



## Washoe County Development Code Amendment for Section 110.310.35(g), *Temporary Occupancy for the Care of the Infirm*

### Open House

August 31, 2017, 5 – 6 p.m.

Washoe County Administration Complex (1001 E. Ninth Street, Reno)  
Building A, 2<sup>nd</sup> floor, West End, Slide Mountain Conference Room

#### **Background and reasons for proposed change**

Washoe County Code currently allows for the temporary occupancy of a recreational vehicle (RV) or fully contained travel trailer by person(s) who provide care to an infirm resident of a single-family dwelling, subject to the issuance of an Administrative Permit. The Code is specific in that it is the caregiver, not the person with an infirmity, who may reside in the RV or travel trailer.

Washoe County recently received an application for this temporary use type. However, it is the infirm person who is seeking permission to live in his RV on his caregivers' property, and the Code does not currently allow for this arrangement. Staff recognizes that the Code should offer flexibility in this regard, and is therefore requesting this Development Code amendment. The proposed update eliminates the requirement that it be the caregiver who temporarily occupies the RV or travel trailer, and permit either the caregiver or the infirmed person to temporarily occupy the RV or travel trailer.

It is anticipated that there would be a negligible difference in the impact of whether it is the caregiver or infirmed person who resides in the RV or travel trailer. Any overall impacts of the use would be reviewed and addressed during the Administrative Permit review process.

#### **What are the proposed changes?**

The proposed amendment would potentially update Washoe County Code Section 110.310.35(g) as described below. New text is bold red. Deleted text is shown in strikethrough. For example:

**New text.** ~~Deleted text.~~

- (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.

#### **What are the next steps?**

The Washoe County Planning Commission will hold a public hearing on the proposed amendment on Tuesday, Sept. 5, 2017. The meeting will begin at 6:30 p.m. and be held in the Washoe County Commission Chambers, located at 1001 E. Ninth St., Bldg. A, in Reno.

For more information, or to provide feedback on the proposed changes, please contact: Kelly Mullin, Planner, at 775.328.3608 or [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us).