

BILL NO. _____

INTRODUCED BY COUNCIL

ORDINANCE NO. _____

CA-3-13 - City of Sparks

AN ORDINANCE BY THE CITY OF SPARKS AMENDING TITLE 20 OF THE SPARKS MUNICIPAL CODE TO INCREASE THE SIZE OF ACCESSORY STRUCTURES REQUIRING A BUILDING PERMIT FROM 120 SQUARE FEET TO 200 SQUARE FEET AND OTHER MATTERS PROPERLY RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: Section 20.43.010 Definition:

Accessory structures - Includes but is not limited to porches, patios, sheds, garages, **carports**, play houses (excluding tree houses and play equipment), not attached to the permissive main structure, either fixed in place or temporary.

Section 20.43.030 Location of accessory buildings:

One-story detached accessory buildings used as tool and storage sheds, playhouses, gazebos, arbors and similar uses, provided the projected roof area does not exceed ~~two one~~ **twenty (120) 200** square feet, do not require a building permit and may be located on the side and rear property lines, but may not encroach into the front and side yard setback from the main building or structure.

One-or-more-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, when the projected roof area exceeds ~~two one~~ **twenty (120) 200** square feet, require a building permit and may not encroach into the front yard setback, and shall be a minimum of five (5) feet from the side and

rear property lines, and shall be a minimum of ten (10) feet from the main building or structure.

Any garage, carport or accessory building which includes the storage of vehicles, boats or similar items, whether attached or detached, shall be in conformance with the setback requirements of the district in which it is located.

Section 20.43.040 Accessory structure, projected roof area greater than 200 ~~120~~ sq. feet, not attached.

A. Location

1. Structures not attached to the permissive main structure which are intended for the storage of vehicles, boats or similar items shall be in conformance with the setback requirements of the district in which the permissive structure is located.
2. All other structures which are not attached to the permissive main structure and not included in item A.1 may not encroach into the front yard setback, and shall be a minimum of five feet from the side and rear property lines, and shall be a minimum of ten feet from the permissive structure.
3. Cornices, overhangs and eaves may not project more than two feet from the structure.
4. In subdivisions approved after September 25, 1985, fireplaces, chimneys, greenhouse windows, bay windows, and other projections may project beyond the exterior wall of a building a maximum of two feet and not to exceed 10 square feet into any required separations.

B. Height Limit - must not exceed the height of the permissive main structure.

C. Building permit is required.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 4: This ordinance shall become effective upon passage, approval, publication.

SECTION 5: The provisions of this ordinance shall be literally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 6: If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 7: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

PASSED AND ADOPTED this _____ day of _____,
2013, by the following vote of the City Council:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____,
2013 by:

GENO MARTINI, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Teresa Gardner, City Clerk

CHESTER H. ADAMS, City Attorney