

50.308 Public nuisances.

In the unincorporated area of the county, a public nuisance is anything described in the Code as such, and is further defined as:

1. The existence of any dangerous condition or structure, or any property in a condition adverse or detrimental to public health, safety, or general welfare.
2. Maintenance of property, or any structure, in such a state of disrepair or deterioration that could:
 - (a) cause harm to persons, or
 - (b) cause damage to property or improvements in the immediate vicinity, or
 - (c) cause or contribute to blight and cause a substantial reduction of economic value of neighboring properties.
3. Structures that have been partially constructed and have not made substantial progress towards completion for a period of six months or longer, or structures that have been partially destroyed or demolished by fire or other causes and remain in such a state for a period of six months or longer.
4. Property having adjacent sidewalks, parkways, and/or alleys that are not maintained in a safe and sanitary condition, including, but not limited to, trash, weeds, oil, or similar conditions that interfere with their use.
5. Any vegetation, equipment or structure that may endanger in any manner the security or safe use of, or any access to, any street, utility line, sewer or public improved place.
6. The existence of debris-refuse-rubbish or garbage that could cause harm to persons, or be materially detrimental to property or improvements in the immediate vicinity, or could cause appreciable diminution of property values in the immediate vicinity, or contribute to blight and appreciable diminution of the use, enjoyment, or aesthetic value of property or improvements in the immediate vicinity, or could become a harborage for rodents or other vermin, an attractive nuisance, a fire hazard, or in any other way detrimental to public health, safety, or welfare. Large, remote lands in their natural state, and difficult to service with large machinery due to terrain and governmental regulations, are exempt unless an actual and probable danger exists.
7. The existence of any of the following on the exterior of the property of a residential foreclosure:
 - (a) Excessive foliage growth which diminishes the value of the property or of surrounding properties;
 - (b) Trespassers remaining on the property;
 - (c) Mosquito larvae growing in standing water; and,
 - (d) Any other condition that creates a nuisance as provided in this Nuisance Code.Any enforcement of this section must be consistent with the provisions concerning residential foreclosures within NRS Chapter 40, as amended.
8. Outdoor storage of any building materials, appliances, debris-refuse-rubbish, junk vehicles, or garbage in public view except as otherwise permitted by this Nuisance Code or as otherwise authorized pursuant to Code Chapter 110, Article 306, as amended.
 - (a) Junk vehicles used in a properly licensed business of, and located on that business's private property owned by, vehicle storage, licensed vehicle dealers, manufacturers, distributors, repair shops, rebuilders of vehicles, or automobile wreckers as set forth in NRS Chapter 487, as amended are exempt from this section.
 - (b) Junk vehicles authorized for display by county permit are exempt from this section.
9. Structures used for the unlawful manufacture or distribution of controlled substances as defined in and regulated pursuant to NRS Chapter 453, as amended.

10. A building or place regularly and continuously used by the members of a criminal gang to engage in, or facilitate the commission of, crimes by the criminal gang.

Any enforcement of this section must be consistent with the provisions concerning criminal gangs within NRS Chapter 244, as amended.

11. Attractive nuisances, except as otherwise provided in NRS 40.140, as amended, concerning agricultural activity and shooting ranges.

12. Land that has been altered so as to cause or contribute to erosion, subsidence, or surface water drainage impacting public or private property.

13. The grading of land in any manner except as authorized pursuant to Code Chapter 110, Article 438, as amended. The grading of land incidental to the use of land for existing farming activities is exempt from this section.

14. The discharge of pollutants into receiving waters or into the county's stormwater management system.

15. The existence of hazardous waste in a manner not consistent with applicable county, state or federal regulations.

16. Obstruction of a public road or recorded public trails.

17. The operation of a motorcycle or an off-road vehicle on public or private land within 1,000 feet of any residence owned or occupied by another unless for:

(a) purposes of ingress onto or egress from the operator's property, or

(b) traditional use for property maintenance or on property actively used primarily for farming, or

(c) operation of a lawful vehicle on public streets and highways, or

(d) the official business of the military, fire, emergency or law enforcement.

18. With the exception of pre-existing agricultural activities pursuant to NRS 40.140, as amended, the keeping, harboring or owning any animal that by making loud and frequent sounds causes annoyance to, or disturbance of the peace or comfort of, the neighborhood or a reasonable person of normal sensitivities in the vicinity, applicable as well to all property located within the cities of Reno and Sparks pursuant to the related interlocal agreement.

19. Any animal, except domestic cats, found off the real property of or not under the control of its owner or other person responsible for it within the congested areas as established in Code Chapter 55, as amended. This nuisance shall also apply to all property located within the cities of Reno and Sparks pursuant to the related interlocal agreement.

20. Parking in or obstructing an officially designated fire lane or fire hydrant.

21. Marking, etching, scratching, drawing, or painting graffiti, the abatement of which may also be conducted pursuant to Code 50.270, as amended.

[7, Ord. No. 1426]