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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: **06/26/2009 - 07/01/2009**, for exact publication dates please see last line of Proof of Publication below.

Subscribed and sworn to before me

Signed: *Karl*



JUL 01 2009

Linda Anderson

Proof of Publication

NOTICE OF ADOPTION WASHOE COUNTY ORDINANCE NO. 1412 BILL NO. 1591 An Ordinance amending provisions relating to WashoeCounty Code Chapter 110, Article 306 and Article 310 to provide standards for the temporary and permanent use of cargo containers as detached accessory structures, and other matters properly relating thereto. (Bill No. 1591). 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 in Reno, Nevada, 75 Court Street, Reno, Washoe County, Nevada; and can be found on the County Clerk's website, www.washoecounty.us/clerks. and that said Ordinance was proposed by Commissioner Breternitz on June 9, 2009, and was passed and adopted without amendment at the regular meeting on June 23, 2009, by the following vote of the Board of County Commissioners: Those Voting Aye: John Breternitz, David E. Humke, Bonnie Weber, Kitty Jung Those Voting Nay: None Those Absent: Robert M. Larkin This Ordinance shall be in full force and effect from and after July 3, 2009, 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. AMY HARVEY, Washoe



County Clerk and Clerk of the Board of County Commissioners No. 649354 - June 26, July 1,
2009

SUMMARY: Amends Washoe County Code by providing standards for the temporary and permanent use of cargo containers as detached accessory structures, and other matters properly relating thereto.

BILL NO. 1591

ORDINANCE NO. 1412

AN ORDINANCE AMENDING PROVISIONS RELATING TO WASHOE COUNTY CODE CHAPTER 110, ARTICLE 306 AND ARTICLE 310 TO PROVIDE STANDARDS FOR THE TEMPORARY AND PERMANENT USE OF CARGO CONTAINERS AS DETACHED ACCESSORY STRUCTURES, AND OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1.

Article 306.15, and Article 110.310.15 and 35 is hereby amended as contained in Exhibit A and Exhibit B which are attached and incorporated by reference.

Proposed on the 9th day of June, 2009.

Proposed by Commissioner Breternitz.

Passed on the 23^d day of June, 2009.

Vote:

Ayes: Humke, Weber, Jung, Breternitz

Nays: none

Absent: Carkin



David E. Humke, Chairman
Washoe County Commission



County Clerk

This ordinance shall be in force and effect from and after the 30th day of July

*Article 306****ACCESSORY USES AND STRUCTURES***

Sections:

110.306.00	Purpose
110.306.05	Applicability
110.306.10	Prohibition
110.306.15	Detached Accessory Structures, Storage Sheds, and Cargo Containers
110.306.20	Main Structures Required
110.306.25	Attached Accessory Dwellings
110.306.30	Detached Accessory Dwellings
110.306.35	Outdoor Storage/Outdoor Display
110.306.40	Personal Landing Fields
110.306.45	Non-municipal Air Strips and Glider Ports
110.306.50	Nonconformance

Section 110.306.00 Purpose. The purpose of this article, Article 306, Accessory Uses and Structures, is to allow accessory uses and structures and provide standards and conditions for regulating them.

Section 110.306.05 Applicability. Accessory uses and structures incidental to principal uses and main structures are allowed in all regulatory zones except as otherwise provided herein. This is not to be construed as permitting any commercial uses, including the storage of commercial vehicles, in residential regulatory zones unless specifically allowed by this Development Code.

Section 110.306.10 Prohibition. For purposes of this article, semi-trailers, box vans, cargo trailers or any other units designed for independent highway use or "in-tow trailer" use may not be established as an accessory structure or an accessory residential use, without first having all axels, wheels, motors, cabs, refrigeration units, advertising, logos, labels, and symbols removed, and the outside painted in a complementary color to the main residence, and having complied with all provisions of this Article as relevant.

Section 110.306.15 Detached Accessory Structures, Storage Sheds, and Cargo Containers. The following development requirements shall apply to detached accessory structures:

- (a) **Buildable Area.** A detached accessory structure or storage shed may occupy no more than fifty (50) percent of the area between the rear property line and the rear of the main structure or twenty-five (25) percent of the area between the side property line and the side of the main structure.
- (b) **Height Limits.** Except as provided for under Section 110.330.55, Agricultural Buildings, accessory structures and storage sheds shall not contain more than two (2) stories and shall not exceed thirty-five (35) feet in height.

- (c) Property Line Setbacks. Accessory structures and storage sheds twelve (12) feet in height or less shall maintain a five (5) foot minimum setback from the rear and side property line. Accessory structures more than twelve (12) feet in height shall maintain the yard setbacks for the main dwelling units stipulated in Article 406, Building Placement Standards.
- (d) Siting. Detached accessory structures and storage sheds shall not occupy the required front yard setback of any parcel of land. A detached accessory structure used as a private garage may be built in the front yard and to the property line on any interior lot where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) for every ten (10) feet above (or below) the established street grade, provided such structure shall not exceed fifteen (15) feet in interior height when measured from parking surface to top of ceiling of the first floor and providing the Engineering Division has been able to determine that:
- (1) County snow removal operations will not be impeded or sufficient measures have been incorporated in the structure's design to mitigate an impediment to County snow removal operations and/or the County has been held harmless from liability resulting from the County's snow removal operations;
 - (2) The speed of traffic and the volume of traffic on the street is such that the placing of the garage at the property line will not cause a safety problem for vehicles using the street; and
 - (3) The placement of the garage at the property line will not impede the ability of the County to widen the street in accordance with the adopted Capital Improvements Program, or in accordance with a possible widening of the street as shown in the adopted Comprehensive Plan.
- (e) Building Setback. A detached accessory structure or storage shed shall be located no closer than ten (10) feet to any main building on an adjoining parcel.
- (f) Cargo Containers, to include Sea-land Containers, Cargo Containers, or Other Portable Storage Containers Not Designed for Independent or "In-tow Trailer" Highway Use. Cargo containers designed and constructed as a standardized, reusable vessel to be loaded on a truck, rail car or ship may be established as a detached accessory structure for the sole purpose of storage with the following restrictions:
- (1) Must meet all Washoe County placement standards for a detached accessory structure;
 - (2) Only one cargo container shall be allowed on a parcel of land having less than 5 acres in size, and shall not exceed a maximum size of 10 feet wide by 9 high by ~~24~~⁴⁰ feet in length;
 - (3) In the "Suburban" and "Urban" regulatory zones, the cargo container shall be located within an area fenced by either a six-foot high slatted chain link fence, wooden fence or other acceptable fencing, or by existing solid vegetation having a minimum height of six feet. If existing landscaping is used as screening, it shall be indicated on the building plans and photos shall be submitted as evidence;

Corrected
per BCC
direction.
6.12.31.09

- (4) All cargo containers shall be free from damage, shall not be structurally altered, shall be free from severe rust, and shall not have exposed bare metal;
- (5) Shall not include plumbing fixtures;
- (6) Shall not be stacked; except in the commercial and Industrial land use designation, and then not stacked above ~~three~~ two high. Setback requirements shall be determined by the total height of the stacked structure;
- (7) Shall not display off-premise advertising, company logos, names, or other markings painted on, or otherwise attached to, the exterior of the cargo container;
- (8) Shall not occupy any required off-street parking spaces for the site;
- (9) Shall not be placed between a residence and any adjoining street or road right-of-way;
- (10) Shall be separated from any other structure, storage shed or other cargo containers by a minimum of 10 feet, when located within 100 feet of any property line;
- (11) A cargo container may be allowed in a commercial or industrial land use regulatory zone for storage purposes if there is a lawful principal established use on the property where it is located, is located to the rear of any principal use, is not located adjacent to a street, does not impact required parking, and is located behind a slatted chain link fence, wooden fence or other acceptable fencing having a minimum height of eight feet, or existing solid vegetation having a minimum height of eight feet;
- (12) Shall obtain an appropriate Permit from the Department of Building and Safety if the unit is over 120 square feet; and
- (13) The Department of Building and Safety may additionally require foundations, tie-downs or other safety apparatus to assure compliance with wind load and other safety standards. Any electrical wiring shall require a building permit from the Department of Building and Safety.

[Section 110.306.10 renamed from "Accessory Structures" and amended by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 889, provisions eff. 11/29/93; Ord. 899, provisions eff. 5/31/94; Ord. 926, provisions eff. retro to 5/31/94; Ord. 939, provisions eff. 11/1/95; Ord. 1218, provisions eff. 10/24/03; Ord. 1288, provisions eff. 3/24/06.]

Section 110.306.20 Main Structures Required. Except as otherwise provided in Section 110.330.55, Agricultural Buildings, it is unlawful to construct, erect or locate private garages or other accessory structures, storage sheds, or cargo containers in any "Rural", "Suburban" or "Urban" Residential Regulatory Zone without an established permissive main structure.

[Amended by Ord. 926, provisions eff. retro to 5/31/94.]

Section 110.306.25 Attached Accessory Dwellings. Attached accessory dwellings are permitted in the General Rural, Rural, Suburban, and Urban Regulatory Zones, pursuant to all of the following regulations:

- (a) A main residential unit exists.
- (b) A minimum lot area of 5,000 square feet exists.
- (c) Setback and height standards of the regulatory zone shall be maintained.
- (d) The attached accessory unit shall not exceed twenty-five (25) percent of the floor area of the main unit.
- (e) Any exterior entrance to the attached accessory dwelling shall not be located along the same wall as the main entrance to the main unit.
- (f) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (g) There shall be not more than one (1) attached or detached accessory dwelling unit per parcel.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 926, provisions eff. retro to 5/31/94; Ord. 939, provisions eff. 11/1/95.]

Section 110.306.30 Detached Accessory Dwellings. Detached accessory dwellings are allowed in the High Density Urban Regulatory Zones, and permitted in the General Rural, Rural, and Suburban Regulatory Zones, subject to a special use permit reviewed by the Board of Adjustment, and in the Low Density and Medium Density Urban Regulatory Zones, subject to an administrative permit, pursuant to the applicable provisions of Section 110.306.05 and the following requirements:

- (a) A main residential unit exists.
- (b) A minimum lot area of one (1) acre exists.
- (c) Setback and height standards of the regulatory zone shall be maintained.
- (d) The detached accessory unit shall be at least six hundred forty (640) square feet, but shall not exceed twelve hundred (1,200) square feet, or fifty (50) percent of the floor area of the main unit, whichever is less. The maximum permitted floor area of a detached accessory unit shall not be increased by use of the variance process contained in Article 804, Variances, except for conversion of a guest house, that was legally constructed prior to May 26, 1993, to a detached accessory unit.
- (e) A manufactured home constructed within five (5) years of the date of its placement and a modular home are permitted as detached accessory units in any regulatory zone in which a single family residence is permitted provided that the unit is permanently affixed to the property, its foundation system is masked and the unit is converted to real property pursuant to the provisions of Article 312, Fabricated Housing, at the time of the final inspection date. Fabricated

homes are permitted as detached accessory units in a manufactured home subdivision.

- (f) A minimum of one (1) off-street parking space shall be added, in addition to the applicable parking requirements of the main unit. Additional parking beyond the one (1) off-street parking space added may be required pursuant to the provisions of Article 410, Parking and Loading.
- (g) There shall be not more than one (1) attached or detached accessory dwelling unit per parcel.
- (h) A parcel containing a detached accessory dwelling unit shall not be subdivided to place the detached accessory dwelling unit on a lot subdivided from the original parcel, if in creating such a subdivision, any of the existing or new parcels have a lot area less than the required minimum lot area of the regulatory zone in which the parcel exists.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 926, provisions eff. retro to 5/31/94; Ord. 939, provisions eff. 11/1/95; Ord. 1089, provisions eff. retro to 1-1-00.]

Section 110.306.35 Outdoor Storage/Outdoor Display.

- (a) General Requirements, Storage. No area visible from a street shall be used for outdoor storage of inoperable vehicles. No area visible from a street shall be used for outdoor storage of building materials, appliances, containerized trash or similar materials, except as provided in this section, or:
 - (1) When being temporarily stored for the purpose of construction pursuant to and during the time permitted by a valid building permit;
 - (2) When in conjunction with a yard/garage sale with a duration of no more than five (5) consecutive days or three (3) consecutive weekends; or
 - (3) When the covered trash containers are approved by the disposal company for weekly or other regularly scheduled domestic disposal.
- (b) Trash Storage Method and Location. The provisions of this subsection shall apply to all developments except single-family dwellings and duplexes.
 - (1) Trash enclosure locations shall be located in the side or rear yard unless the Director of Community Development can make a finding that the location of the enclosure in one of these yards would prevent accessibility by a refuse-collecting vehicle.
 - (2) Trash enclosures shall be constructed in accordance with the following standards:
 - (i) They shall be fully constructed prior to occupancy of the development;
 - (ii) They shall be screened on three (3) sides by a solid masonry or wood wall of six (6) feet in height and on one (1) side by a slatted fenced gate (with wheels) of equal height;

- (iii) They shall be screened from view from public rights-of-way; and
 - (iv) Their enclosure locations shall be accessible to refuse-collecting vehicles.
- (c) Electrical Cage Enclosures and Storage Tanks. All exterior electrical cage enclosures and storage tanks are to be screened from view from access ways, adjacent streets and residential neighborhoods by a solid fence, wall or mature landscape materials. Any solid fence or wall shall be screened by landscaping.
- (d) Inoperable Vehicle Defined. An inoperable vehicle is defined as a vehicle that cannot be licensed by the State of Nevada Department of Motor Vehicles, or a vehicle that is not registered by the State of Nevada Department of Motor Vehicles, or a vehicle that is in a state of being dismantled, or a vehicle that is missing one or more parts that permit it to be operable or safely operated.
- (e) General Requirements, Outdoor Display. A use in a Commercial or Industrial Regulatory Zone may display products sold or manufactured on-site in the area between the property line and the face of the main building, except that the display shall not be closer than fifteen (15) feet to the front property line.
- (f) Outdoor Display for Merchandise. Except for the uses enumerated in (g) of this section, the outdoor display of merchandise in the area between the front and side property lines and the front and side faces of the main building shall not cover more than fifty (50) percent of this area.
- (g) Outdoor Display for Automobiles, Boats, Recreational Vehicles and Heavy Equipment. The outdoor display of automobiles, boats, recreational vehicles and heavy equipment shall not cover more than eighty-five (85) percent of the area between the front and side property lines and the front and side faces of the main building.

[Section 110.306.35 renamed from "Outdoor Storage" and amended by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 889, provisions eff. 11/29/93; Ord. 899, provisions eff. 5/31/94; Ord. 926, provisions eff. retro to 5/31/94.]

Section 110.306.40 Personal Landing Fields. Personal landing fields are permitted as an accessory use in the General Rural, Low Density Rural, Tourist Commercial, Industrial, and the Public/Semi-Public Facilities Regulatory Zones, subject to a special use permit reviewed by the Washoe County Planning Commission. Personal landing fields established prior to July 1, 2000, as documented with either the Federal Aviation Administration and/or the Nevada Department of Transportation are exempt from the special use permit and minimum development standard requirements. Aircraft hired on a temporary basis for agricultural spraying operations, and not owned by or based on the property owner's parcel, are exempt from the special use permit and minimum development standard requirements. The following minimum development standards are necessary to establish a new personal landing field:

- (a) The edge of the runway/helicopter pad landing surface shall be located to maintain a minimum separation of three hundred (300) feet from any exterior property line to maintain a noise standard of sixty-five (65) decibels Ldn as measured at the property line. Additional landing surface/property line separation may be required as a special use permit condition of approval based on the operational and noise characteristics of the aircraft utilizing the facility.

- (b) The property owner shall submit a report by a Nevada registered engineer or erosion control specialist documenting the type of landing surface treatment and maintenance necessary for dust control and erosion control purposes for the weight of aircraft and frequency of landings, and shall provide for adequate drainage consistent with Article 420, Storm Drainage Standards.
- (c) A maximum of two (2) aircraft may be stored at a personal landing field.
- (d) The personal landing field shall operate as a private facility, for the exclusive use of the landowner, and shall not be operated for commercial purposes. Leasing or rental of airplane hangers or tie-down spaces to any third-party user will not be allowed.
- (e) The owner of the personal landing field shall submit documentation to the Federal Aviation Administration so the location of the facility can be published on the FAA Sectional Aeronautical Chart.
- (f) The owner of the personal landing field shall maintain a commercially issued general liability insurance policy with a minimum coverage of \$1,000,000 combined single limit. The owner shall maintain on file with Washoe County a certificate of insurance and an original endorsement adding Washoe County as an additional insured. Increased amounts of coverage may be based upon usage and level of activity. Washoe County shall determine when increased amounts of liability insurance coverage are required.

[Added by Ord. 1102, provisions eff. 8/11/00.]

Section 110.306.45 Non-municipal Air Strips and Glider Ports. Non-municipal air strips and glider ports are permitted as an accessory use in the General Rural, Low Density Rural, Tourist Commercial, Industrial, and the Public/Semi-Public Facilities Regulatory Zones, subject to a special use permit reviewed by the Washoe County Planning Commission. Non-municipal air strips and glider ports established prior to July 1, 2000 as documented with either the Federal Aviation Administration and/or the Nevada Department of Transportation are exempt from the special use permit and minimum development standard requirements. The following minimum development standards are necessary to establish a new non-municipal air strip or glider port:

- (a) The edge of the runway/helicopter pad landing surface shall be located to maintain a minimum separation of three hundred (300) feet from any exterior property line to maintain a noise standard of sixty-five (65) decibels Ldn as measured at the property line. Additional landing surface/property line separation may be required as a special use permit condition of approval based on the operational and noise characteristics of the aircraft utilizing the facility.
- (b) The property owner shall submit a report by a Nevada registered engineer or erosion control specialist documenting the type of landing surface treatment and maintenance necessary for dust control and erosion control purposes for the weight of aircraft and frequency of landings, and shall provide for adequate drainage consistent with Article 420, Storm Drainage Standards.
- (c) In addition to the vehicle parking requirements for any other uses on the property, one (1) vehicle parking space will be provided for every aircraft which is stored, or for which tie-down space is provided, at the non-municipal air strip and/or glider port.

- (d) The owner of the non-municipal air strip and/or glider port shall submit documentation to the Federal Aviation Administration so the location of the facility can be published on the FAA Sectional Aeronautical Chart.
- (e) The owner of the non-municipal air strip and/or glider port shall maintain a commercially issued general liability insurance policy with a minimum coverage of \$1,000,000 combined single limit. The owner shall maintain on file with Washoe County a certificate of insurance and an original endorsement adding Washoe County as an additional insured. Increased amounts of coverage may be based upon usage and level of activity. Washoe County shall determine when increased amounts of liability insurance coverage are required.

[Added by Ord. 1102, provisions eff. 8/11/00.]

Section 110.306.50 Nonconformance. Any accessory use in full compliance with Washoe County Code prior to the adoption of this article, but not in full compliance with this article, shall be considered a nonconforming use subject to the provisions of Article 904, Nonconformance. For the purpose of this article, the nonconforming status shall remain with the parcel (not the property owner), so long as the principal use does not change. When the nonconforming status is due to an accessory use related to keeping animals, the nonconforming status shall remain with the parcel, not the individual animals.

[Added by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 926, provisions eff. retro to 5/31/94; Ord. 1102, provisions eff. 8/11/00.]

[Section 110.306.30 "Agricultural Buildings" renamed from "Agricultural Buildings and Uses" and amended by Ord. 899, provisions eff. 5/31/94; amended by Ord. 926, provisions eff. retro to 5/31/94; and repealed by Ord. 1238, provisions eff. 6/4/04.]

[Section 110.306.40 entitled "Temporary Office Trailers"; Section 110.306.45 entitled "Commercial Coaches"; and Section 110.306.55 entitled "Utilities" repealed by Ord. 875, provisions eff. 8/3/93.]

[Section 110.306.40 "Animals" amended by Ord. 875, provisions eff. 8/3/93; Ord. 926, provisions eff. retro to 5/31/94; and repealed by Ord. 1238, provisions eff. 6/4/04.]

EXHIBIT B

Article 310

TEMPORARY USES AND STRUCTURES

Sections:

110.310.00	Purpose
110.310.05	Site Plan Required
110.310.15	Allowed Temporary Uses and Structures
110.310.20	Circuses, Carnivals or Other Outdoor Entertainment Events
110.310.25	Construction Yards
110.310.30	House Construction Factories
110.310.35	Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles, Temporary Equipment or Storage Containers, Portable Sanitation Huts
110.310.40	Uses in New Subdivisions
110.310.45	Contractor's Yards
110.310.50	Firewood Sales

Section 110.310.00 Purpose. The purpose of this article, Article 310, Temporary Uses and Structures, is to establish allowed temporary uses and structures, and standards and conditions for regulating same.

Section 110.310.05 Site Plan Required. For any temporary use subject to the provisions of this article, excluding temporary contractor's offices used to manage the construction of a project, a site plan shall be prepared and presented to the satisfaction of the Director of Community Development. Such site plan shall indicate the location of any permanent uses and structures on the parcel, the temporary use and any temporary structures, all vehicular access points proposed for the temporary use, the location of all required parking, and the location of adequate restroom facilities for the temporary use.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1036, provisions eff. 9/1/98.]

Section 110.310.15 Allowed Temporary Uses and Structures. Temporary uses and structures shall be subject to all the regulations as would be applied to a permanent principal or accessory use located in the same regulatory zone, except as otherwise provided by the regulations of this article. The following temporary uses and structures shall be allowed as specified by the provisions of this section and Chapter 25 of the Washoe County Code. The duration and frequency of temporary uses is established in this section and Chapter 25 of Washoe County Code. The Director of Community Development may impose additional restrictions on the frequency and duration of a temporary use.

- (a) **Animal Shows.** Exhibitions of domestic or large animals for a maximum of seven (7) days.

- (b) Pumpkin Patches. Retail sales of pumpkins, squash and related farm produce during the month of October. Clean-up of the site shall occur by November 5 of the year in which a pumpkin patch is conducted.
- (c) Christmas Tree Sales. Retail sales of Christmas trees between Thanksgiving and December 31.
- (d) Circuses, Carnivals and Other Outdoor Entertainment Events. Excluding activities and events occurring in a permanent entertainment facility, the temporary provision of games, eating and drinking facilities, live entertainment, animal exhibitions, or other similar activities in a tent or other temporary structure. Section 110.310.20, Circuses, Carnivals or Other Outdoor Entertainment Events, provides additional regulations.
- (e) Construction Yards. Temporary buildings, structures and storage areas supporting residential development and major construction. Section 110.310.25, Construction Yards, provides additional regulations.
- (f) House Construction Factories. Temporary buildings used for the construction of a multiple or single family dwelling, or the assembly of prefabricated single or multiple family dwelling components, or a combination of both. Section 110.310.30, House Construction Factories, provides additional regulations.
- (g) Outdoor Markets. Retail sale or exchange of agricultural goods or new, hand-crafted or secondhand merchandise in a flea-market, bazaar or other outdoor market. In no case shall such activities exceed a total of thirty-one (31) days in any one (1) calendar year.
- (h) Indoor Markets. Retail sale or exchange of agricultural goods or new, hand-crafted or secondhand merchandise in a flea-market, bazaar or other indoor market.
- (i) Street Fairs. Temporary provision of games, eating and drinking facilities, live entertainment, or similar activities not requiring use of roofed structures.
- (j) Uses of Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles, Temporary Equipment or Storage Containers. Temporary use of mobile homes, travel trailers, commercial coaches and recreational vehicles which support the construction of a permanent residence or permanent use. Section 110.310.35, Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles, provides additional regulations.
- (k) Activities in Subdivisions. Temporary activities in new subdivisions and other residential developments which support the sale of dwellings and lots within the same subdivision or residential development. Section 110.310.40, Uses in New Subdivisions, provides additional regulations.
- (l) Activities in Shopping Malls or Retail Uses. Temporary tents and other facilities inside shopping malls and retail uses, or an adjoining parking lot to one of these uses, for the retail sale of new merchandise, or entertainment or informational event. Temporary facilities and related activities of this kind held in an adjoining parking lot shall not exceed a total of thirty-one (31) days in any one (1) calendar year.

- (m) Contractor's Yard. Temporary buildings, structures, storage areas and processing facilities supporting federal, state or local agency public construction projects. Section 110.310.45, Contractor's Yards, provides additional regulations.
- (n) Firewood Sales. Seasonal sales of firewood between September and March, inclusive, that is not part of permanent permitted use. Section 110.310.50, Firewood Sales, provides additional regulations.
- (o) Temporary On-Site Rental Storage Containers. Temporary on-site rental storage containers obtained from moving or storage companies for the purposes of moving or for storage of possessions at an off-premise storage facility may be allowed on a parcel of land in any land use designation for either a maximum of 60 days, after which they must be removed, or for the duration of a properly issued building permit, after which they must be removed. Temporary on-site rental storage containers may be located only on the sides or rear of a house, and may not be placed in a street right-of-way. Except for the above, temporary on-site rental storage containers may not be used for outside storage longer than 60 days on any parcel of land without having a special use permit for a storage facility for that parcel of land that specifically provides for the use of temporary on-site rental storage containers. Outside stacking of temporary on-site rental storage containers more than two high on any parcel of land is prohibited.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 899, provisions eff. 5/31/94; Ord. 1036, provisions eff. 9/1/98.]

Section 110.310.20 Circuses, Carnivals or Other Outdoor Entertainment Events. A circus, carnival or other outdoor entertainment event may be permitted in all regulatory zones for a period not to exceed ten (10) days. Adequate parking and restroom facilities shall be provided for the expected attendance. An event that will have a combination of between three hundred (300) and nine hundred ninety-nine (999) participants and spectators on any one (1) day of the event shall obtain an administrative permit prior to the event. An administrative permit or outdoor festival license shall not be required for events held at or in facilities designed for such events. These facilities include auditoriums, convention facilities, stadiums and parks, but does not extend to ancillary support areas, such as parking lots, if the event is to be held on or in those ancillary support facilities. An event that will have a combination of more than one thousand (1,000) participants and spectators on any one (1) day of the event shall obtain an outdoor festival license as specified in Chapter 25 of the Washoe County Code, instead of an administrative permit.

[Section 110.310.20 renamed from "Circuses, Carnivals, or Other Outdoor Events" and amended by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 1036, provisions eff. 9/1/98.]

Section 110.310.25 Construction Yards. A construction yard operated by one (1) contractor may be located in any regulatory zone for the purpose of storing material and/or prefabricating components of a structure. The construction process can be conducted within or outside a building. Construction yards shall be in accordance with the provisions of this section.

- (a) Fencing. A construction yard shall have perimeter fencing not to exceed ten (10) feet in height.
- (b) Property Conditions. A construction yard shall only be permitted where the following conditions are true:

- (1) On property that has a recorded subdivision map and in which five (5) or more building permits are active for single-family lots;
 - (2) On property in which a building permit has been issued to construct five (5) or more multiple family dwellings; or
 - (3) On property that has a recorded commercial or industrial subdivision map and in which five (5) or more building permits are active for separate commercial or industrial structures.
- (c) Single Family and Multiple Family Dwellings. A building placed in a construction yard for the purposes of prefabricating components of single family or multiple family dwellings shall be located a minimum of one hundred (100) feet from the lot line of an established use not part of the subdivision in which the construction yard has been established.
- (d) Commercial or Industrial Structures. A building placed in a construction yard for the purposes of prefabricating components of commercial or industrial structures shall be located a minimum of one hundred (100) feet from the lot line of an established use.
- (e) Outside Activities. Prefabrication of components of dwellings done outside of a building shall be located a minimum two hundred (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 7:00 p.m.
- (f) Containment of Activities. No prefabrication of components of a single family or multiple family dwelling shall occur outside of a construction yard in any agricultural or residential regulatory zone.
- (g) Relationship to Fences. Storage of material shall be a minimum of ten (10) feet from the fence surrounding the construction yard and no higher than two (2) feet above the fence.
- (h) Location. 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 dwellings for which the construction yard was established.
- (i) Abandonment of Construction Yards. A construction yard shall be abandoned, the fence and any building removed and the site revegetated within three (3) months from the date that four (4) or fewer building permits are active for the subdivision in which the construction yard is located, or within two (2) months after a Certificate of Occupancy has been issued for the structure housing multiple family dwellings for which the construction yard was established. The County Engineer shall be provided financial assurances that these provisions will be met prior to establishment of the construction yard.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1036, provisions eff. 9/1/98.]

Section 110.310.30 House Construction Factories. House construction factories may be located in any regulatory zone subject to the issuance of a special use permit. House construction factories shall comply with the provisions of this section.

- (a) **Area.** A house construction factory shall be located on a minimum two (2) acre parcel of land, located in an area that has a recorded subdivision map for which the house construction factory is intended to provide dwellings, and located a minimum of one thousand (1,000) feet from the lot line of an established use not part of the subdivision in which the house construction factory is located.
- (b) **Commencement.** A house construction factory shall commence operation within one (1) year from the date that the special use permit is issued.
- (c) **Location of Houses.** 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 properly recorded.
- (d) **Confinement of Activities.** All construction and 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.
- (e) **Storage.** Outside storage of material shall be located adjacent to the house construction factory and a minimum of one thousand (1,000) 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 ten (10) feet in height. Material stored outside of the building shall not extend more than two (2) feet above the fence.
- (f) **Transport.** 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.
- (g) **Safety.** 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.
- (h) **Security.** 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.
- (i) **Restoration.** 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 with six (6) months from the date that four (4) or fewer building permits are active for the subdivision for which the house construction factory was established.

[Amended by Ord. 1036, provisions eff. 9/1/98.]

Section 110.310.35 Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles, Temporary Equipment or Storage Containers, Portable Sanitation Huts.

- (a) Temporary Occupancy. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be occupied as a legal use pending construction of a permanent single-family dwelling in any regulatory zone allowing agricultural or residential uses, provided that a building permit is issued at the same time for the permanent residence. The permanent residence shall be completed and the mobile home, manufactured home, or commercial coach will be removed from the property within eighteen (18) months from the original date of issuance of the building permit, or within thirty (30) days of issuance of a Certificate of Occupancy, whichever is sooner. A two thousand dollar (\$2,000) bond to cover the cost of removal of the mobile home, manufactured home or commercial coach, or satisfactory proof of removal, will be placed on file with the Building and Safety Division prior to the issuance of the Certificate of Occupancy. The use of a travel trailer or recreational vehicle as a temporary occupancy will cease with the disconnection of all on-site utility services. One (1) extension for an additional eighteen (18) month period may be granted with a building permit extension or renewal, but in no case will the temporary occupancy be permitted after thirty-seven (37) months from the original date of issuance of the building permit. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle located within a flood hazard area or limited flooding area may be subject to the requirements of Article 416, Flood Hazards.
- (b) Temporary Contractor's Offices. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be used as a contractor's office to manage the construction of a permanent use, provided that a building permit, to include a grading permit, is issued at the same time for the permanent use.
- (c) Temporary Commercial Use Types and Offices. Any commercial use type and office may be established in commercial coaches, or other temporary structures rated for human occupancy during the construction, major remodel, or reconstruction of a permanent structure on a parcel provided that a building permit, to include a grading permit, is issued at the same time for the permanent use. The permanent structure shall be completed and the commercial coach will be removed from the property within eighteen (18) months from the original date of issuance of the building permit, or within thirty (30) days of issuance of a Certificate of Occupancy, whichever is sooner. A two thousand dollar (\$2,000) bond to cover the cost of removal of the commercial coach, or satisfactory proof of removal, will be placed on file with the Building and Safety Division prior to the issuance of the Certificate of Occupancy. One (1) extension for an additional eighteen (18) month period may be granted with a building permit extension or renewal, but in no case will the temporary occupancy be permitted after thirty-seven (37) months from the original date of issuance of the building permit.
- (d) Temporary Watchman's Quarters. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be used for security purposes, including watchman's quarters, for a permitted mining operation or permitted earth products excavations/processing activity, public park, recreational area, or other commercial or industrial use which by its nature is temporary or is located in a remote area where security is necessary outside of normal business hours. Prior to the establishment of this use, the requirements of Article 808, Administrative Permits, must be satisfied.

- (e) Temporary Mining Office. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be used for an office or scale house for a permitted mining operation or a permitted earth products excavation/processing activity. Parking shall be required as provided by the permit authorizing the mining operation or earth products excavation/processing activity. Prior to the establishment of this use, the requirements of Article 808, Administrative Permits, must be satisfied.
- (f) Temporary Camping. One self-contained travel trailer or recreational vehicle may be used by nonpaying guests or relatives on any private ownership parcel within the Residential Regulatory Zones; General Rural, Parks and Recreation, and Open Space Regulatory Zones subject to the following provisions:
- (1) The temporary camping visit does not extend beyond fourteen (14) consecutive days, with no more than four (4) visits per calendar year.
 - (2) The property owner provides written permission that the visit is authorized without any form of compensation.
 - (3) No discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material.
 - (4) No water or sanitary sewer connections are allowed to any buildings on the property during the temporary camping visit.
- (g) Temporary Occupancy for the Care of the Infirm. One (1) self-contained travel trailer or recreational vehicle may be occupied as a legal use for person(s) responsible for the care of an infirm resident of a permanent single-family dwelling. Prior to the establishment of this use, the requirements of Article 808, Administrative Permits, must be satisfied. The administrative permit application shall include a signed affidavit from a Nevada licensed physician identifying the need for such on-premise care. The administrative permit must be renewed on an annual basis to ensure that the need for such on-premise care still exists. The travel trailer or recreational vehicle shall be located on the parcel to provide as much screening as practical from being viewed from the street. No discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material. Any temporary utility connections shall be to the satisfaction of the Building and Safety Division.
- (h) Temporary Contractor or Owner-Builder's Materials or Equipment Trailers and/or Portable Storage Containers. Upon issuance of a valid building permit from the Building and Safety Department, a contractor or owner-builder may establish temporary factory-built units to support the development of the project. A Site Development Permit for the trailers/containers is required to assure compliance with all applicable health, engineering and planning codes. The temporary units must be located immediately adjacent to the site of the construction activity. All storage containers shall be free from damage, shall not be structurally altered, shall be free from severe rust, and shall not have exposed bare metal. Such units and/or containers shall be removed within thirty (30) days of the final building inspection or Certificate of Occupancy by the Building and Safety Department, or upon the expiration or revocation of the building permit.
- (i) Portable Sanitation Huts. Upon approval by the District Health Department, portable sanitation huts may be allowed on a construction site, a special events

or other temporary public or private event or activity, a mining or aggregate facility, or other use approved by the District Health Department subject to the following conditions:

- (1) All units shall be maintained, hauled, and the effluent disposed of, in strict accordance with District Health Department requirements governing sewage, wastewater, and sanitation.
- (2) Units placed on private property shall be set outside the required setbacks for the regulatory zone for the particular parcel. No easement, drainage, or right-of-way shall be encroached upon by a portable sanitation hut.
- (3) All portable sanitation huts must be removed from the property within seven days after construction, or the event, activity, mining, or other approved use is completed.

[Section 110.310.35 renamed from "Mobile Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles" and amended by Ord. 875, provisions eff. 8/3/93. Amended by Ord. 1036, provisions eff. 9/1/98.]

Section 110.310.40 Uses in New Subdivisions.

- (a) On-site Sales and Construction Management Offices. In any regulatory zone, a temporary office for real estate sales and construction management for lots and homes may be permitted within a subdivision, provided that general, unrelated real estate business and construction management business shall not be conducted at such office, and provided that the operators of the office shall submit and have approved an agreement that the office shall be removed as provided in Subsection (c) of this section. On-site sales and construction management activities can be conducted either in a model home constructed as a part of the subdivision, or in a mobile home, manufactured home, travel trailer, commercial coach, or recreational vehicle temporarily located within the subdivision.
- (b) Off-site Offices. Temporary off-site real estate offices for subdivision sales may be permitted, subject to the issuance of a special use permit. General real estate business shall not be conducted at such offices.
- (c) Removal. All temporary offices and signs shall be removed within thirty (30) days of the following:
 - (1) When the original sales program has resulted in the first time sale of one hundred (100) percent of the lots of the subdivision;
 - (2) Prior to the one hundred (100) percent sale, when the sales program has been moved to a location outside the subdivision;
 - (3) Prior to the one hundred (100) percent sale, when the temporary office has not been used for ninety (90) days; or
 - (4) When a final subdivision map has not been recorded within the required time.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 1036, provisions eff. 9/1/98.]

Section 110.310.45 Contractor's Yards. A contractor's yard may be located in any regulatory zone for the purposes of storing equipment and material, and processing material for a federal, state or local agency public construction project. Contractor's yards shall be in accordance with the provisions of this section.

- (a) **Fencing.** A contractor's yard shall have fencing along the boundaries of the contractor's yard not to exceed ten (10) feet in height.
- (b) **Property Conditions.** A contractor's yard shall only be permitted where the following conditions are true:
 - (1) On property that is within one thousand (1,000) feet of property on which a federal, state or local agency public construction project is being constructed; and
 - (2) On property that is no closer than two thousand (2,000) feet to property with an established residential, civic or commercial use.
- (c) **Relationship to Fences.** Storage of material shall be a minimum of ten (10) feet from the fence required under (a) of this section and no higher than two (2) feet above the fence.
- (d) **Material Storage.** Any material that is subject to being transported by winds shall be tarped, tied down or treated to prevent it from being transported by wind.
- (e) **Processing of Material.** Any processing of material for the construction of the federal, state or local agency public construction project shall require an administrative permit prior to establishment of the processing operation.
- (f) **Period of Time for Use of Contractor's Yard.** The contractor's yard may only be established for a period of time commencing fifteen (15) days prior to the commencement of construction of the federal, state or local agency public construction project and ending fifteen (15) days after the completion of the public construction project.
- (g) **Abandonment of Contractor's Yard.** A contractor's yard shall be abandoned, the fence and any buildings and/or preprocessing facilities shall be removed within the period stipulated in (f) of this section. The site shall be revegetated within three (3) months of the vacation of the contractor's yard, or if weather conditions do not permit revegetation, as soon as weather conditions do permit revegetation of the site. The County Engineer shall be provided financial assurances that these provisions will be met prior to establishment of the contractor's yard.

[Added by Ord. 875, provisions eff. 8/3/93.]

Section 110.310.50 Firewood Sales. The temporary, seasonal sales of firewood that is not part of a permanent permitted use may be located in a General Commercial (GC) and Industrial (I) Regulatory Zone between the months of September and March, inclusive. Firewood sales shall be in accordance with the provisions of this section.

- (a) Period of Use. Between the months of September and March, inclusive, the temporary sales of firewood on a parcel of land shall not exceed three (3) consecutive months.
- (b) Site Requirements. The temporary sales of firewood shall only be permitted on a parcel of land providing all of the following are met:
- (1) The sales area is located a minimum of twenty (20) feet from any street adjacent to the parcel of land, driveway adjacent to or located on the parcel of land, or entrance to the parcel of land.
 - (2) The sales area does not occupy any area that is required parking for a permanent permitted use on the property.
 - (3) One (1) parking space is provided for each employee during a peak hour shift; one (1) parking space is provided for the loading and unloading of firewood, the space being large enough to accommodate a tractor and trailer; and three (3) parking spaces provided for customers. None of the required parking spaces shall be ones that are required as parking for a permanent permitted use on the property.
 - (4) On-site bathroom facilities, including temporary facilities approved by the District Health Department, are available to serve employees and customers.
 - (5) On-site security is provided to protect the firewood from theft or vandalism.
 - (6) A source of water is available on-site to provide fire protection.
 - (7) At the cessation of the temporary use, the site shall be cleared of all firewood, any wood by-products (e.g. chips), equipment and storage/security facilities, and the site shall be restored to its original condition.
- (c) Limitation on Use of Property. The following limitations shall apply to the temporary sale of firewood:
- (1) No cutting or splitting of wood shall be permitted on-site.
 - (2) Only one (1) firewood sales operation shall be permitted on a parcel of land, whether it is a temporary or an existing permanent firewood sales operation.
 - (3) No temporary overnight security shall be permitted for temporary firewood sales.
- (d) Requirement of Business License. Prior to the establishment of a temporary firewood sales operation, a general business license shall be obtained.

[Added by Ord. 899, provisions eff. 5/31/94.]

[Previous Section 110.310.10 entitled "Parking Requirements" repealed by Ord. 1036, provisions eff. 9/1/98.]

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