
SUMMARY: An ordinance amending Washoe County Code Chapter 110, *Development Code*, Article 406, *Building Placement Standards*, to increase the density for Manufactured Home Parks within the Medium Density Suburban (MDS) and Medium Density Suburban 4 (MDS 4) regulatory zones for all areas within Washoe County previously designated Trailer Overlay (TR) zoning and providing other matters properly relating thereto.

BILL NO. 1638

ORDINANCE NO. 1458

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE Chapter 110, *Development Code*, Article 406, *Building Placement Standards*, to increase the density for Manufactured Home Parks within the Medium Density Suburban (MDS) and Medium Density Suburban 4 (MDS 4) regulatory zones for all areas within Washoe County previously designated Trailer Overlay (TR) zoning and providing other matters properly relating thereto.

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

SECTION 1. Section 110.406, Table 110.406.05.1, Part One: Density/Intensity Standards of the Washoe County Code is hereby amended to read as follows:

Table 110.406.05.1

STANDARDS

Part One: Density/ Intensity Standards	LDR	MDR	HDR	LDS	LDS 2	MDS	MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR
Dwelling Unit Per Acre (du/ac)	0.1	0.2	0.4	1	2	3h	4h	7a	10b	21c	42c	n/a	5	n/a	n/a	n/a	n/a	n/a	0.025
Height (feet)	35	35	35	35	35	35	35	35	40	70	70	80	60	45	65	65	65	n/a	35

- Notes:
- a - 7 dwelling units per acre single-family detached; 9 dwelling units per acre for attached single-family and mobile home parks.
 - b - 10 dwelling units per acre for single-family detached; 14 dwelling units per acre for multi-family and 12 units per acre for mobile home parks.
 - c - Multi-family.
 - h - 3 dwelling units per acre single-family detached; 5 dwelling units per acre for both single-family attached and manufactured home parks within areas designated as Trailer (TR) Overlay zone in effect prior to May 26, 1993.

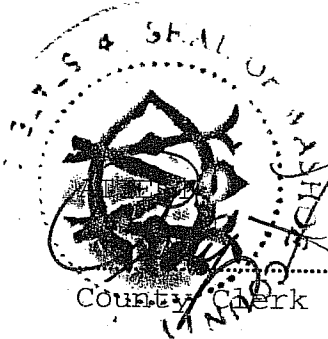
Proposed MONTH DAY, YEAR
Proposed by Commissioner Humke.
Passed MONTH DAY, YEAR

Vote:

Ayes: Commissioners Humke, Karkin, Jung,
Weber and Bretternitz

Nays: Commissioners None

Absent: Commissioners None



County Clerk [Signature]

Chairman
Washoe County Commission
[Signature]
Chairman of the Board

This ordinance shall be in force and effect from and after the
4th day of the Feb of the year 2011.

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STATE OF NEVADA
COUNTY OF WASHOE

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation 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: **01/28/2011 - 02/04/2011**, for exact publication dates please see last line of Proof of Publication below.

Signed: *Lisa Hammond*

Subscribed and sworn to before me



Tana Cicotti

FEB 07 2011

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1458 BILL NO. 1638 An Ordinance amending the Washoe County Code Chapter 110, Development Code, Article 406, Building Placement Standards, to increase the density for manufactured home parks within the Medium Density Suburban (MDS) and Medium Density Suburban 4 (MDS 4) regulatory zones for all areas within Washoe County previously designated Trailer Overlay (TR) zoning and providing other matters properly relating thereto. PUBLIC NOTICE IS HEREBY GIVEN, that an adequate number of typewritten copies of the above-numbered and entitled Ordinance are available for public inspection and distribution at the office of the County Clerk of Washoe County, at her office in the County Courthouse, 75 Court Street, Reno, Nevada, and that such Ordinance was proposed by Commissioner Humke on January 11, 2011, and was passed and adopted at a regular meeting held on January 25, 2011, by the following vote of the Board of County Commissioners: Those Voting Aye: John Breternitz, David E. Humke, Kitty Jung, Bonnie Weber, Robert M. Larkin Those Voting Nay: None Those Absent: None Those Abstaining: None This Ordinance shall be in full force and effect from and after February 4, 2011, i.e., the date of the second publication of such ordinance by its title only. IN WITNESS WHEREOF, the Board of County Commissioners of Washoe County, Nevada, has caused this

Ordinance to be published by title only. DATED this January 26, 2011. AMY HARVEY,
Washoe County Clerk and Clerk of the Board of County Commissioners No. 740965 Jan 28,
Feb 4, 2011