

# RENO GAZETTE-JOURNAL

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WASHOE COUNTY  
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### PROOF OF PUBLICATION

STATE OF NEVADA  
COUNTY OF WASHOE

ss. Tana Ciccotti

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

Ordinance 982

of which a copy is hereto attached, has been  
published in each regular and entire issue of  
said newspaper on the following dates to wit:

June 18, 25 1997

Signed

Subscribed and sworn to before me on 06/25/97

Notary Public

NOTICE OF ADOPTION  
WASHOE COUNTY  
ORDINANCE NO. 982

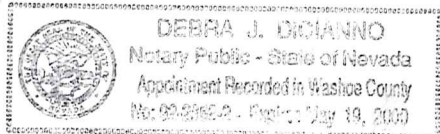
NOTICE IS HEREBY GIVEN THAT:  
Bill No. 1157 Ordinance  
No.982,entitled

AN ORDINANCE AMENDING  
CHAPTER 110 OF THE WASHOE  
COUNTY CODE TO AMEND ARTICLE  
220 "TAHOE AREA" TO MODIFY THE  
STANDARDS FOR DETACHED  
ACCESSORY STRUCTURES, HEIGHT  
MEASUREMENT OF RESIDENTIAL  
STRUCTURES AND FOUNDATION  
REMOVAL IN THE TAHOE BASIN.

was adopted on June 10, 1997, by  
Commissioners Joanne Bond, Jim  
Galloway, Mike Moullet, Jim Shaw,  
and Grant Sims, and will become  
effective on June 27, 1997.

Typewritten copies of the ordinance  
are available for inspection by all  
interested persons at the office of the  
County Clerk, 75 Court Street, Reno,  
Nevada.

JUDI BAILEY, Washoe County Clerk  
No. 2462 June 18, 25, 1997



P.O. BOX 22000, RENO, NEVADA 89520  
(702) 788-6200



982

SUMMARY: Amends Chapter 110 of the Washoe County Code (Development Code) by amending Article 220, "Tahoe Area" thereof.

BILL NO. 1157

ORDINANCE NO. 982

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE TO AMEND ARTICLE 220 "TAHOE AREA" TO MODIFY THE STANDARDS FOR DETACHED ACCESSORY STRUCTURES, HEIGHT MEASUREMENT OF RESIDENTIAL STRUCTURES AND FOUNDATION REMOVAL IN THE TAHOE BASIN.

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

SECTION 1. Article 220 "Tahoe Area" of Chapter 110 of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part thereof.

SECTION 2. The provisions of this ordinance shall be in force and affect from and after the 1st day of June, 1997.

Proposed on the 13th day of May, 1997.

Proposed by Commissioner Shaw.

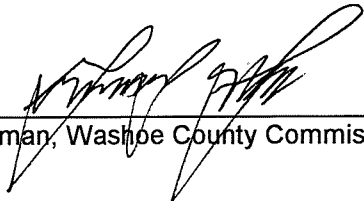
Passed on the 10th day of JUNE, 1997.

Vote:

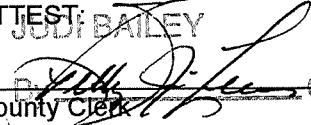
Ayes: Joanne Bond, Jim Galloway, Mike Moulton, Jim Shaw, Grant Sims

Nays:

Absent:

  
\_\_\_\_\_  
Chairman, Washoe County Commission

ATTEST:  
JUDI BAILEY

  
\_\_\_\_\_  
County Clerk, Chief Deputy

This ordinance shall be in force and effect from and after the 27th day of June, 1997

# Article 220

## TAHOE AREA

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(This Article amended in its entirety by by Ord. \_\_\_\_, provisions effective \_\_/\_\_/\_\_)

### Sections:

110.220.00	<b>Purpose</b>
110.220.05	<b>Development Standards</b>
110.220.10	<b>Removal of Abandoned Foundation or Structure</b>
110.220.15	<b>Detached Accessory Structures</b>
110.220.20	<b>Additions</b>

**Section 110.220.00 Purpose.** The purpose of this article, Article 220, Tahoe Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Tahoe Area Plan contained in Volume Two of the Comprehensive Plan and the other applicable plan elements contained in Volume One of the Comprehensive Plan.

**Section 110.220.05 Development Standards.** For development in the Tahoe planning area, the standards for development shall be the more restrictive development standards of either the Tahoe Regional Planning Agency or Washoe County.

**Section 110.220.10 Removal of Abandoned Foundation or Structure.** Prior to the issuance of a building permit for a new structure, any existing abandoned or unfinished foundation or structure, not being incorporated into the new structure, shall be removed. Any portion of an existing foundation incorporated into the new structure shall be certified for structural integrity by a civil or structural engineer registered in the State of Nevada.

**Section 110.220.15 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 total area of a rear yard or twenty-five (25) percent of a side yard.
- (b) **Property Line Setback.** Accessory structures one (1) story in height, with maximum ten (10) feet high walls (measured from grade level to top plate) and a maximum roof pitch of 7/12, shall maintain a five (5) foot minimum setback from the rear and side property line. When the height of an accessory structure exceeds this height limitation, the structure shall maintain the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards.
- (c) **Height and Story Limit.** An accessory structure shall not exceed one (1) story. The height of an accessory structure shall not exceed thirty-five (35) feet when the structure is erected outside the required yard setbacks.

- (d) Below Grade Story. When the structure is at or below street grade, a first story may be constructed below grade providing the ceiling height is no greater than nine-and-one-half (9.5) feet. The room(s) may be developed as habitable or non-habitable space. Plumbing shall be limited to one (1) sink unit and a maximum two (2) inch diameter sewer line.
- (e) Siting. Any accessory structure shall comply with the following siting requirements:
- (1) In no event shall any detached accessory structure occupy the front yard of any lot, except as provided in this section;
  - (2) In the case of a corner lot abutting two (2) streets, no detached accessory structure shall be erected so as to encroach upon the front yard setbacks; and
  - (3) A detached accessory structure, used as a private garage, may be built to the front property line on any interior or through 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. The structure shall conform to the height and story limits provided within this section. The Engineering Division must be able to determine that:
    - (i) 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;
    - (ii) 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
    - (iii) 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.
- (f) Building Setback. A detached accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.

**Section 110.220.20 Additions.** When an addition, including a garage, is attached to an existing structure, the height of the structure shall be calculated upon the addition only, provided the addition conforms to the Tahoe Regional Planning Agency revised height calculations dated May 23, 1996.