

DESCRIPTION OF LEGAL ADVERTISING

Ord. No. 814

349008

TERMS: Please pay from this invoice. It is due upon presentation and is past due after 15 days.

Legal Ad. Cost 24.80

Extra Proofs _____

Notary Fee 2.00

Total Amt due 26.80

Washoe County Clerk
 P.O. Box 11130
 Reno, Nv. 89520

MONTH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

January

x

x

PROOF OF PUBLICATION

STATE OF NEVADA,
 COUNTY OF WASHOE

SS.

Alice L. Buffaloe

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 _____ of _____ County Ordinance

_____ of which a copy is hereto attached, was first published in said newspaper in its issue dated the 16 day of Jan, 19 91 and, Jan. 23rd., the full period of 2 days, the last publication thereof being in the issue of Jan. 23rd. 19 91.

Signed

Alice L. Buffaloe

Subscribed and sworn to before me this

23 day of January, 19 91

Joanne F. Wessel
 Notary Public

PUBLIC NOTICE
 NOTICE OF COUNTY ORDINANCE NO. 814
 PUBLIC NOTICE IS HEREBY GIVEN that Ordinance No. 814, Bill No. 989, "An ordinance amending Chapter 110 of the Washoe County Code by permitting the use of a mobile home as an office for a mining/excavation operation subject to the issuance of a special use permit and by permitting the establishment of temporary construction yards and home construction factories in agricultural and residential districts subject to the issuance of a special use permit," was adopted on January 8, 1991, by Commissioners Beck, Cornwall, Lillard, McDowell and Reid. Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk.
 Judy Bailey
 County Clerk
 349008—Ord.No.814
 Jan 16,23—ht133

JOANNE F. WESSEL
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 MY APPOINTMENT EXPIRES NOV. 18, 1992

SUMMARY: Amends Washoe County Code to permit the use of a mobile home as an office for a mining/excavation operation and to permit the establishment of temporary construction yards and home construction factories in Agricultural and Residential Districts, all subject to the issuance of a special use permit.

BILL NO. 989

ORDINANCE NO. 814

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE BY PERMITTING THE USE OF A MOBILE HOME AS AN OFFICE FOR A MINING/EXCAVATION OPERATION SUBJECT TO THE ISSUANCE OF A SPECIAL USE PERMIT AND BY PERMITTING THE ESTABLISHMENT OF TEMPORARY CONSTRUCTION YARDS AND HOME CONSTRUCTION FACTORIES IN AGRICULTURAL AND RESIDENTIAL DISTRICTS SUBJECT TO THE ISSUANCE OF A SPECIAL USE PERMIT.

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

SECTION 1. Section 110.099 of the Washoe County Code is hereby amended to read as follows:

110.142 Mobile Homes.

1. Except as specifically provided in this section, the use of a mobile home for residential or any other purposes is prohibited in all agricultural, residential and nonresidential land use districts without a TR (Trailer) overlay. Storage, repair or rebuilding of unoccupied mobile homes is prohibited in all land use districts except M-1 (Industrial), unless in conjunction with a permitted mobile home sales and service use.

2. A mobile home may be occupied as a legal use pending construction of a single-family residence or as a contractor's office pending construction of a permanent use as provided in section 110.086.

3. A mobile home may be used as a temporary real estate sales office for a subdivision as provided in section 110.087.

4. A mobile home may be used in any agricultural district as a temporary highway, public utility, railroad or similar maintenance camp or as a ranch and livestock camp, pursuant to the provisions of subsection 17 of section 110.100.

5. A mobile home may be used as an office in conjunction with a permitted mobile home sales and service use as provided in paragraph (b) of subsection 4 of section 110.169.

6. A mobile home may be used for security purposes in:

(a) M-1 (Industrial), C-1 (Limited Commercial) and C-2 (General Commercial) District subject to the issuance of a special use permit reviewed by the board of adjustment.

(b) M-E (Industrial Estates) and H-L (Historic or Landmark) Districts subject to the issuance of a special use permit reviewed by the planning commission.

(c) Public parks and recreational areas or in conjunction with a permitted private recreational use in any agricultural or residential district, subject to the issuance of a special use permit reviewed by the board of adjustment or by the planning commission as a part of its review of the special use permit required for a private recreational use.

7. A mobile home may be used as an office in conjunction with a permitted mining or earth products extraction activity, subject to the issuance of a special use permit reviewed by the board of adjustment. Requirements for issuance of a special use permit, in addition to those specified in Article 51, are as follows:

(a) The board of adjustment must find, in addition to the general findings required by this chapter, that there is no practical alternative to the use of a mobile home as an office or that the expense of a different type of structure does not justify any benefit derived.

(b) All special use permits for a mobile home used as an office for a mining or earth products excavation activity shall, at a minimum, carry the following conditions:

(1) The office must be located at the site of the mining/extraction activity.

(2) The mobile home shall only be occupied for office use during operating hours of the mining/extraction activity.

(3) No assaying shall be conducted within the mobile home.

(4) No storage of chemicals, except those necessary for cleaning or to operate office equipment, shall be stored in or within a distance of five hundred (500) feet of the mobile home.

(5) The mobile home shall have adequate fire fighting and warning devices installed prior to the issuance of a certificate of occupancy. The devices shall be reviewed and approved by the appropriate fire protection jurisdiction.

(6) Two entrances, reviewed and approved by the appropriate fire protection jurisdiction, shall be provided prior to the issuance of a certificate of occupancy.

(7) The mobile home shall be located a minimum of 1,000 feet from the nearest residence or residentially zoned property, unless evidence submitted as part of the

hearing on the special use permit supports a distance less than that enumerated above.

(8) Financial assurances shall be provided to the county in an amount satisfactory to the county to insure that the mobile home is removed at the cessation of the mining/extraction activity; or the removal shall be included on the mining plan of the mining/extraction activity approved by the county engineer; removal being included in the financial assurance for the mining plan.

(9) The mobile home shall be removed within 14 days of the expiration or revocation of the special use permit, or at the end of 6 months if no excavation activity has occurred for the previous six successive months, unless the permit for the mining/extraction activity allows a longer period of inactivity, in which case at the end of that period.

SECTION 2. Section 110 of the Washoe County Code is hereby amended by adding thereto the provisions set forth as sections 3 and 4 of this ordinance.

SECTION 3.

110.0992 Construction yards.

1. A construction yard may be located in any agricultural or residential district. For purposes of this section, a construction yard is defined as an area of .5 acres or greater, that is established for the purpose of storing material and/or prefabricating components of a dwelling within or outside of a building and which must have perimeter fencing no taller than 10 feet. This perimeter fencing is exempt from the height provisions of subsection 6 of section 110.092.

2. A construction yard shall only be permitted on property that has an approved tentative subdivision map and in which 5 or more building permits are active for recorded single family lots within the area that has an approved tentative subdivision map, or on a lot in which a building permit has been issued to construct 5 or more multiple family dwellings.

3. A building placed in a construction yard for the purposes of prefabricating components of single family dwellings shall be located a minimum of 100 feet from the lot line of an established use not part of the subdivision in which the construction yard has been established.

4. A building placed in a construction yard for the purposes of prefabricating components of multiple family dwellings shall be located a minimum of 100 feet from the lot line of an established use.

5. Prefabrication of components of dwellings done outside of a building shall be located a minimum of 200 feet from the lot line of an established use not part of

the subdivision or structure housing multiple family dwellings. Prefabrication of components of dwellings done outside of a building shall not commence any earlier than 7:00 a.m. and shall cease no later than 6:00 p.m.

6. No prefabrication of components of a single family or multiple family dwelling shall occur outside of a construction yard in any agricultural or residential district.

7. Storage of material shall be a minimum of 10 feet from the fence surrounding the construction yard and no higher than 2 feet above the fence.

8. Storage of material and prefabrication of components for single family dwellings in a construction yard shall only be permitted for the subdivision that the construction yard is located within or for the multiple family dwellings for which the construction yard was established.

9. A construction yard shall be vacated, the fence and any buildings removed and the site revegetated within 3 months from the date that 4 or fewer building permits are active for the subdivision in which the construction yard is located, or within 2 months after a certificate of occupancy has been issued for the structure housing multiple family dwellings for which the construction yard was established.

SECTION 4.

110.0993 House construction factories. A house construction factory may be located in any agricultural or residential district, subject to the issuance of a special use permit reviewed by the board of adjustment. For purposes of this section, a house construction factory is defined as a building used for the construction of a single or multiple family dwelling, or the assembly of prefabricated single or multiple family dwelling components, or a combination of the above-described procedures, which results in a completed single or multiple family dwelling that can be transported to a lot for which service has been provided and which has been improved to accommodate the installation of the dwelling. Requirements for issuance of a special use permit, in addition to those specified in Article 51, are as follows:

1. In addition to the general requirements of the chapter, a site plan, drawn to scale, shall be submitted with an application for a special use permit showing:

(a) The house construction factory is located on a minimum 2 acre parcel of land.

(b) The house construction factory is located in an area that has an approved tentative subdivision map for which the house construction factory is intended to

provide dwellings.

(c) The house construction factory is located a minimum of 1000 feet from the lot line of an established use not part of the subdivision in which the house construction factory is located.

2. The board of adjustment shall make the following findings, in addition to the general findings required by this chapter, when recommending approval of a special use permit for a house construction factory:

(a) The location of the house construction factory promotes the provision of affordable housing.

(b) The location of the house construction factory will not create adverse traffic, air quality, visual and other natural resources impacts on surrounding land uses.

(c) Adequate services are available or will be provided to mitigate traffic, fire protection and security concerns.

3. All special use permits for a house construction factory shall, at a minimum, carry the following conditions:

(a) A house construction factory shall commence operation within 1 year from the date that the special use permit is issued.

(b) Dwellings constructed or assembled in a house construction factory shall only be for the subdivision within which the house construction factory is located. For purposes of this section, a subdivision is defined as a tentative subdivision map that has been approved by the board of county commissioners and has all or portions of the map recorded pursuant to the provisions of NRS.

(c) All construction/assembly activity shall take place within the confines of a fenced factory site. Interior finishing is the only activity that may be performed outside the house construction factory and for houses located on pads within the fenced area.

(d) Outside storage of material shall be located adjacent to the house construction factory and a minimum of 1000 feet from the lot line of an established use not part of the subdivision in which the house construction factory is located and shall be fenced with a view screening fence or berm no higher than 10 feet in height. Material stored outside of the building shall not extend more than 2 feet above the fence. This fencing is exempt from the height regulations of subsection 6 of section 110.092.

(e) The transport of dwellings from the factory to an improved site shall only occur between the hours of 7:00 a.m. and 6:00 p.m.

(f) The house construction factory shall have adequate fire fighting and warning devices installed prior to the issuance of a certificate of occupancy. The devices shall

be reviewed and approved by the appropriate fire protection jurisdiction.

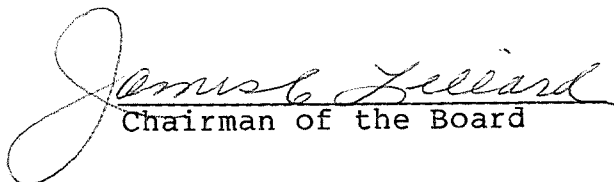
(g) The house construction factory shall have security provisions reviewed by the appropriate public law enforcement agency prior to the issuance of a certificate of occupancy.

(h) Financial assurance shall be provided to the county in an amount satisfactory to the county to insure that the house construction factory is removed, fencing is removed and the site revegetated within 6 months from the date that four or fewer building permits are active for the subdivision for which the house construction factory was established.

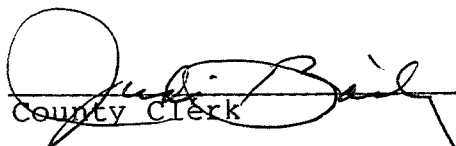
Proposed on the 18th day of December, 1990.
Proposed by Commissioners Lillard.
Passed on the 8th day of January, 1991.

Vote:

Ayes: Commissioners: Beck, Cornwall, Lillard, McDowell, & Reid.
Nays: Commissioners: None.
Absent: Commissioners: None.


Chairman of the Board

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 23rd day of January, 1991.