

CONFIRMATION COPY FOLLOWS

RENO EVENING GAZETTE

PROOF OF PUBLICATION

STATE OF NEVADA }
COUNTY OF WASHOE } ss.

DOROTHY YOCOM

being first duly sworn, deposes and says: That she is the legal clerk of THE RENO EVENING GAZETTE, a daily newspaper published at Reno, in Washoe County, in the State of Nevada.

That the notice..... Bill 268

.....
of which a copy is hereto attached, was first published in said newspaper in its issue dated the

..21.. day of .. July .., 19 71 and ..
..... July 28


the full period of ...2... days, the last publication thereof being in the issue dated the...28... day of..... July .., 19 71 ..

Signed *Dorothy Yocom*.....

Subscribed and sworn to before me this

..28... day of .. July .., 19 71 ..

Richard J. Taylor.....
Notary Public.

 RICHARD J. TAYLOR
Notary Public — State of Nevada
Washoe County
My Commission Expires Jan. 22, 1975

NOTICE OF COUNTY ORDINANCE
Notice is hereby given that Bill No. 268, revising Ordinance No. 177, entitled "An Ordinance of Washoe County, State of Nevada, regulating the construction of mobile home subdivisions, the construction, use and operation of mobile home and recreational vehicle parks; providing penalties for violations thereof and other matters properly relating thereto," was adopted on July 15, 1971 by Commissioners Pagni, Coppa, McKissick, Rusk and Nelson all voting aye.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
H. K. BROWN, County Clerk
334900—Notice July 21 and 28

71-834

SUMMARY: Revising Ordinance No. 177, and adding provisions regulating mobile home subdivisions in District No. 2 in conformance with the minimum standards of the Tahoe Regional Planning Agency, and other matters properly related thereto.

BILL NO. 268

ORDINANCE NO. 177

AN ORDINANCE OF WASHOE COUNTY, STATE OF NEVADA, REGULATING THE CONSTRUCTION OF MOBILE HOME SUBDIVISIONS, THE CONSTRUCTION, USE AND OPERATION OF MOBILE HOME AND RECREATIONAL VEHICLE PARKS: PROVIDING PENALTIES FOR VIOLATIONS THEREOF AND OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

ARTICLE 1 - PURPOSE AND SCOPE

The purpose of this Ordinance is to promote the public health, safety and general welfare by establishing minimum standards for all mobile home and recreational vehicle parks and mobile home subdivisions hereafter erected within the unincorporated area of Washoe County, Nevada.

ARTICLE 2 - DEFINITIONS

- A. The following words have, in this Ordinance, the significance attached to them in this section, unless otherwise apparent from the context:

Accessory Building: A subordinate building on the same lot with a principal building or use, the use of which is customarily incidental to the main building or use. When attached to the principal building, the accessory building shall be required to maintain the same yard setbacks as those of the principal building.

Automobile Parking Area: A fully accessible space for the parking of an automobile; each such area shall be a minimum of 8 feet by 20 feet exclusive of driveways or aisles.

Building Department: The officer, department or agency of Washoe County charged with the enforcement of the provisions of all ordinances and regulations pertaining to the erection, construction, reconstruction, alteration, conversion, movement, arrangement, or use of buildings or structures within Washoe County.

Building, Central Accessory: A structure housing toilet, lavatory, and such other facilities as required or permitted by ordinance.

Building, Principal: A building or group of buildings, including a mobile home, within which is conducted the principal use of the lot on which the building is located.

71-834

Cabana: Any portable, demountable, or permanent cabin, room, enclosure, or other building erected, constructed, or placed on any mobile home lot, mobile home space, or recreational vehicle space within six (6) feet of any principal building.

Carport: An accessory building having one or more open sides, used by occupants of a mobile home park, recreational vehicle park, or mobile home subdivision for the parking of an automobile.

District No. 2: That district and boundary thereof established and adopted as shown on that certain map entitled "Land Use Plan District No. 2, a part of the Master Plan of Washoe County, Nevada," which map is on file in the Office of the Regional Planning Commission and is hereby adopted by reference, incorporated herein and made a part hereof as if set forth in full, together with all notices, references, dates and other information thereon, and all specification changes and amendments thereto.

Mobile Home:

- (a) A structure, intended for use as a dwelling, eight (8) feet or greater in width and twenty-eight (28) feet or greater in length, designed to be movable but not self-motive.
- (b) Dependent Mobile Home: A mobile home without internal sanitary facilities.
- (c) Independent Mobile Home: A mobile home having all sanitary facilities built in as a permanent part of the structure.

Mobile Home Lot: A portion of land within a mobile home subdivision used or intended to be used for parking of one mobile home, including required yards and parking area, attached or detached accessory buildings, and open space.

Mobile Home Subdivision: A subdivision of land, platted in conformance to N.R.S. 278 and applicable Washoe County Ordinances for the purpose of providing mobile home lots.

Mobile Home Space: A portion of land within a mobile home park used or intended to be used for the parking of one mobile home, including required yards and parking area, attached or detached accessory buildings, and open space.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semi-permanent basis, including accessory buildings, or uses customarily incidental thereto. A mobile home park, as defined herein, shall not include the leasing of separate parcels of land for single mobile home use provided such leasing complies with the applicable land use zone provided by County Ordinance No. 57.

Ramadas: Any roof, or shade structure, installed, erected or used above a mobile home, recreational vehicle, lot, space or portion thereof.

Recreational Vehicle:

- (a) Camping Trailer: A folding structure usually made of canvas, mounted on wheels and designed for travel, recreation, and vacation use.
- (b) Motor Home: A portable, temporary dwelling used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
- (c) Pickup Coach: A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.
- (d) Travel Trailer: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation and vacation use; having a body width not exceeding eight (8) feet, body length not exceeding thirty-two (32) feet.

Recreational Vehicle Space: A portion of land within a recreational vehicle park used or intended to be used for the transient parking of one recreational vehicle, including permitted accessory uses and structures.

Recreational Vehicle Park: A parcel or tract of land, having as its principal use the transient rental or occupancy of space by two or more recreational vehicles, including accessory buildings, structures, or uses customarily incidental thereto.

Sanitary Station: A facility used for removing and disposing of wastes from recreational vehicle holding tanks.

Temporary Parking of Mobile Home: Any specified length of time less than twelve (12) months.

ARTICLE 3 - MOBILE HOME SUBDIVISIONS
IN TRAILER OVERLAY ZONES

A. All mobile home subdivisions in Trailer Overlay Zones are subject to compliance with N.R.S. 278, the subdivision and other applicable ordinances of Washoe County, and any regulations of the Nevada State Health Department. Mobile home subdivisions may comply with density zoning provisions of Ordinance No. 57.

B. Minimum Standards:

1. Uses Permitted:

- (a) One mobile home per lot or cluster site.
- (b) Accessory buildings.

3.

71-834

- 2. Uses Prohibited: All uses prohibited in underlying zone; and any permanent residential structure.
- 3. Development Requirements:
 - (a) Minimum overall area: Two (2) acres.
 - (b) Maximum density: Same as underlying zone.
 - (c) Maximum building height: Same as underlying zone.
 - (d) Minimum net site or lot area per mobile home: Same as underlying zone.
 - (e) Minimum net mobile home lot width: Same as underlying zone.
 - (f) Yards: Same as underlying zone.
- 4. Street System: All streets and improvements shall comply with the requirements of Washoe County.
- 5. Off-Street automobile parking requirements: Same as underlying zone.
- 6. General requirements: All utilities shall be placed underground.

ARTICLE 4 - MOBILE HOME SUBDIVISIONS UTILIZING SMALL LOTS AND HOME OWNERS ASSOCIATIONS

- A. All mobile home subdivisions utilizing small lots and Home Owners Associations shall be subject to issuance of a Special Use Permit, following review by the Regional Planning Commission. Applications and procedures shall be in the manner provided by Ordinance No. 57. Additionally, such subdivisions shall comply with N.R.S. 278, the subdivision and other applicable ordinances and regulations of Washoe County, and any regulations of the Nevada State Health Department.
- B. Minimum Standards:
 - 1. Uses Permitted:
 - (a) One mobile home per lot or site.
 - (b) Accessory buildings.
 - (c) Community recreational buildings and facilities.
 - 2. Uses Prohibited: Any permanent residential structure.
 - 3. Development Requirements:
 - (a) Minimum overall area: Two (2) acres.
 - (b) Maximum density:
 - (1) On land without a community sewer, but with a collective system satisfactory to the Nevada State and Washoe County Health Departments: eight (8) mobile home lots per gross acre.

71-834

- (2) On land with a community sewer structure satisfactory to the Nevada State and Washoe County Health Departments: None.
- (3) In District No. 2: Eight (8) mobile home lots per gross acre.
- (c) Maximum building height: Same as underlying zone.
- (d) Minimum lot area:
 - (1) Two thousand eight hundred (2,800) square feet.
 - (2) District No. 2: Three thousand five hundred (3,500) square feet.
- (e) Minimum lot width: Forty (40) feet.
- (f) Minimum setback from bordering public street line: Fifteen (15) feet.
- (g) Minimum setback from internal street:
 - (1) Five (5) feet.
 - (2) District No. 2: Ten (10) feet.
- (h) Minimum setback from exterior boundary of subdivision:
 - (1) Five (5) feet.
 - (2) District No. 2: Fifteen (15) feet.
 - (3) District No. 2 minimum setback from zoning district boundary: Fifteen (15) feet.
- (i) Minimum distance between mobile home sides or side and end: Twenty (20) feet.
Between ends: Ten (10) feet.
- (j) Expandable sections of a mobile home or attached accessory building shall be considered a part of the mobile home proper for setback requirements.
- (k) In District No. 2, the mobile home and all accessory buildings shall occupy not more than fifty (50) percent of the total space area.

4. Street System:

- (a) All mobile home lots shall be provided with safe and convenient vehicular access from public or private streets. Alignment and gradient of streets shall be properly adapted to topography.
- (b) Street surfacing: All streets shall be paved and drained with a minimum two (2) inches asphalt; four (4) inches base.

5.

71-834

- (c) Access to mobile home subdivisions shall be designed to minimize congestion and traffic hazards and provide for safe movement of traffic at the entrance or exits to adjoining streets.
- (d) Where two (2) off-street automobile parking areas are provided on each mobile home lot, streets shall have a paved section not less than twenty-four (24) feet in width and a right of way of not less than twenty-four (24) feet. Where off-street automobile parking areas are not provided on each mobile home lot, streets shall have a paved section not less than thirty-two (32) feet in width and a right of way not less than thirty-two (32) feet.

In District No. 2, where two off-street automobile parking areas are provided on each mobile home lot, streets shall have a paved section not less than twenty-four (24) feet in width and a right of way of not less than thirty (30) feet.

- (e) All streets shall be properly signed and lighted at night with at least the equivalent of a one hundred fifty (150) watt lamp for each one hundred (100) lineal feet of street, or guard light each three hundred (300) feet.
- (f) When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.

5. Off-Street Automobile Parking Requirements:

- (a) Where subdivision streets are less than thirty-two (32) feet in width, each mobile home lot shall have a designated minimum of two (2) off-street parking areas.
- (b) In District No. 2, each mobile home lot shall have a designated minimum of two (2) off-street parking areas per space regardless of street width.
- (c) Where subdivision streets are less than thirty-two (32) feet in width, provision shall be made for guest parking at not less than one (1) guest automobile parking area for each six (6) mobile home lots.
- (d) Where subdivision streets are less than thirty-two (32) feet in width, no on-street parking shall be allowed.
- (e) In District No. 2: No on-street parking permitted.

6. General Requirements:

- (a) All vehicle parking spaces and driveways shall be paved.

71-834

- (b) Exposed ground surfaces in all other parts of a mobile home subdivision shall be covered with stone screening or other material or protected with a vegetative growth, either of which is capable of preventing soil erosion and eliminating objectionable dust.
- (c) All mobile home subdivisions shall have at least one (1) recreation area or open space accessible from all lots; the cumulative size of which recreation area shall be not less than two and one-half (2-1/2) percent of the gross mobile home subdivision area. It shall be landscaped as per plans approved as part of Special Use Permit.
- (d) When included, pedestrian ways shall have a minimum width of three (3) feet and shall be appropriately surfaced.
- (e) Water supply: An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided to each mobile home lot. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (f) Sewage facilities: An adequate and safe sewer system shall be provided to each mobile home lot. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (g) Refuse and garbage: Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (h) Fuel supply and storage: Installation of liquified petroleum gas or fuel oil containers within a mobile home subdivision shall be in conformance to any applicable statutes and ordinances, any regulations of the Nevada State or Washoe County Health Departments, and to the satisfaction of the chief of the applicable fire protection agency.
- (i) Fire protection: In every mobile home subdivision there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of the applicable fire protection agency.
- (j) Fences: Mobile home subdivisions shall be fenced with a solid view-screening fence not more than six (6) feet nor less than four (4) feet in height around the entire boundary of the subdivision.
- (k) Variations: The Planning Commission, as part of Special Use Permit procedure, may vary the above requirements in its recommendation to the Board of County Commissioners.

71-834

ARTICLE 5 - MOBILE HOME PARKS

- A. All mobile home parks shall be subject to issuance of a Special Use Permit, following review by the Board of Adjustment. Applications and procedures shall be in the manner provided by Ordinance No. 57. Additionally, mobile home parks shall comply with any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- B. Minimum Standards:
1. Uses Permitted:
 - (a) One (1) mobile home per space.
 - (b) One (1) carport, cabana, ramada or patio and one (1) detached storage building per mobile home.
 - (c) Community recreation buildings and facilities, laundry, car wash, boat or storage facilities serving the mobile home park only.
 - (d) Management offices and/or one (1) single family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.
 2. Development Requirements:
 - (a) Minimum overall area: Five (5) acres.
 - (b) Maximum density:
 - (1) On land without a community sewer, but with a collective system satisfactory to the Nevada State and Washoe County Health Departments: Eight (8) mobile home spaces per acre.
 - (2) On land with a community sewer system satisfactory to the Nevada State and Washoe County Health Departments: None.
 - (3) In District No. 2: Eight (8) mobile home spaces per gross acre.
 - (c) Maximum building height: Same as underlying zone.
 - (d) Minimum net space area per mobile home: Two thousand (2,000) square feet.
In District No. 2: Three thousand five hundred (3,500) square feet.
 - (e) Minimum net mobile home space width: Twenty-five (25) feet.
In District No. 2: Forty (40) feet.
 - (f) Minimum setback of any building or mobile home from a bordering public street line: Fifteen (15) feet.

8.

71-834

(g) Minimum front setback from internal street:
Five (5) feet.

In District No. 2: Ten (10) feet.

(h) Minimum setback line from the exterior boundary
line of the mobile home park: Five (5) feet.

In District No. 2: Fifteen (15) feet.

In District No. 2: Minimum setback from zoning
district boundary: Fifteen (15) feet.

(i) Minimum distance between mobile home sides or
side of the mobile home park: Fifteen (15)
feet.

X In District No. 2: Minimum distance between
mobile home sides or side and end: Twenty (20)
feet; between ends: Ten (10) feet.

(j) Expandable sections of a mobile home or attached
accessory building shall be considered a part of
the mobile home proper for setback requirements.

(k) In District No. 2, the mobile home and all ac-
cessory buildings shall occupy not more than
fifty (50) percent of the total space area.

3. Street System:

(a) All mobile home spaces shall be provided with
safe and convenient vehicular access from public
or private streets. Alignment and gradient of
streets shall be properly adapted to topography.

(b) Street surfacing: All streets shall be paved
and drained with a minimum two (2) inches
asphalt; four (4) inches base.

(c) Access to mobile home parks shall be designed
to minimize congestion and traffic hazards and
provide for safe movement of traffic at the
entrance of exits to adjoining streets.

(d) Where two (2) off-street automobile parking
areas are provided on each mobile home space,
streets shall have a paved section not less
than twenty-four (24) feet in width and a right
of way of not less than twenty-four (24) feet.
Where off-street automobile parking areas are
not provided on each mobile home space, streets
shall have a paved section not less than thirty-
two (32) feet in width and a right of way of not
less than thirty-two (32) feet.

(e) In District No. 2, where two (2) off-street
automobile parking areas are provided on each
mobile home space, streets shall have a paved
section not less than twenty-four (24) feet in
width and a right of way of not less than thirty
(30) feet.

71-834

- (f) All streets shall be properly signed and lighted at night with at least the equivalent of a one hundred fifty (150) watt lamp for each one hundred (100) lineal feet of street, or guard light each three hundred (300) feet.
- (g) When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.

4. Off-Street Automobile Parking Requirements:

- (a) Where streets are less than thirty-two (32) feet in width, each mobile home space shall have a designated minimum of two (2) off-street parking areas.
- (b) In District No. 2, each mobile home space shall have a designated minimum of two (2) off-street parking areas regardless of street width.
- (c) Where streets are less than thirty-two (32) feet in width, provision shall be made for guest parking at not less than one (1) guest automobile parking area for each six (6) mobile home spaces.
- (d) Where streets are less than thirty-two (32) feet in width, no on-street parking shall be allowed.
- (e) In District No. 2: No on-street parking permitted.
- (f) In District No. 2: Parking of not more than one (1) vehicle of a commercial nature with a maximum of five (5) ton capacity shall be permitted.

5. General Requirements:

- (a) All vehicle parking spaces and driveways shall be paved.
- (b) Exposed ground surfaces in all other parts of a mobile home park shall be covered with stone screening or other material or protected with a vegetative growth, either of which is capable of preventing soil erosion and eliminating objectionable dust.
- (c) All mobile home parks shall have at least one (1) recreational area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half (2-1/2) percent of the gross mobile home park. Parks catering to family use would be expected to provide larger recreation areas and adequate playgrounds. It shall be landscaped as per plans approved as part of Special Use Permit.
- (d) In District No. 2, all mobile home parks shall have at least one (1) recreation area or open space accessible from all spaces; the cumulative

71-834

size of which recreation area shall be not less than ten (10) percent of the gross mobile home park area.

- (e) When included, pedestrian ways shall have a minimum width of three (3) feet and shall be appropriately surfaced.
- (f) In District No. 2, when included, pedestrian ways shall have a minimum width of eight (8) feet and shall be appropriately surfaced.
- (g) Water Supply: An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided to each mobile home space. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (h) Sewage facilities: An adequate and safe sewer system shall be provided to each mobile home space. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (i) Refuse and garbage: Storage, collection, and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (j) Fuel supply and storage: Installation of liquified petroleum gas or fuel oil containers within a mobile home park shall be in conformance to any applicable statutes and ordinances, any regulations of the Nevada State or Washoe County Health Departments, and to the satisfaction of the chief of the applicable fire protection agency.
- (k) Fire protection: In every mobile home park, there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of the applicable fire protection agency.
- (l) Fences: Mobile home parks shall be fenced with a solid view-screening fence not more than six (6) feet nor less than four (4) feet in height around the entire boundary of the park.
- (m) Management: The holder of a valid Washoe County business license for the operation of a mobile home park shall be responsible for compliance with this ordinance and any other applicable ordinance or statute. He shall maintain the mobile home park in a neat, orderly and sanitary condition at all times.

71-834

- (n) Register: The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:
- (1) The name and occupation of each occupant.
 - (2) The make, model and year of all motor vehicles and trailer coaches.
 - (3) The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park.
 - (4) The state issuing such licenses.
 - (5) The date of arrival and departure of each trailer coach.
- (o) Plan: A copy of the final approved plan for the mobile home park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.

ARTICLE 6 - RECREATIONAL VEHICLE PARKS

- A. All recreational vehicle parks shall be subject to issuance of a Special Use Permit, following review by the Board of Adjustment. Applications and procedures shall be in the manner provided by Ordinance No. 57. Additionally, mobile home parks shall comply with any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- B. Minimum Standards:
1. Uses Permitted:
 - (a) Recreational vehicles.
In District No. 2: Not more than two (2) recreational vehicles per space.
 - (b) Cabana, ramada, or patio, and one detached storage building per recreational vehicle space.
 - (c) Community recreation buildings and facilities, laundry, car and trailer wash, battery charging station, water fill-up, boat or storage facilities serving the recreational vehicle park only.
 - (d) Management offices and/or one (1) single family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.
 2. Development Requirements:
 - (a) Minimum overall area: Two (2) acres.

71-834

- (b) Maximum density:
 - (1) On land without a community sewer, the maximum density shall be established by the Nevada State and Washoe County Health Departments, pursuant to the rules and regulations adopted by said departments.
 - (2) On land with a community sewer system satisfactory to the Nevada State and Washoe County Health Departments: None.
 - (3) In District No. 2: Twenty (20) recreational vehicle spaces per gross acre.
- (c) Maximum building height: Same as underlying zone.
- (d) Minimum net area per recreational vehicle space: Six hundred ninety (690) square feet.
 In District No. 2: One thousand two hundred (1,200) square feet.
- (e) Minimum net recreational vehicle space width: Twenty-three (23) feet.
- (f) Minimum setback of any building or recreational vehicle from a bordering public street line: Fifteen (15) feet.
 In District No. 2: Twenty (20) feet.
- (g) Minimum front setback from internal street: Five (5) feet.
 In District No. 2: Ten (10) feet.
- (h) Minimum setback line from the exterior boundary line of the recreational vehicle park: Five (5) feet.
 In District No. 2: Twenty (20) feet.
- (i) Minimum distance between recreational vehicle sides or side and end: Fifteen (15) feet; between ends: Ten (10) feet.
 In District No. 2: Minimum distance between recreational vehicle sides or side and end: Fifteen (15) feet; between ends: Ten (10) feet.

3. Street System:

- (a) All recreational vehicle spaces shall be provided with safe and convenient vehicular access from public or private streets. Alignment and gradient of streets shall be properly adapted to topography.
- (b) Street surfacing: All streets shall be paved and drained with a minimum two (2) inches asphalt; four (4) inches base.

71-834

- (c) Access to recreational vehicle parks shall be designed to minimize congestion and traffic hazards and provide for safe movement of traffic at the entrance or exits to adjoining streets.
- (d) Streets provided for two-way traffic shall have a paved section not less than twenty-four (24) feet in width and a right of way of not less than twenty-four (24) feet. Streets provided for one-way traffic shall have a paved section not less than twelve (12) feet in width and a right of way of not less than twelve (12) feet.

In District No. 2, cul de sac length shall not exceed five hundred (500) feet.
- (e) All streets shall be properly signed and lighted at night with at least the equivalent of a one hundred fifty (150) watt lamp for each one hundred (100) lineal feet of street, or guard light each three hundred (300) feet.
- (f) When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.

4. General Requirements:

- (a) All vehicle parking spaces and driveways shall be paved.
- (b) Exposed ground surfaces in all other parts of a recreational vehicle park shall be paved or covered with stone screening or other material or protected with a vegetative growth, any of which are capable of preventing soil erosion and eliminating objectionable dust.
- (c) All recreational vehicle parks shall have at least one (1) recreational area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half (2-1/2) percent of the gross recreational vehicle park area. It shall be landscaped as per plans approved as part of Special Use Permit.

In District No. 2: All recreational vehicle parks shall have at least one recreation area or open space accessible from all spaces, the cumulative size of which recreation area shall be not less than ten (10) percent of the gross recreational vehicle park area. It shall be landscaped as per plans approved as part of Special Use Permit.

- (d) When included, pedestrian ways shall have a minimum width of three (3) feet and shall be appropriately surfaced.

In District No. 2: When included, pedestrian ways shall have a minimum width of eight (8) feet and shall be appropriately surfaced.

71-834

- (e) Service facilities: All recreational vehicle parks shall provide restroom and bath facilities in conformance to regulations of the Nevada State and Washoe County Health Departments. Additionally, all recreational vehicle parks shall provide sanitary stations for the discharge of vehicle retention tanks, such stations to be in conformance with any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (f) Water Supply: An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided within one hundred (100) feet of each recreational vehicle space. Such supply of water shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (g) Sewage facilities: An adequate and safe sewer system shall be provided in each recreational vehicle park. Such sewer system shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (h) Refuse and garbage: Storage, collection, and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (i) Fuel supply and storage: Installation of liquified petroleum gas or fuel oil containers within a recreational vehicle park shall be in conformance to any applicable statutes and ordinances, any regulations of the Nevada State or Washoe County Health Departments, and to the satisfaction of the chief of the applicable fire protection agency.
- (j) Fire protection: In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of the applicable fire protection agency.
- (k) Fences: Recreational vehicle parks shall be fenced with a solid view-screening fence not more than six (6) feet nor less than four (4) feet in height around the entire boundary of the park.
- (l) Management: The holder of a valid Washoe County business license for operation of a recreational vehicle park shall be responsible for compliance with this ordinance and any other applicable ordinance or statute. He shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.

71-834

(m) Register: The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:

- (1) The name and occupation of each occupant.
- (2) The make, model and year of all motor vehicles and trailer coaches.
- (3) The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park.
- (4) The state issuing such licenses.
- (5) The dates of arrival and departure of each trailer coach.

(n) Plan: A copy of the final approved plan for the recreational vehicle park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.

ARTICLE 7 - GENERAL

A. Permits, Licenses and Fees:

- 1. All mobile home parks and recreational vehicle parks shall obtain a permit issued by the Board of County Commissioners.
- 2. Application for such permit shall be submitted to the Building Department on forms supplied by that department and shall contain such information as may be required by that department. All such applications shall be accompanied by a plan check fee, equal to one-half (1/2) the spaces, computed at two thousand (\$2,000.00) dollars valuation per space.
- 3. All mobile home parks and recreational vehicle parks shall obtain those permits and licenses required by other Washoe County ordinances or state statutes.
- 4. Prior to placement of individual mobile homes in mobile home subdivisions and mobile home parks, application for inspection shall be made to the Building Department. All such applications shall be accompanied by a fee in the sum of five (\$5.00) dollars.
- 5. Permits shall be posted in a prominent place on the applicable premises.

71-834

B. Location Outside Parks:

- 1. Parking of any mobile home or recreational vehicle outside a mobile home park or recreational vehicle park or a mobile home subdivision, when such mobile home or recreational vehicle is used for dwelling or sleeping purposes, shall be unlawful.

2. Nothing herein shall be deemed to prohibit the storage of a mobile home or recreational vehicle on the premises of its owner when not used for dwelling or sleeping purposes. In District No. 2, such parking shall be permitted only in commercial or industrial districts.
3. Revocation of Permit: Permits may be revoked by the Board of County Commissioners, following reasonable notice and hearing, for failure to comply with requirements of this ordinance.
4. Nothing herein shall remove the obligation of compliance with any other applicable ordinance or statute.
5. Provisions of this ordinance shall apply to those mobile home subdivisions, mobile home parks, and recreational vehicle parks constructed after the effective date of this ordinance. This ordinance does not apply to existing parks or resales of existing parks, except in the case of remodeling when that portion of the park being remodeled shall comply with the provisions of this ordinance.

C. In District No. 2, the following provisions apply:

1. Signs:

- (a) All accessory buildings for public use shall have each room and building clearly signed as to its particular use.
- (b) Restrooms shall be clearly signed and illuminated.
- (c) One (1) business identification sign advertising the recreational vehicle park, mobile home park, and located on the premises may be permitted, subject to:
 - (1) The total aggregate area shall not exceed sixty (60) sq. ft. for both faces of such sign and be displayed not more than twenty-five (25) feet above ground.
 - (2) An identification sign shall not be animated or flashing but may be illuminated.

2. Compliance and non-conforming uses:

- (a) One (1) year from the effective date of this ordinance, the issuance of a permit to a now existing recreational vehicle park or mobile home park shall depend on evidence of progressive physical compliance with this ordinance and on full compliance within three (3) years. Failure to comply with the provisions of this ordinance, unless a variance has been granted by the appropriate governing bodies, shall be cause for the use to be abated as a nuisance.

71-834

- (b) Any existing mobile home park or recreational vehicle park which is abandoned or discontinued for a period of six months or more shall comply with all requirements of applicable laws and ordinances if approval is to be granted to re-establish the use.
- (c) All existing non-conforming individual mobile home sites which are abandoned or discontinued for a period of sixty (60) days or more shall not be re-established unless approval is granted by the appropriate governing bodies.

ARTICLE 8 - VIOLATIONS AND PENALTIES

- A. It shall be unlawful for any person to violate any provisions or to fail to comply with any requirements of this Ordinance.
- B. Any person violating any of the provisions of this Ordinance shall be guilty of a misdemeanor, and upon conviction thereof, shall be punished by a fine not to exceed five hundred (\$500.00) dollars or by imprisonment in the county jail for a period of not to exceed six (6) months, or by both such fine and imprisonment.
- C. Each such person shall be guilty of a separate offense for each and every day during any portion of which a violation of any provisions of this Ordinance is committed, continued or permitted by such person.

ARTICLE 9 - INVALIDITY

In the event that any section, subsection or portion of this Ordinance shall be declared invalid by any competent court, such declaration of invalidity shall not affect the validity of the remaining portions of this Ordinance.

ARTICLE 10

This Ordinance shall be in full force and effect from and after its passage, approval and publication pursuant to NRS 244.100.

Proposed on the 6th day of July, 1971.
Proposed by Commissioner McKissick.
Passed on the 15th day of July, 1971.

Vote:
Ayes: Commissioners: Pagni, Coppa, McKissick, Rusk and Nelson
Nays: Commissioners: None
Absent: Commissioners: None

WASHOE COUNTY
ATTEST:
[Signature]
County Clerk

Roy Pagni
Chairman of the Board

This Ordinance shall be in force and effect from and after the 28th day of July, 1971.

71-834