

# HANDOUT

## DISPLAY VEHICLE PERMIT

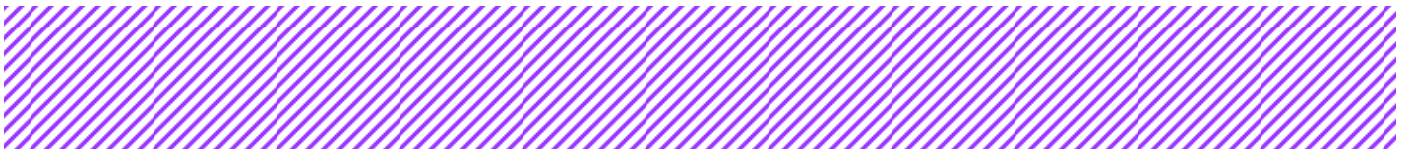
A permit to display a vehicle  
classified as a junk vehicle pursuant  
to the Washoe County Nuisance Code

## PERMITS+PLUS ZONE



**Washoe County**  
**Permits Plus Zone**  
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Reno, NV 89520-0027

Note: This handout is for information only and is not meant to provide legal advice. The Washoe County Nuisance Code and Washoe County policies govern if there is a conflict with the information provided within this handout. The reader is advised to consult the Department of Community Development in addition to reading this handout.



# **What is a Display Vehicle Permit and How Can I Obtain a Permit?**

## **Definitions.**

The Washoe County Nuisance Code can be found in sections 50.300 through 50.310 of the County Code. The Nuisance Code prohibits the outdoor storage of junk vehicles in public view with two exceptions:

1. Junk vehicles stored on the business property of a properly licensed vehicle storage business, vehicle dealer, vehicle manufacturer, vehicle distributor, vehicle repair shop, vehicle rebuilder business, or automobile wrecker business (e.g., vehicle towing service).
2. **Junk vehicles authorized for display with a properly issued Washoe County Display Vehicle Permit.**

This handout describes the process to obtain a permit to display a junk vehicle. It is important to understand the three components pertinent to outdoor storage of junk vehicles to understand the requirements to obtain a Display Vehicle Permit.

There are three components for outdoor storage of junk vehicles: the definition of a vehicle, the definition of a junk vehicle, and the definition of public view.

### **DEFINITION OF A VEHICLE:**

A vehicle is any self-propelled instrument of conveyance designed primarily for the transportation of persons or goods. A vehicle is further defined as either a "street-legal vehicle" or a "non-highway vehicle".

*Street-legal vehicle* is any instrument of conveyance which can be lawfully licensed or registered for use on public highways, streets, roads, or other public ways. Examples include, but are not limited to, automobiles, trucks, vans, trailers, motor homes or recreational vehicles, campers, motorcycles, and mopeds.

*Non-highway vehicle* is any instrument of conveyance or off-road vehicle which cannot be lawfully licensed or registered for use on public highways, streets, roads, or other public ways. Examples include, but are not limited to, dune buggies, all terrain vehicles, snowmobiles, boats, and personal water craft.

An *off-road vehicle* is any motorized vehicle, including a motorcycle, designed for or capable of cross-country travel on or immediately over land, water, sand, snow, ice, marsh, swampland, or other natural terrain.

### **DEFINITION OF A JUNK VEHICLE:**

A junk vehicle is:

- Any street-legal or non-highway vehicle, including component parts, which is:
  - ruined, dismantled or inoperable for any reason, or
  - otherwise unused for its original purpose; OR,
- A street-legal vehicle that does not possess a current, valid vehicle registration.

## **DEFINITION OF PUBLIC VIEW:**

Public view means the junk vehicle is plainly visible from the public right-of-way, or from any regularly used location on public or private property. Junk vehicles enclosed and visually obscured within a structure, or within a lawful screen are not considered to be in public view.

A lawful *screen* provides physical separation and visual obscuration of one area from another on all sides and in all seasons. Such separation must be at least 6 feet high and includes, but is not limited to, the combination or individual use of a fence, decorative wall, structure, earth berm or dense landscaping.

## **Display Vehicle Permit.**

### **STANDARDS:**

A Display Vehicle Permit allows a property owner to store a junk vehicle outdoors in public view. There are specific standards which must be met before a permit can be issued:

- There must be an established principal use on the property. Typically, the established use will be an occupied residential dwelling. In rare cases, the established use will be an operating and properly licensed commercial establishment.
- Outdoor storage of junk vehicles on vacant lots is not allowed. Therefore, a Display Vehicle Permit cannot be issued for a vacant lot.
- Permits are only issued to property owners. A tenant must ask the property owner to apply for a Display Vehicle Permit. Once the permit is issued, the junk vehicle can then be displayed on the property.
- One display vehicle is allowed for each 10 acres of property, or for contiguous (adjacent) properties as defined in Washoe County Code Chapter 110 (Development Code). For example:
  - A parcel 10 acres and smaller is allowed one display vehicle.
  - A parcel between 10.01 acres and 20 acres in area is allowed two display vehicles.
  - There is no maximum number of display vehicles provided the property's acreage is large enough. A parcel 110 acres in area could support 11 display vehicles.
- A Display Vehicle Permit is valid for a single display vehicle. A property owner whose property is large enough to support multiple display vehicles must have a valid permit for each display vehicle.

### **REQUIREMENTS:**

There are certain requirements which must be followed and adhered to before a permit can be issued and during the life of a permit:

- A permit is valid for five years from the date of issue.
  - Prior to expiration of the permit, the property owner must apply for a new permit.

- Since permits are issued to a property owner, a change in a property owner invalidates the permit.
  - Permits are not transferable to a new property owner. A property owner should disclose this information upon sale of the property, or remove the display vehicle.
  - A new property owner must apply for a new permit to retain the display vehicle. Otherwise, the vehicle will be classified as a junk vehicle and must be screened from public view.
- The permit will be reviewed by several agencies. These agencies may charge a separate fee for inspections, if required. The review will include the following, at a minimum:
  - Community Development: Setbacks, lighting and landscaping regulations, and the number of allowed display vehicles.
  - Engineering (Public Works): Safe sight distance (visibility triangle) and location of easements.
  - Fire Agencies: Presence of flammable or combustible materials and defensible space considerations.
  - Health District: Measures to prevent the spillage or leakage of hazardous materials and to prevent the harboring of vectors (e.g., mice, insects, etc.).
- Reviewing agencies may place conditions on the permit. Conditions are of two types:
  - Prior to permit issuance. These types of conditions must be met or completed before the permit may be issued. Such a condition might be the installation of a display pad or adjusting the vehicle's display location to ensure it does not block visibility leaving driveways or at intersections.
  - Operational. These types of conditions must be maintained for as long as the permit is valid and will be recorded on the permit. Failure to maintain these conditions will invalidate the permit. Such a condition might be maintaining the display vehicle so it does not become a fire hazard or an attractive nuisance.
- All electrical systems on the vehicle must be either disconnected or removed. All fuels, oils and other hazardous material (e.g., radiator fluids) must be drained; and, measures taken to ensure there will be no leakage of fuels or oils onto the ground.
- The property owner will be required to agree that no changes will be made to the vehicle and/or the display site/area after the permit is issued. Any such changes will require a new permit. Changes made without a new permit will invalidate the permit.
- The property owner will grant permission for reviewing agencies to inspect the display vehicle as required during the tenure of the permit. If an inspection requires entry onto the property, the agency will contact the property owner for permission before entering the property. Failure of the property owner to grant reasonable access to the property to inspect the display vehicle constitutes cause to invalidate the permit.
- The property owner will affirm and acknowledge that failure to:
  - Abide by and adhere to any conditions placed on the permit;
  - Renew the permit at the end of five years; and/or,
  - Make changes to the vehicle and/or the display site/area without a new permit;
 will invalidate the permit. Invalidated permits are automatically cancelled. Cancellation of a Display Vehicle Permit will result in the County taking appropriate action against the property owner for a nuisance junk vehicle.

## **APPLICATION:**

Display Vehicle Permit applications are available through the Department of Community Development. Community Development staff will review the permit application and provide the property owner with an agency sign off list. The Department will issue the permit after all agency approvals are validated (e.g., conditions satisfied) and the permit fee is paid.

- The Display Vehicle Permit fee is \$65.
  - Fees are placed into a Washoe County general fund designated for administrative enforcement activities.
  - Fees will be waived for properties owned by agencies funded by or receiving public funds.
- The property owner will be required to provide the following information as part of the application:
  - Property owner and property information.
  - Display area information and a site plan of the property showing the location of the display vehicle.
  - Display vehicle information and verification that the vehicle is safe to store and display (e.g., electrical systems disconnected, fuels and oils drained, etc.).
  - Certification that local Covenants, Conditions or Restrictions (CCRs) and/or deed restrictions do not prohibit the vehicle's display.
  - A recent photograph of the proposed display vehicle.
- The property owner will be required to visit each reviewing agency to obtain approvals, and conditions if applicable.
  - Reviewing agencies include Community Development, Engineering (Public Works), the appropriate fire agency, and the Health District. Each agency may charge a separate inspection fee, payable to that agency, if required.
  - Approvals and conditions will be noted on an agency sign off list, which the property owner will return to Community Development when complete.
- An application to renew a Display Vehicle Permit will require a new application and associated permit fee. However:
  - A new site plan is not required if the information shown on the plan has not changed. The property owner will be required to note the new date and that no information has changed on the prior site plan.
  - Information on the original application (such as display area information) may refer to the prior application, provided no information has changed. The property owner will be required to note "no changes from application dated (date of prior application)" within the appropriate area on the new application.
  - An updated photograph must be submitted with the new application.

## **PERMITS:**

After validating all agency approvals (to include verification that conditions have been met or completed) and receiving payment of the \$65 permit fee, Community Development will issue the property owner a Display Vehicle Permit. The permit will not be placed on the display vehicle. Rather, the permit provides proof for the property owner that a valid Display Vehicle Permit has been issued.

**APPEALS:**

A property owner can appeal the decision to deny a Display Vehicle Permit, or the cancellation of the permit, to the Washoe County Board of Adjustment and the Washoe County Commission, if appropriate. Appeals will follow the process outlined in Washoe County Code section 110.910.05(f), *Appeal of Director's Interpretation of Development Code*, as amended.

**Questions Regarding a Display Vehicle Permit.**

If you have any questions regarding a Display Vehicle Permit, or need further assistance, please contact the Department of Community Development at 775.328-6100. Community Development staff will be able to answer your questions and provide you with information you may need to apply for a Display Vehicle Permit. If you have internet access, please visit the Department's web site at [www.washoecounty.us/ComDev](http://www.washoecounty.us/ComDev).

**Washoe County  
Department of Community Development**

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