps (wholesale, retail & service), radio (wholesale), rags (wholesale), reducing salon, refrigeration equipment (service & wholesale), restaurant equipment and supplies (service & wholesale), riding equipment (wholesale), rubber (wholesale), saddle making and sales, safe (service & wholesale), salvation army (retail & wholesale), sanitarium, scales (commercial, wholesale & retail), school equipment and supplies (wholesale), seafood (wholesale), secondhand store (no junk yards), seed company (wholesale), service enterprises of all kinds, service station equipment (retail & wholesale), sewing machine service, shoe repairing equipment (retail & wholesale), sight-seeing tour (garage & depot), sign painting, signs (billboards), skating rinks, soda fountain supplies (retail & wholesale), sports arena, sporting goods (wholesale), sterilizing service, stores (wholesale unless otherwise classified), stove and range (service & wholesale), surgical supplies (wholesale & retail), tavern, taxicab garage, taxidermist, terminal (bus or train), theatre, tire shop (automobile), tobacco (wholesale), tombstone (sale of), tools (wholesale), towel and linen service, toys (wholesale), trade school, undertaking parlor (no crematory or interment), upholsterer, used merchandise sales, veterinarian, vocational school, wholesale and retail business.

(b) The following uses:

Amusement park, archery range, athletic field, automobile rental, automobile sales (used), billboards, drive-in theatre, golf (miniature), golf driving range, heliport, helistop, mobile homes sales and service), nursery, outdoor theatre, stadium, swimming pool (commercial), tennis court (commercial), trailers (sales & service), trampoline center, used car sales lot.

(c) Uses requiring a Special Use Permit reviewed by the Board of Adjustment.

Storage warehouses; parking lots.

5. Accessory uses customarily incident to the above uses.
6. Resort Hotels in District 2 (Lake Tahoe Basin) shall be subject to the resort hotel category (except acreage requirement).

B. Parking:

1. All Districts except District 2 (Lake Tahoe Basin), one off-street parking space for:
 - (a) Each 1,000 sq. ft. of gross floor area used for commercial or office purposes.
 - (b) Each motel or hotel.
 - (c) Each five seats in any theater or sports arena.
 - (d) Each service or delivery vehicle.
2. District No. 2 (Lake Tahoe Basin):
 - (a) Two and one-half off-street parking spaces for each hotel unit.
 - (b) One off-street parking space for each motel unit.
 - (c) One off-street parking space for each 300 sq. ft. of floor area for commercial and office uses.
 - (d) One off-street parking space for each 100 sq. ft. of floor area for restaurants, and similar public facilities.

C. Height Limitation:

1. All Districts except District 2 (Lake Tahoe Basin): None.

2. District No. 2 (Lake Tahoe Basin): 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.
- D. Required Width: Fifty feet average.
- E. Yards: Except as provided in Article 5, yards shall be:
- (a) Front - equal to the building line setback as set forth in Article 37.
 - (b) Side - none, except as provided in Article 22.
 - (c) Rear - ten feet, except on lots or parcels bounded by an alley.

SECTION 9.

Article 30 of Washoe County Ordinance No. 57 is hereby amended to read as follows:

ARTICLE 30 M-1 INDUSTRIAL

- A. Uses permitted on a lot or parcel having the required width:
1. All uses permitted in any commercial District, except those uses listed in Section C of this Article.
 2. Manufacturing, processing, assembly and fabrication uses.
 3. Storage warehouses and storage of the following:
Automobiles, boats, bottles, boxes and crates, building materials, burial vaults, coal, contractor's equipment and materials, cotton, equipment, farm products, fertilizer (sacked), fruit, liquor, lumber, metals, mobile homes (unoccupied and when not in conjunction with permitted mobile home sales and service), paint, petroleum products, pipe, plumbing materials, poles, textiles, tobacco, wine, woolen goods.
 4. Manufacturing of the following:
Abrasives, acoustical materials, advertising displays, agricultural implements, air conditioning equipment, airplanes, aluminum products, amusement devices, artificial flowers, artificial limbs, athletic equipment, autos, auto parts, awnings, bags, ball bearings, barber supplies, barrels, bathroom accessories, batteries, beds, beauty shop equipment, belting, beverages (malt & spirit), bleaching compounds, blueing, bolts and nuts, boots and shoes, bottle caps and seals, bottles, boxes and crates, braces (orthopedic), brake lining, brooms, brushes, burlap, burial vaults, business

machines, butcher's supplies, butter and cheese, button coverings (fabrics), calcimine, candles, candies, cans, canvas goods, caps and hats, carbonic ice, cars (railroad), carpets and rugs, casket making, casein, celluloid and cellulose, ceramic products, chocolate and cocoa, cider and vinegar, clay, cleaning compounds, clothing, coin machines, compressors (air), condensed milk, confections, conveyor, cotton seed oil, cotton wadding, cotton yarn, crockery, dairy products, dairy products and equipment and supplies, dental supplies, dextrine, disinfectant, dolls, door opening devices, doors, door sash and trim, drawing materials, draperies, drugs, dyes (other than coal tar products), electric signs, electrical appliances, elevators, emery cloth and sandpaper, engines, envelopes, excelsior, farm implements and machinery, felt products, fences, filing equipment and supplies, filters, fire clay products, fireproofing materials, fire protection equipment and supplies, flags and banners, floor materials, floor polish and wax, food products, furnaces, furniture, garment, generator, gloves, graphites, grease, gum, gun cotton, guns, gypsum products, hair products, hardware, hats, health food products, hearing aids, heating and ventilation equipment, hoist equipment, horseradish, hoses, hospital equipment and supplies, hotel equipment and supplies, industrial equipment, insulation materials, jewelry, juices, kindling, knitting mills, lath, lawn furniture, lawn mowers, leather (artificial or synthetic), linen goods, linoleum, loose leaf books, machine tools, matches, mail boxes, milk (condensed), millwork, mining machinery, mirrors, model construction supplies, molasses, motors, motion picture equipment, motorcycles, music instruments, nails, needles and pins, notions, novelties, oil burners, oil cloth, optical goods, paint equipment and supplies, paper, paper products, patent medicine, pencils, perfume, phenol, phonographs, phonograph records, photographic equipment and supplies, pipe fittings, plastic and plastic products, plumbing fixtures, poles, printer equipment and supplies, pumice, pumping plant (oil), pumps, quilts, radios, refrigeration equipment, restaurant equipment and supplies, rivets, roofing materials, rubber cement, rugs, safes, sash and door, sandpaper, scales, scaffold, scientific instruments, school equipment and supplies, screens, screws and bolts, septic tank (retail and wholesale), service station equipment, sewing machines, shingle mill, shoe repairing equipment, shoes, sign repair and service, slip covers (custom), soaps, soda ashes, soda compound, soda fountain supplies, soda water, sodium glutamate, soybean oil, spices, sporting goods, springs, stairs, stamps (rubber or metal), starches, statuary, stencils, stoves and ranges, strawboard, surgical supplies, sweeping compounds, syrup and preserves, tacks, televisions, television parts, tents and awnings, terra cotta storage, tiles, tin products,

tinfoil, tobacco, tombstones, tools, tortilla, toys, trailers, trucks, trusses, type (printers), vacuum cleaners, venetian blinds, wallboards, wallpaper, washing machines, water-proofing materials, waxes, weatherstripping, window glass, window shades, woodworking equipment services, X-ray equipment.

5. Specific uses such as the following:

Absorption plants, agricultural tillage contractor, air express and freight offices or depots, airplane services, animal boarding, animal breeding, animal kennels, animal pounds, animal training, arena (sports), assembly plants, athletic field (commercial), auto body repair, auto assemblies, baggage cleaning, baggage and transfer storage warehouse, bakeries, bottling beverages (malt & spirit), bicycle racetracks, blacksmith shops, boat buildings, bottles (collecting, storage or sorting), bottle washing, breweries, bronze, building materials, burial vaults (storage of), storage yard and sales (new), cabinet shops, canneries, carloading docks, carpet cleaning, cement contractor yards, cemeteries, cesspool cleaning yards, chromium plating, cleaning and dyeing, clock factories, cloth weaving and spinning, coffee roasting and packaging, cold storage plants, construction equipment and supplies, contractor's equipment and supplies, contractor's plant, concrete batching or "ready mix" plants, cooperative works, cosmetics plants, cotton spinning and weaving, crane storage yards, crating and hauling depots, creameries, crematories, crop dusting equipment yards, decorator workshop and equipment yards, die casting shops, distillation of liquors, distillers, dog training schools, drilling company equipment yards, dry goods warehousing, egg candling, electric light and power company yards, electroplating works, freight warehouses, frozen food processing, fruit canneries, fur warehouses, granite grinding (dressing & cutting), hemp storages, house movers (no junk or salvage yards), humane society (pound), ice plants, insulation contractor equipment yards, juice bottling, jute storage and mills, kennels (animal), laundries (steam or wetwash), lumber yards, macaroni factories, machine shops, marble grinding (dressing or cutting), mattress factories, mausoleums, metal ore reductions, milk bottling, motordomes, motion picture studios, motor freight company garages and warehouses, mover garages, mover warehouses, nitrating of cotton or other materials, nuts (processed, bleached, shelled, polished, etc.), oil pipeline stations, olives processing, packing houses (vegetable or fruit), paint mixing, paint shops (auto), paving contractor equipment (storage and wholesale), plumbing shops (storage yards), poultry and/or rabbit raising, pounds (humane society), power plants (gas or electric), railroad yards, rice cleaning and polishing, riding academy or schools, road

building equipment, roofing contractor yards, sail lofts, salvage (rubber products), sand-blasting plants, sand distributing plants, seed companies, seed treatments (oil extraction), septic tank services, sewer service equipment yards, sheet metal shops (bulk processing), metal shops (custom work), sheet metal works, shooting galleries, spaghetti factories, spinning mills, spraying equipment yards, steel erector equipment yards, storage warehouses, storage yards, sugar refining, tamale factory, textile storage, tire rebuilding and retreading, tool repair, tractor rentals, tree services, truck depots, truck parking services, vegetable canneries (no pickle making), warehouse storages, watch factories, weaving mills, welding shops, well drilling equipment yards, wineries, wines (distillation), wood storage yards, wood working, wool pulling plants, wool spinning and weaving.

6. Accessory uses customarily incident to the above.

B. Uses requiring a Special Use Permit reviewed by the Board of Adjustment.

1. Acetylene manufacturing and sales, acid manufacturing and sales, ammonia manufacturing and sales, ammunition manufacturing and sales, aniline dye manufacturing, asbestos and asbestos products manufacturing, asphalt manufacturing, atomic reactor, automobile wrecking yard, blast furnace, boiler manufacturing service and sales, bones (reduction or distillation), bottled gas manufacturing, brick kiln, building materials storage yard and sales (used), bulk station, bunkers, rock and/or sand, butane storage, by-products from fish, meat or animal manufacturing, carbide manufacturing and sales, carbon block manufacturing, carbonic gas manufacturing and sales, carborundum manufacturing and sales, cast iron pipe manufacturing and sales, casting foundry, caustic soda manufacturing and sales, cement manufacturing and sales, cement products manufacturing and sales, chalk manufacturing, charcoal manufacturing, chemicals manufacturing and sales, chlorine manufacturing and sales, coal storage, coal and coke yard, coal tar distillates or products manufacturing and sales, coke oven, concrete plant, copper manufacturing and sales, cordage mill, corrosive products manufacturing, corrugated metal manufacturing and sales, cotton cleaning and reballing, creosote manufacturing and sales, crude oil handling for transshipping, distillation of coal and wood, dump (refuse disposal yard), enamel and paint manufacturing, explosives manufacturing and sales, exterminating and insect poison manufacturing, extrusion of metals, fertilizer (manufacturing and wholesale), fireworks manufacturing, fish curing, fish packing, flour and grain storage, flour mill, forge plant, foundry, gasoline antiknock compound manufacturing, glass manufacturing, glue manufacturing, gravel pit,

grease and tallow manufacturing, grist mill, gun powder (manufacturing and wholesale), hide and tallow processing, house wrecking yard, incineration of animals, garbage etc., insecticide manufacturing, iron (decorative custom workshop), iron works (ornamental), japanning and shellacking, junk dealer's yard, kerosene (manufacturing and wholesale), lampblack manufacturing, lacquer manufacturing, lard manufacturing, lead (white) and oil manufacturing and sale, leather goods manufacturing, leather tanning, lime burning (manufacturing and wholesale), linseed oil manufacturing, livestock sales and shipping, locomotive (manufacturing, service and repair), lubrication compounds manufacturing, lye manufacturing, malleable castings (manufacturing and sales), meat packer, metal, (light fabrication from standard shapes), metal plating (bulk and custom), metal rolling mill, metal working plant (shaping and bending processes), milling company, motorcycle race-track, nitric acid or its derivatives (manufacturing and sales), nonferrous metal products manufacturing, offal incineration (reduction of or dumping), oil refining, oil vegetable processing and manufacturing, oleomargarine manufacturing, ordnance manufacturing and wholesale, ore dump, ore reduction, oxygen (manufacturing, retail, wholesale and service), packing house (vegetable or fruit), paint and varnish manufacturing, parking lots, paving materials manufacturing, petroleum products (storage of and wholesale), pickle processing, picric acid or its derivatives (manufacturing and wholesale), pipe metal manufacturing, planing mill, potash works, quarry (stone), racetrack, rags (processing), rawhides and skin processing, rendering works, rifle range, rock crushing and stripping, rolling mill, rope manufacturing, rubber products manufacturing, rubber products salvage, salt manufacturing, salvage company equipment yard, sand and gravel excavating, sand and gravel processing and storage, sauerkraut manufacturing, sausage manufacturing, saw mill, sawdust processing, scrap iron works, scrap metal processing and storage, sewer pipe manufacturing, shellac manufacturing, slag pile, slaughter house, smelting metal refining, steel fabrication, steel mill, steel tank (manufacturing and wholesale), stockyard, sulphuric acid (manufacturing and wholesale), tallow rendering, tank (manufacturing, wholesale and retail), tannery, tar distillation or manufacturing, tar paper manufacturing, tar products (manufacturing and sales), tin refining, tinning plant, tire manufacturing, top soil stripping, turpentine manufacturing, vinegar manufacturing, wire rope manufacturing, wood preserving, wood pulp manufacturing, wool processing, wreckers (contractor yard), yeast preparation, zinc products (manufacturing and refining).

2. Other uses which are, in the opinion of the Planning Commission, similar to the above or which may be detrimental to the public health, safety and general welfare.

C. Uses specifically prohibited:

- 1. Any residential use, except in conjunction with a permitted use.
- 2. Churches, schools, institutions and other public and semipublic uses.
- 3. Trailer parks or courts.

D. Parking: One off-street parking space for:

- 1. Each motel or hotel unit.
- 2. Each service or delivery vehicle.

E. Height Limitation:

- 1. All Districts except District 2 (Lake Tahoe Basin): Sixty-five feet.
- 2. District 2 (Lake Tahoe Basin): 45 feet. A building or structure exceeding this height limit may be permitted, subject to the issuance of a Special Use Permit reviewed by the Board of Adjustment.

F. Required Width: Fifty feet average.

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

- (a) Front - equal to the building line setback as set forth in Article 37, but in no event less than forty feet (40) from the centerline of the street.
- (b) Side - None, except as provided in Article 22.
- (c) Rear - Ten feet, except on lots or parcels bounded by an alley.

Proposed on the 9th day of June, 1981.

Proposed by Commissioner Ferrari.

Passed on the 16th day of June, 1981.

Vote:

Ayes: Commissioners: Farr, Ferrari, Brown, Underwood & Williams

Nays: Commissioners: None

Absent: Commissioners: None

Bill Farr

 Chairman of the Board

ATTEST:

Judi Bailey

 County Clerk

This ordinance shall be in force and effect from and after the 1st day of July, 1981.