

## **Chapter 17.56**

### **AUSTIN HISTORIC RESIDENTIAL DISTRICT--AHR**

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#### **17.56.010 Purpose.**

This district accommodates the special needs of property owners in the older portions of the disincorporated town of Austin where land has been divided into parcels which do not readily conform to the residential building lot minimums of the R-1 residential district. The AHR district is intended to accommodate a manufactured housing overlay (MO), recognizing that much of the existing residential housing in the district consists of manufactured housing and/or older units known as mobile homes.

(Ord. 94-4 § 12.05.11 (part), 1994)

#### **17.56.020 Permitted uses.**

Uses permitted in the AHR district on a lot or parcel with the required area and required width:

- A. Detached single-family dwellings, including manufactured housing;
- B. Parks, recreational areas, churches, public uses, utility serving centers, child care facilities other than home occupation child care facilities, public and religious schools, (but not including hospitals), provided all such facilities are set back at least fifteen feet from all property lines and subject to the issuance of a special use permit;
- C. Home occupations subject to issuance of a home occupation special use permit.

(Ord. 94-4 § 12.05.11 (part), 1994)

#### **17.56.030 Area and width requirements.**

The required area and width for the AHR district as follows: five thousand square feet minimum area, fifty feet minimum width. All corner building lots shall have a minimum width of sixty feet and a minimum area of six thousand square feet. There may be one or more single-family dwellings on a building lot having an area in excess of ten thousand square feet, provided there is not less than five thousand square feet for each unit and that such structures are no less than ten feet apart.

(Ord. 94-4 § 12.05.11 (part), 1994)

#### **17.56.040 Setback requirements.**

Setback regulations for the AHR district are as follows:

- A. Front. Structures shall be located no less than fifteen feet from the front property line.
- B. Side. The minimum side yard for each main structure shall be five feet for each side.
- C. Rear. The minimum rear yard for each main structure shall be ten feet.
- D. Detached Accessory Structures. No detached accessory structure may be located closer than five feet to any side or rear property line, nor between the front property line and the main structure.
- E. Walls, Fences and Obstructions to Vision. Walls or fences not over eight feet in height may be built up to and including lot lines except in required front yard area. However, there shall be no obstruction to vision between two feet and eight feet above curb level within twenty feet of the intersection of two street right-of-way lines on any corner lot.

(Ord. 94-4 § 12.05.11 (part), 1994)

#### **17.56.050 Building height regulations.**

Structures may be erected up to twenty-six feet in height above grade. Flag poles, television and radio antennas, satellite dishes and similar installations over thirty feet in height require a special use permit.

(Ord. 94-4 § 12.05.11 (part), 1994)

#### **17.56.060 Manufactured housing.**

It is permissible to erect, place and maintain manufactured housing on a building lot within the AHR district subject to the following requirements:

- A. Minimum width of the structure shall be fourteen feet.
- B. Structures shall have a minimum of seven hundred square feet of living space.
- C. Structures shall be placed on a permanent foundation meeting Uniform Building Code Standards, or on a pier foundation approved by the Nevada Division of Manufactured Housing.
- D. The structure shall be certified by the Nevada Division of Manufactured Housing.

(Ord. 94-4 § 12.05.11 (part), 1994)