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**Reno Gazette-Journal**

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STATE OF NEVADA  
COUNTY OF WASHOE

ss: Julia Ketcham

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper between the dates: **10/17/03 - 10/24/03**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *Julia Ketcham*

**OCT 24 2003**


**TANA CICCOTTI**  
 Notary Public - State of Nevada  
 Appointment Recorded in Washoe County  
 No: 02-78259-2 - Expires May 16, 2006  
*Tana Ciccotti*

**Proof of Publication**

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1218 NOTICE IS HEREBY GIVEN THAT: Bill No. 1398, Ordinance No. 1218 entitled AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 306.10, ACCESSORY USES AND STRUCTURES, DETACHED ACCESSORY STRUCTURES, BY REMOVING THE REFERENCE TO THE PROHIBITION OF CONSTRUCTION OF A DETACHED ACCESSORY STRUCTURE WITHIN THE "FRONT HALVES OF A CORNER LOT," AND OTHER MATTERS PROPERLY RELATING THERETO. was adopted on October 14, 2003 by Commissioners Galloway, Humke, Sferrazza, Shaw and Weber. This ordinance shall be in full force and effect from and after October 24, 2003. 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. AMY HARVEY, Washoe County Clerk and Clerk of the Board of County Commissioners No.115042 Oct 17, 24, 2003

NOV 15 2003

SUMMARY: Amends Washoe County Code by removing the prohibition against the construction of a detached accessory structure within the front halves of a corner lot, and other matters properly relating thereto.

BILL NO. 1398

ORDINANCE NO. 1218

AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 306.10, ACCESSORY USES AND STRUCTURES, DETACHED ACCESSORY STRUCTURES, BY REMOVING THE REFERENCE TO THE PROHIBITION OF CONSTRUCTION OF A DETACHED ACCESSORY STRUCTURE WITHIN THE "FRONT HALVES OF A CORNER LOT", AND OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1.

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

Proposed on the 23<sup>rd</sup> day of SEPTEMBER, 2003.

Proposed by Commissioner SHAW

Passed on the 14<sup>th</sup> day of OCTOBER, 2003.

13-1134

Vote:

Ayes:

Nays:

Absent:

[Signature]  
Chairman  
Washoe County Commission

ATTEST:

[Signature]  
County Clerk

This ordinance shall be in force and effect from and after the 24<sup>th</sup> day of OCTOBER, 2003

# Article 306 ACCESSORY USES AND STRUCTURES

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*[This Article amended in its entirety by Ord. 875, provisions eff. 8/3/93; Ord. 889, provisions eff. 11/29/93; Ord. 899, provisions eff. 5/31/94; Ord. 926, provisions eff. retro. to 5/31/94; Ord. 1089, provisions eff. retro. to 1/1/00; Ord. 1102, provisions eff. 8/11/00.]*

**Sections:**

110.306.00	<b>Purpose</b>
110.306.05	<b>Applicability</b>
110.306.10	<b>Detached Accessory Structures</b>
110.306.15	<b>Main Structures Required</b>
110.306.20	<b>Attached Accessory Dwellings</b>
110.306.25	<b>Detached Accessory Dwellings</b>
110.306.30	<b>Agricultural Buildings</b>
110.306.35	<b>Outdoor Storage/Outdoor Display</b>
110.306.40	<b>Animals</b>
110.306.45	<b>Personal Landing Fields</b>
110.306.50	<b>Non-municipal Air Strips and Glider Ports</b>
110.306.55	<b>Nonconformance</b>

**Section 110.306.00 Purpose.** The purpose of this article, Article 306, Accessory Uses and Structures, is to allow accessory uses and structures and provide standards and conditions for regulating them.

**Section 110.306.05 Applicability.** Accessory uses and structures normally incidental to principal uses and main structures are allowed in all regulatory zones except as otherwise provided herein. This is not to be construed as permitting any commercial uses, including the storage of commercial vehicles, in residential regulatory zones unless specifically allowed by this Development Code.

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

- (a) **Buildable Area.** A detached accessory structure may occupy no more than fifty (50) percent of the total area of a rear yard or twenty-five (25) percent of a side yard.
- (b) **Property Line Setback.** Accessory structures less than twelve (12) feet in height shall maintain a five (5) foot minimum setback from the rear and side property line. Accessory structures more than twelve (12) feet in height shall maintain the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards.
- (c) **Height Limits.** Accessory structures shall not contain more than one (1) story. The height of an accessory structure shall not exceed twelve (12) feet when the structure is erected within the required yard setbacks. The height of an

accessory structure shall not exceed thirty-five (35) feet when the structure is erected outside the required yard setbacks.

- (d) Siting. Any accessory structure shall comply with the following siting requirements:
- (1) In no event shall any detached accessory structure occupy the front yard of any lot, except a detached accessory structure, used as a private garage, may be built to the property line on any interior lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade, provided such structure shall not exceed fifteen (15) feet in interior height when measured from parking surface and providing the Engineering Division has been able to determine that:
    - (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.
- (e) Building Setback. A detached accessory structure shall be located not closer than ten (10) feet to any main building on an adjoining parcel.

*[This Section amended by Ord. \_\_\_\_\_, provisions eff. \_\_\_\_\_.]*

END OF PROPOSED CHANGES