



Washoe County Planning Commission

Development Code Amendment WDCA17-0004

Temporary Occupancy for Care of the Infirm

September 5, 2017



Background

- **Code allows temporary living within RV by person providing care to resident of single-family dwelling**
- **Requires Administrative Permit**
- **Code specifies it is caregiver only who can live in RV**



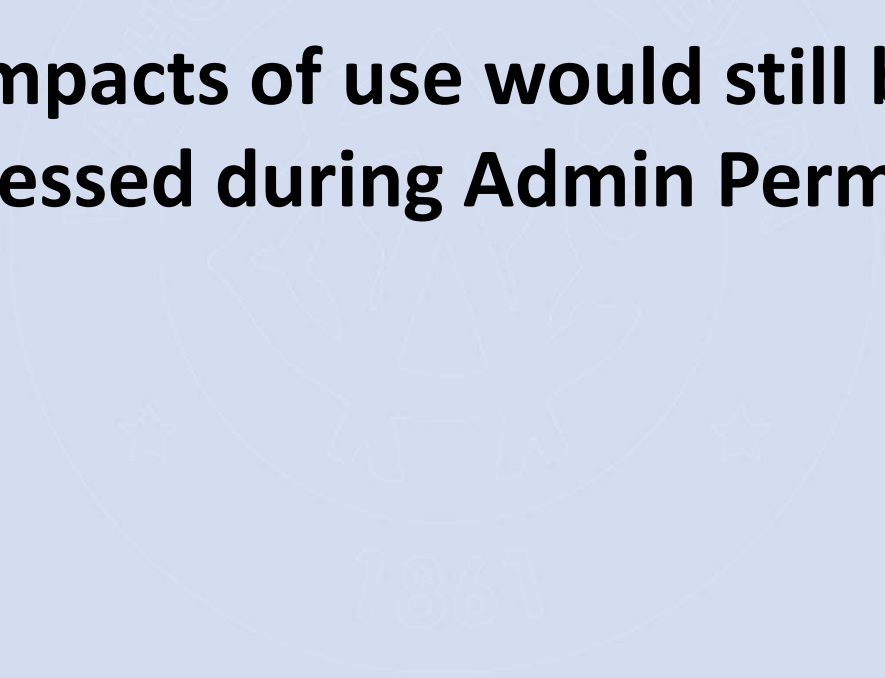
Background

- **Application recently received for infirm person to live in his RV on caregivers' property**
 - Code doesn't currently offer this option
 - Staff recognizes this flexibility should be available



Impacts

- **Little difference in impacts between caregiver vs. infirm person living in RV/trailer**
- **Overall impacts of use would still be reviewed and addressed during Admin Permit process**





Summary of Amendment

- **Eliminate requirement that it be the caregiver who temporarily resides in the RV or travel trailer**
- **Allow either the caregiver OR the infirm person to occupy the RV/trailer**



Proposed Changes (Attachment A)

Section 110.310.35(g), Temporary Occupancy for the Care of the Infirm. One self-contained travel trailer or recreational vehicle may be **temporarily** occupied as a legal use ~~for person(s) responsible when it is necessary~~ for the care of an infirm resident ~~of on-site~~. **This use is reserved for properties containing a permanent single-family dwelling occupied by either the infirm person or the person responsible for the care of the infirm person. The self-contained travel trailer or recreational vehicle may be occupied by either the infirm person or the person responsible for the care of the infirm person.** 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 **Washoe County Health District and the Building Program of the Planning and Safety Building** Division.



Workshop & Public Notice

- **Workshop: Aug. 31, 2017**
 - All CAB members and public invited
 - No attendees
 - One comment from public
- **Notice in RG-J: Aug. 25, 2017**



Code Amendment Findings

- 1. Consistency with Master Plan**
- 2. Promotes Purpose of Development Code**
- 3. Response to Changed Conditions**
- 4. No Adverse Effects**



Recommendation & Motions

- **Recommendation**
 - Initiate amendment AND
 - Recommend approval of proposed amendment
- **2 motions (p. 4)**
 - One for initiation, plus
 - One for amendment language



QUESTIONS?