

RENO NEWSPAPERS, INC. Publishers of
RENO GAZETTE-JOURNAL
P.O. BOX 22000, Reno, Nevada 89520-2000
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3349008

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March																											X				
April		X																													

PROOF OF PUBLICATION

STATE OF NEVADA,
COUNTY OF WASHOE

SS.

Inge Christian

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 26th day of Mar, 19 84 and, April 2nd. , the full period of 2 days, the last publication thereof being in the issue of April 2nd. 19 84.

Signed Inge Christian

Subscribed and sworn to before me this

2nd. day of April , 19 84

Alice L. Buffalo
Notary Public

NOTICE OF COUNTY ORDINANCE
NOTICE IS HEREBY GIVEN that Bill No. 771, Ordinance No. 598, entitled "An ordinance amending Chapter 120 of the Washoe County Code, which regulates mobile home subdivisions, mobile home parks and recreational vehicle parks, by removing the prohibition against any permanent residential structure in a mobile home subdivision and expressly permitting the use of manufactured homes therein, reducing certain minimum required separations between structures, increasing certain minimum required lot areas and correcting, clarifying and updating certain other matters relating thereto," was adopted on March 20, 1984, by Commissioners King, Lillard, McDowell, and Ritter.
Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.
Judi Bailey, County Clerk
3349008-Bill #771
Mar. 26:4/2-ic133

ALICE L. BUFFALOE
Notary Public - State of Nevada
Washoe County
My Appointment Expires June 5, 1985

SUMMARY: Amends provisions of the Washoe County Code dealing with mobile home subdivisions, mobile home parks and recreational vehicle parks.

BILL NO. 771

ORDINANCE NO. 598

AN ORDINANCE AMENDING CHAPTER 120 OF THE WASHOE COUNTY CODE, WHICH REGULATES MOBILE HOME SUBDIVISIONS, MOBILE HOME PARKS AND RECREATIONAL VEHICLE PARKS, BY REMOVING THE PROHIBITION AGAINST ANY PERMANENT RESIDENTIAL STRUCTURE IN A MOBILE HOME SUBDIVISION AND EXPRESSLY PERMITTING THE USE OF MANUFACTURED HOMES THEREIN, REDUCING CERTAIN MINIMUM REQUIRED SEPARATIONS BETWEEN STRUCTURES, INCREASING CERTAIN MINIMUM REQUIRED LOT AREAS AND CORRECTING, CLARIFYING AND UPDATING CERTAIN OTHER MATTERS RELATING THERETO.

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

SECTION 1. Chapter 120 of the Washoe County Code is hereby amended by adding thereto a new section with shall read as follows:

- 120.125 "Manufactured home" defined.
1. "Manufactured home" means a structure which is:
 - (a) Built on a permanent chassis and designed to be used with or without a permanent foundation as a dwelling when connected to utilities; or
 - (b) Designed to be used with a permanent foundation as a dwelling when connected to utilities;
 - (c) Transportable in one or more sections; and
 - (d) Eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on site, contains 320 square feet or more.
 2. The term includes:
 - (a) The plumbing, heating, air-conditioning and electrical systems of the structure.
 - (b) Any structure:
 - (1) Which meets the requirements of paragraphs (a) to (c), inclusive, of subsection 1; and
 - (2) With respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. §§ 5401 et seq.) and/or the Uniform Building Code.
 3. The term does not include any structure built in compliance with the requirements of chapter 461 of NRS.

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698-48

SECTION 2. Section 120.010 of the Washoe County Code is hereby amended to read as follows:

Purpose, Scope and Applicability of Chapter

120.010 Purpose, scope and applicability of chapter.

1. The purpose of this chapter 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 erected after July 28, 1971, within the unincorporated area of Washoe County.

2. This chapter applies to those mobile home subdivisions, mobile home parks and recreational vehicle parks constructed after July 28, 1971. This chapter does not apply to parks existing on July 28, 1971, or resales of parks existing on July 28, 1971, except in the case of remodeling when that portion of the park being remodeled must comply with the provisions of this chapter.

3. Nothing contained in this chapter removes the obligation of compliance with any other applicable ordinance, statute or regulation.

4. Should any law, ordinance or regulation, now, or in the future, impose more stringent requirements than provided for in this chapter, such requirements shall be adhered to. By way of example, and not of limitation, all regulations adopted by the Manufactured Housing Division of the Nevada Department of Commerce shall be strictly adhered to should they provide for additional or more stringent requirements than this chapter.

SECTION 3. Section 120.080 of the Washoe County Code is hereby amended to read as follows:

120.080 "Carport" defined. "Carport" means an accessory building having two 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.

SECTION 4. Section 120.140 of the Washoe County Code is hereby amended to read as follows:

120.140 "Mobile home" defined.

1. "Mobile home" means a structure which is:

- (a) Built on a permanent chassis;
- (b) Designed to be used with or without a permanent foundation as a dwelling when connected to utilities;
- (c) Transportable in one or more sections.

2. The term includes the design of the body and frame and the plumbing, heating, air-conditioning and electrical systems of the mobile home. "Mobile home" does

not include a travel trailer, recreational vehicle, commercial coach, manufactured home or any structure built in compliance with the requirements of chapter 461 of NRS.

SECTION 5. Section 120.150 of the Washoe County Code is hereby amended to read as follows:

120.150 "Mobile home lot" defined. "Mobile home lot" means a portion of land within a mobile home subdivision used or intended to be used for parking of one mobile home or manufactured home, attached or detached accessory buildings, and including required yards and parking area.

SECTION 6. Section 120.240 of the Washoe County Code is hereby amended to read as follows:

120.240 "Recreational vehicle" defined. "Recreational vehicle" means a vehicular structure primarily designed as temporary living quarters for travel, recreational or camping use, which may be self-propelled, mounted upon, or drawn by, a motor vehicle.

SECTION 7. Section 120.290 of the Washoe County Code is hereby amended to read as follows:

120.290 "Travel trailer" defined.
 1. "Travel trailer" means a portable structure mounted on wheels, consisting of a vehicular chassis primarily designed as temporary living quarters for recreational, camping or travel use and designed to be drawn by another vehicle, and designated by the manufacturer as a travel trailer.
 2. A vehicle is not a travel trailer if, when equipped for highway use, it is more than 8 feet wide.

SECTION 8. Section 120.300 of the Washoe County Code is hereby amended to read as follows:

120.300 Compliance with laws, ordinances, regulations.
 1. All mobile home subdivisions in trailer overlay zones are subject to compliance with chapter 278 of NRS, chapters 110 and 115 of the Washoe County Code, other applicable ordinances and regulations of Washoe County, and any other applicable local, state or federal rules, regulations or statutes.
 2. Mobile home subdivisions may utilize density zoning provisions of chapter 110 of the Washoe County Code.

SECTION 9. Section 120.310 of the Washoe County Code is hereby amended to read as follows:

120.310 Minimum standards: Permitted uses. The following uses are permitted:

1. One mobile home or manufactured home per lot or cluster site.
2. Accessory buildings.

SECTION 10. Section 120.320 of the Washoe County Code is hereby amended to read as follows:

120.320 Minimum standards: Prohibited uses. Uses prohibited are all uses prohibited in the underlying zone.

SECTION 11. Section 120.330 of the Washoe County Code is hereby amended to read as follows:

120.330 Minimum standards: Development requirements. Development requirements are:

1. Maximum density: The same as the underlying zone in all agricultural, estates and single family residential districts. The maximum density in all other underlying zoning districts is limited by the provisions of subsection 3.
2. Maximum building height: The same as the underlying zone.
3. Minimum net site or lot area per mobile home or manufactured home: The same as the underlying zone in all agricultural, estates and single family residential districts. The minimum net site or lot area in all other underlying zoning districts is 4000 square feet.
4. Minimum net mobile home lot width: The same as the underlying zone.
5. Yards: The same as the underlying zone.

SECTION 12. Section 120.370 of the Washoe County Code is hereby amended to read as follows:

120.370 Requirement of special use permit; compliance with laws, ordinances, regulations. All mobile home subdivisions utilizing small lots and home owners' associations shall:

1. Be subject to the issuance of a special use permit, following review by the planning commission. Applications and procedures shall be in the manner provided by chapter 110 of the Washoe County Code.
2. Comply with chapter 278 of NRS, chapter 110 and 115 of the Washoe County Code, other applicable ordinances and regulations of Washoe County, and any other applicable local, state or federal rules, regulations or statutes.

SECTION 13. Section 120.380 of the Washoe County Code is hereby amended to read as follows:

120.380 Minimum standards: Permitted uses. The following uses are permitted:

1. One mobile home or manufactured home per lot or site.
2. Accessory buildings.
3. Community recreational buildings and facilities.

SECTION 14. Section 120.400 of the Washoe County Code is hereby amended to read as follows:

120.400 Minimum standards: Development requirements. Development requirements are:

1. Minimum overall area: Two acres.
2. Maximum density:
 - (a) On land without a community sewer, but with a collective system satisfactory to the Washoe County district health department, eight mobile home lots per gross acre.
 - (b) On land with a community sewer structure satisfactory to the Washoe County district health department, the same as the underlying zone in all agricultural, estates and single-family residential districts. The maximum density in all other underlying zoning districts is limited by the provisions of subsection 4.
 - (c) In District No. 2: Eight mobile home lots per gross acre.
3. Maximum building height: The same as the underlying zone.
4. Minimum lot area: 4000 square feet.
5. Minimum lot width: Forty feet.
6. Minimum setback from a bordering public street line: Fifteen feet.
7. Minimum setback from a private internal street:
 - (a) Five feet.
 - (b) District No. 2: Ten feet.
8. Minimum setback from the exterior boundary of the subdivision:
 - (a) Five feet.
 - (b) District No. 2: Fifteen feet.
 - (c) District No. 2, minimum setback from the zoning district boundary: Fifteen feet.
9. No mobile home, manufactured home, accessory building or community recreational or other building shall be located closer than five feet to any mobile home lot line.
10. Expandable sections of a mobile home, along with decks, awnings and other such appurtenances shall be considered a part of the mobile home proper for setback requirements.
11. In District No. 2, the mobile home and all accessory buildings shall occupy not more than 50 percent of the total space area.

SECTION 15. Section 120.410 of the Washoe County Code is hereby amended to read as follows:

120.410 Minimum standards: Street system.

1. 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 and shall be in accordance with chapters 85 and 115.
2. All streets shall be paved and drained with a minimum of 2 1/2 inches of asphalt and 6-inch base.
3. 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.
4. Streets shall have a paved section not less than 32 feet in width and a right-of-way not less than 50 feet.
5. All streets shall be properly signed and lighted at night with at least the equivalent of one 150-watt lamp for each 100 lineal feet of street, or a guard light each 300 feet.
6. When appropriate, adequate provisions for snow removal and snow-storage areas shall be provided.
7. When appropriate, curbs, gutters and sidewalks may be required.

SECTION 16. Section 120.430 of the Washoe County Code is hereby amended to read as follows:

120.430 Minimum standards: General requirements.

1. Paving. All vehicle parking spaces and driveways shall be paved.
2. Covering of exposed ground surfaces. Exposed ground surfaces in all parts of a mobile home subdivision other than as described in subsection 1 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.
3. Recreational area. All mobile home subdivisions shall have at least one recreational area or open space accessible from all lots. The cumulative size of such recreational area shall be not less than 2.5 percent of the gross mobile home subdivision area. It shall be landscaped according to the plans approved as part of the special use permit.
4. Pedestrian ways. When included, pedestrian ways shall have a minimum width of 3 feet and shall be appropriately surfaced.
5. 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, rules and regulations of the Washoe County district health department.

6. 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, rules and regulations of the Washoe County district health department.

7. Refuse and garbage. Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances, rules and regulations of the Washoe County district health department.

8. Fuel supply and storage. Installation of liquefied 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 health division of the department of human resources or the Washoe County district health department, and to the satisfaction of the chief of the applicable fire-protection agency.

9. Fire protection. In every mobile home subdivision there shall be installed and maintained fire hydrants, and fire extinguishers of such number and size, and in such locations, as may be required by the chief of the applicable fire-protection agency.

10. Fences. Mobile home subdivisions shall be fenced with a solid view-screening fence not more than 6 feet nor less than 4 feet in height around the entire boundary of the subdivision.

11. Variations. The planning commission, as part of the special use permit procedure, may vary the requirements specified in subsections 1 to 10, inclusive, in its recommendation to the board of county commissioners.

SECTION 17. Section 120.440 of the Washoe County Code is hereby amended to read as follows:

Mobile Home Parks

120.440 Requirement of special use permit; compliance with laws, ordinances, regulations. All mobile home parks shall:

1. Be subject to the issuance of a special use permit, following review by the county board of adjustment. Applications and procedures shall be in the manner provided by chapter 110.

2. Comply with the provisions of chapter 25 as the same may be amended from time to time, and any and all rules and regulations which may be enacted thereunder by the recreation board with regard to the Washoe County room tax.

3. Comply with any other applicable local, state or federal rules, regulations or statutes.

SECTION 18. Section 120.450 of the Washoe County Code is hereby amended to read as follows:

120.450 Minimum standards: Permitted uses. The following uses are permitted:

1. One mobile home per space.
2. One carport or garage; one cabana, ramada, patio, deck or similar structure, whether covered or not; and one storage building not to exceed 144 square feet in gross floor area per mobile home space.
3. Community recreation buildings and facilities, laundry, car wash, boat or storage facilities serving the mobile home park only.
4. Management offices and one conventional single-family dwelling, mobile home or manufactured home used exclusively for living quarters by the operator or manager of the mobile home park.

SECTION 19. Section 120.460 of the Washoe County Code is hereby amended to read as follows:

120.460 Minimum standards: Development requirements. Development requirements are:

1. Minimum overall area: Five acres.
2. Maximum density:
 - (a) On land without a community sewer, but with a collective system satisfactory to the Washoe County district health department, eight mobile home spaces per acre.
 - (b) On land with a community sewer system satisfactory to the Washoe County district health department: None.
 - (c) In District No. 2, eight mobile home spaces per gross acre.
3. Maximum building height: The same as the underlying zone.
4. Minimum net space area per mobile home:
 - (a) At least 2880 square feet if the mobile home space is designed for a mobile home 14 feet or less in width.
 - (b) At least 4000 square feet if the mobile home space is designed for a mobile home more than 14 feet in width.
 - (c) District No. 2:
 - (1) 3500 square feet if the mobile home space is designed for a mobile home 14 feet or less in width.
 - (2) 4000 square feet if the mobile home space is designed for a mobile home more than 14 feet in width.
5. Minimum net mobile home space width:
 - (a) Forty-five feet if the mobile home space is designed for a mobile home 14 feet or less in width.
 - (b) Fifty-five feet if the mobile home space is designed for a mobile home more than 14 feet in width.

6. Minimum setback of any building or mobile home from a bordering public street line: Fifteen feet.
7. Minimum front setback from an internal street:
 - (a) Five feet.
 - (b) In District No. 2: Ten feet.
8. Minimum setback line from the exterior boundary line of the mobile home park:
 - (a) Five feet.
 - (b) In District No. 2: Fifteen feet.
 - (c) In District No. 2, minimum setback from zoning district boundary: Fifteen feet.
9. No mobile home, accessory building, management office, community recreational or other building shall be located closer than five feet to any mobile home space line.
10. Expandable sections of a mobile home along with decks, awnings and other such appurtenances shall be considered a part of the mobile home proper for setback requirements.
11. In District No. 2, the mobile home and all accessory buildings shall occupy not more than 50 percent of the total space area.

SECTION 20. Section 120.490 of the Washoe County Code is hereby amended to read as follows:

120.490 Minimum standards: General requirements.

1. Paving. All vehicle parking spaces and driveways shall be paved.
2. Covering of exposed ground surfaces. Exposed ground surfaces in all parts of a mobile home park other than as described in subsection 1 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.
3. Recreational area. All mobile home parks shall have at least one recreational area or open space accessible from all spaces. The cumulative size of such recreational area shall be not less than 2.5 percent of the gross mobile home park. Parks catering to family use are expected to provide larger recreational areas and adequate playgrounds. They shall be landscaped according to the plans approved as part of the special use permit.

In District No. 2, all mobile home parks shall have at least one recreational area or open space accessible from all spaces. The cumulative size of such recreational area shall be not less than 10 percent of the gross mobile home park area.
4. Pedestrian ways. When included, pedestrian ways shall have a minimum width of 3 feet and shall be appropriately surfaced.

In District No. 2, when included, pedestrian ways shall have a minimum width of 8 feet and shall be appropriately surfaced.

5. 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, rules and regulations of the Washoe County district health department.

6. 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, rules and regulations of the Washoe County district health department.

7. Refuse and garbage. Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances, rules and regulations of the Washoe County district health department.

8. Fuel supply and storage. Installation of liquefied petroleum gas or fuel oil containers within a mobile home park shall be in conformance to any applicable statutes and ordinances, regulations of the health division of the department of human resources or the Washoe County district health department, and to the satisfaction of the chief of the applicable fire-protection agency.

9. Fire protection. In every mobile home park there shall be installed and maintained fire hydrants, and fire extinguishers of such number and size, and in such locations, as may be required by the chief of the applicable fire-protection agency.

10. Fences. Mobile home parks shall be fenced with a solid view-screening fence not more than 6 feet nor less than 4 feet in height around the entire boundary of the park.

11. 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 chapter, and any other applicable ordinance or statute. He shall maintain the mobile home park in a neat, orderly and sanitary condition at all times.

12. Register. The licenseholder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:

- (a) The name and occupation of each occupant.
- (b) The make, model and year of all motor vehicles and trailer coaches.
- (c) The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park.
- (d) The state issuing such licenses.
- (e) The date of arrival and departure of each trailer coach.

13. The licenseholder shall be responsible for the collection and payment of the Washoe County room tax.

14. Plan. A copy of the final approved plan for the mobile home park shall be conspicuously posted on the site and the licenseholder shall be responsible for maintenance of the park in accordance with the final approved plan. The licenseholder shall stake or otherwise properly designate all mobile home spaces in accordance with the final approved plan for the mobile home park and shall maintain same so as to be readily ascertainable by the building department.

SECTION 21. Section 120.500 of the Washoe County Code is hereby amended to read as follows:

120.500 Requirement of special use permit; compliance with laws, ordinances, regulations. All recreational vehicle parks shall:

1. Be subject to the issuance of a special use permit, following review by the county board of adjustment. Applications and procedures shall be in the manner provided by chapter 110.

2. Comply with the provisions of chapter 25 as the same may be amended from time to time, and any and all rules and regulations which may be enacted thereunder by the recreation board with regard to the Washoe County room tax.

3. Comply with any other applicable local, state or federal rules, regulations or statutes.

SECTION 22. Section 120.510 of the Washoe County Code is hereby amended to read as follows:

120.510 Minimum standards: Permitted uses. The following uses are permitted:

1. Recreational vehicles, but in District No. 2, not more than two recreational vehicles per space.

2. One cabana, ramada, patio, or similar structure, and one detached storage building per recreational vehicle space.

3. 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.

4. Management offices and one single-family dwelling or mobile home, used exclusively for living quarters by the operator or manager of the recreational vehicle park.

SECTION 23. Section 120.520 of the Washoe County Code is hereby amended to read as follows:

120.520 Minimum standards: Development requirements. Development requirements are:

1. Minimum overall area: Two acres.

2. Maximum density:
 - (a) On land without a community sewer, the maximum density shall be established by the Washoe County district health department, pursuant to adopted regulations.
 - (b) On land with a community sewer system satisfactory to the Washoe County district health department: None.
 - (c) In District No. 2, 20 recreational vehicle spaces per gross acre.
3. Maximum building height: The same as the underlying zone.
4. Minimum net area per recreational vehicle space:
 - (a) 690 square feet.
 - (b) In District No. 2: 1,200 square feet.
5. Minimum net recreational vehicle space width: Twenty-three feet.
6. Minimum setback of any building or recreational vehicle from a bordering public street line:
 - (a) Fifteen feet.
 - (b) In District No. 2: Twenty feet.
7. Minimum front setback from an internal street:
 - (a) Five feet.
 - (b) In District No. 2: Ten feet.
8. Minimum setback line from the exterior boundary line of the recreational vehicle park:
 - (a) Five feet.
 - (b) In District No. 2: Twenty feet.
9. No recreational vehicle, accessory building, management office or community recreational or other building shall be located closer than five feet to any recreational vehicle space line.

SECTION 24. Section 120.530 of the Washoe County Code is hereby amended to read as follows:

120.530 Minimum standards: Street system.

1. 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.
2. All streets shall be paved and drained with a minimum of 2 1/2 inches of asphalt and 6-inch base.
3. 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.
4. Streets provided for two-way traffic shall have a paved section not less than 24 feet in width and a right-of-way of not less than 24 feet. Streets provided for one-way traffic shall have a paved section not less than 12 feet in width and a right-of-way of not less than 12 feet.
5. A cul-de-sac length shall not exceed 500 feet.

6. All streets shall be properly signed and lighted at night with at least the equivalent of one 150-watt lamp for each 100 lineal feet of street, or a guard light each 300 feet.

7. When appropriate, adequate provisions for snow removal and snow-storage area shall be provided.

8. The recreational vehicle park shall be designed to provide for drive through recreational vehicle spaces to the greatest practicable extent.

SECTION 25. Section 120.540 of the Washoe County Code is hereby amended to read as follows:

120.540 Minimum standards: General requirements.

1. Paving. All vehicle parking spaces and driveways shall be paved.

2. Covering of exposed ground surfaces. Exposed ground surfaces in all parts of a recreational vehicle park other than as described in subsection 1 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.

3. Recreational area. All recreational vehicle parks shall have at least one recreational area or open space accessible from all spaces. The cumulative size of such recreational area shall be not less than 2.5 percent of the gross recreational vehicle park area. It shall be landscaped according to the plans approved as part of the special use permit.

In District No. 2, all recreational vehicle parks shall have at least one recreational area or open space accessible from all spaces, the cumulative size of which recreational area shall be not less than 10 percent of the gross recreational vehicle park area. It shall be landscaped according to the plans approved as part of the special use permit.

4. Pedestrian ways. When included, pedestrian ways shall have a minimum width of 3 feet and shall be appropriately surfaced.

In District No. 2, when included, pedestrian ways shall have a minimum width of 8 feet and shall be appropriately surfaced.

5. Service facilities. All recreational vehicle parks shall provide:

(a) Restroom and bath facilities in conformance to regulations of the Washoe County district health department.

(b) Sanitary stations for the discharge of vehicle retention tanks, such stations to be in conformance with any applicable statutes and ordinances and any the Washoe County district health department.

6. Water supply. An accessible, adequate, safe and potable supply of water for domestic purposes shall be

provided within 100 feet of each recreational vehicle space. Such supply of water shall be in conformance to any applicable statutes and ordinances, rules and regulations of the health division of the department of human resources and the Washoe County district health department.

7. 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, rules and regulations of the Washoe County district health department.

8. Refuse and garbage. Storage, collection and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances, rules and regulations of the Washoe County district health department.

9. Fuel supply and storage. Installation of liquefied petroleum gas or fuel oil containers within a recreational vehicle park shall be in conformance to any applicable statutes and ordinances, regulations of the health division of the department of human resources or the Washoe County district health department, and to the satisfaction of the chief of the applicable fire-protection agency.

10. Fire protection. In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of such number and size, and in such locations, as may be required by the chief of the applicable fire-protection agency.

11. Fences. Recreational vehicle parks shall be fenced with a solid view-screening fence not more than 6 feet nor less than 4 feet in height around the entire boundary of the park.

12. Management. The holder of a valid Washoe County business license for the operation of a recreational vehicle park shall be responsible for compliance with sections 120.500 to 120.540, inclusive, and any other applicable ordinance or statute. He shall maintain the recreational vehicle park in a neat, orderly and sanitary condition at all times.

13. Register. The licenseholder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:

- (a) The name and occupation of each occupant.
- (b) The make, model and year of all motor vehicles and trailer coaches.
- (c) The license number and year of license and owner of each trailer coach and motor vehicle parked or stored in the trailer coach park.
- (d) The state issuing such licenses.
- (e) The dates of arrival and departure of each trailer coach.

14. The licenseholder shall be responsible for the collection and payment of the Washoe County room tax.

15. Plan. A copy of the final approved plan for the recreational vehicle park shall be conspicuously posted

on the site and the licenseholder shall be responsible for maintenance of the park in accordance with the final approved plan. The licenseholder shall stake or otherwise properly designate all recreational vehicle spaces in accordance with the final approved plan for the recreational vehicle park and shall maintain same so as to be readily ascertainable by the building department.

SECTION 26. Section 120.550 of the Washoe County Code is hereby amended to read as follows:

Permits, Licenses and Fees

120.550 Permits, licenses and fees.

1. All mobile home subdivisions, mobile home parks and recreational vehicle parks shall be subject to the provisions of and shall obtain all approvals, permits and licenses required by this chapter and such other laws, ordinances and regulations which are now, or may in the future, be applicable, including, but not limited to, chapters 277, 278 and 461A of NRS, chapters 25, 100, 110 and 115 of the Washoe County Code and regulations adopted by the Manufactured Housing Division of the Nevada Department of Commerce.

2. All mobile home subdivisions, mobile home parks and recreational vehicle parks shall pay such fees as are provided for in the laws, ordinances and regulations referred to in subsection 1.

3. Should any law, ordinance or regulation, now, or in the future, impose more stringent requirements than provided for in this chapter, such requirements shall be adhered to. By way of example, and not of limitation, all regulations adopted by the Manufactured Housing Division of the Nevada Department of Commerce shall be strictly adhered to should they provide for additional or more stringent requirements than this chapter.

SECTION 27. Section 120.560 of the Washoe County Code is hereby amended to read as follows:

Location Outside Parks or Subdivisions

120.560 Location outside parks or subdivisions.

1. Nothing in this chapter precludes parking of a recreational vehicle outside a recreational vehicle park if all liquid and solid wastes from such vehicle are disposed of in accordance with law and regulations of the health division of the department of human resources and the Washoe County district health department.

2. Nothing in this chapter prohibits the storage of a 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. Storage or use of any mobile home outside a mobile home park or mobile home subdivision shall be governed by the provisions of chapter 120, and any other applicable laws, ordinances or regulations.

SECTION 28. Section 120.600 of the Washoe County Code is hereby amended to read as follows:

Violations and Penalties

120.600 Violations; penalties.

1. It is unlawful for any person to violate any provisions or to fail to comply with any requirements of this chapter.

2. Any person who violates any of the provisions of this chapter is guilty of a misdemeanor and shall be punished as provided in section 125.050.

SECTION 29. Sections 120.110, 120.130 and 120.390 of the Washoe County Code are hereby repealed.

Proposed on the 28th day of February, 1984.

Proposed by Commissioners Ritter.

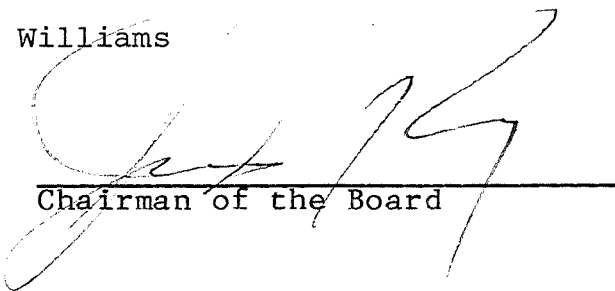
Passed on the 20th day of March, 1984.

Vote:

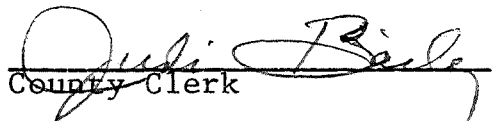
Ayes: Commissioners: King, Lillard, McDowell, Ritter

Nays: Commissioners: None

Absent: Commissioners: Williams


Chairman of the Board

ATTEST:


County Clerk

This ordinance shall be in force and effect from and after the 2nd day of April, 1984.