

Affidavit of Publication

STATE OF NEVADA,
County of Washoe—SS.

Loretta Dickerson

being duly sworn, deposes and says that he is the
Record Clerk

of The SPARKS TRIBUNE, a weekly newspaper,
published in Sparks, Washoe County, Nevada; that
he has charge of and knows the advertising ap-
pearing in said newspaper, and the

Notice of County Ordinance

Bill No. 492, Ordinance No. 326

of which a copy is hereunto attached, was first
published in said newspaper in its issue dated
August 18, 19**76**


and was published in each of the following issues
thereafter:

the date of the last publication being in the issue
of **August 25**, 19**76**

Loretta Dickerson
Subscribed and sworn to before me this, the
26th day of **August**, 19**76**

[Signature]
Notary Public in and for the County of Washoe,
State of Nevada.

My Commission expires: *Jan 16 1978*

 **LUCILLE LEE**
Notary Public—State of Nevada
Washoe County
My Commission Expires Jan. 16, 1978

NOTICE OF COUNTY ORDINANCE

Notice is hereby given that Bill No. 492, Ordinance No. 326, amending Washoe County Ordinance No. 177 entitled "An ordinance amending an ordinance of Washoe County, State of Nevada, regulating the construction of mobile home subdivisions, the construction, use and operation of mobile home and recreational vehicle parks; providing penalties for violations thereof and other matters properly relating thereto," was adopted on August 5, 1976 by Commissioners Scurr, Cook, Nelson and Gaunt all voting aye, with Commissioner Grow being absent.

Typewritten copies of the Ordinance are available for inspection by all interested persons at the office of the County Clerk.

Published Aug. 18, 1976
Sparks Tribune #76527

[Signature]
ALEX COON, County Clerk

76-1518

SUMMARY: Amends Washoe County Ordinance No. 177 to increase present minimum net space area per mobile home in a mobile home park from 2,000 square feet to 2,800 square feet and to increase the present minimum net mobile space width in a mobile home park from 25 feet to 35 feet.

BILL NO. 492

ORDINANCE NO. 326

AN ORDINANCE AMENDING AN ORDINANCE OF WASHOE COUNTY, STATE OF NEVADA, REGULATING THE CONSTRUCTION OF MOBILE HOME SUBDIVISIONS, THE CONSTRUCTION, USE AND OPERATION OF MOBILE HOME AND RECREATIONAL VEHICLE PARKS; PROVIDING PENALTIES FOR VIOLATIONS THEREOF AND OTHER MATTERS PROPERLY RELATING THERETO.

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

SECTION 1.

Article 5 of Washoe County Ordinance No. 177 is hereby amended to read as follows:

ARTICLE 5 - MOBILE HOME PARK

- A. All mobile home parks shall be subject to issuance of a Special Use Permit, following review by the Board of Adjustment. Applications and procedures shall be in the manner provided by Ordinance No. 57. Additionally, mobile home parks shall comply with any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- B. Minimum Standards:
1. Uses Permitted:
 - (a) One (1) mobile home per space.
 - (b) One (1) carport, cabana, ramada or patio and one (1) detached storage building per mobile home.
 - (c) Community recreation buildings and facilities, laundry, car wash, boat or storage facilities serving the mobile home park only.
 - (d) Management offices and/or one (1) single family dwelling, or mobile home, used exclusively for living quarters by the operator or manager of the park.
 2. Development Requirements:
 - (a) Minimum overall area: Five (5) acres.
 - (b) Maximum density:
 - (1) On land without a community sewer, but with a collective system satisfactory to the Nevada State and

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Washoe County Health Departments:
Eight (8) mobile home spaces per
acre.

(2) On land with a community sewer
system satisfactory to the Nevada
State and Washoe County Health
Departments: None.

(3) In District No. 2: Eight (8)
mobile home spaces per gross acre.

(c) Maximum building height: Same as under-
lying zone.

(d) Minimum net space area per mobile home:
Two thousand eight hundred (2,800)
square feet.

In District No. 2: Three thousand five
hundred (3,500) square feet.

(e) Minimum net mobile home space width:
Thirty-five (35) feet.

In District No. 2: Forty (40) feet.

(f) Minimum setback of any building or
mobile home from a bordering public
street line: Fifteen (15) feet.

(g) Minimum front setback from internal
street: Five (5) feet.

In District No. 2: Ten (10) feet.

(h) Minimum setback line from the exterior
boundary line of the mobile home park:
Five (5) feet.

In District No. 2: Fifteen (15) feet.

In District No. 2: Minimum setback from
zoning district boundary: Fifteen (15)
feet.

(i) Minimum distance between mobile home
sides or side of the mobile home park:
Fifteen (15) feet.

In District No. 2: Minimum distance
between mobile home sides or side and
end: Twenty (20) feet; between ends:
Ten (10) feet.

(j) Expandable sections of a mobile home or
attached accessory building shall be
considered a part of the mobile home
proper for setback requirements.

(k) In District No. 2, the mobile home and
all accessory buildings shall occupy not
more than fifty (50) percent of the
total space area.

3. Street System:

- (a) All mobile home 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.
- (b) Street surfacing: All streets shall be paved and drained with a minimum two (2) inches asphalt; four (4) inches base.
- (c) Access to mobile home 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.
- (d) Where two (2) off-street automobile parking areas are provided on each mobile home space, streets shall have a paved section not less than twenty-four (24) feet in width and a right of way of not less than twenty-four (24) feet. Where off-street automobile parking areas are not provided on each mobile home space, streets shall have a paved section not less than thirty-two (32) feet in width and a right of way of not less than thirty-two (32) feet.
- (e) In District No. 2, where two (2) off-street automobile parking areas are provided on each mobile home space, streets shall have a paved section not less than twenty-four (24) feet in width and a right of way of not less than thirty (30) feet.
- (f) All streets shall be properly signed and lighted at night with at least the equivalent of a one hundred fifty (150) watt lamp for each one hundred (100) lineal feet of street, or guard light each three hundred (300) feet.
- (g) When appropriate, adequate provisions for snow removal and snow storage areas shall be provided.

4. Off-Street Automobile Parking Requirements:

- (a) Where streets are less than thirty-two (32) feet in width, each mobile home space shall have a designated minimum of two (2) off-street parking areas.
- (b) In District No. 2, each mobile home space shall have a designated minimum of two (2) off-street parking areas regardless of street width.
- (c) Where streets are less than thirty-two (32) feet in width, provision shall be

made for guest parking at not less than one (1) guest automobile parking area for each six (6) mobile home spaces.

- (d) Where streets are less than thirty-two (32) feet in width, no on-street parking shall be allowed.
- (e) In District No. 2: No on-street parking permitted.
- (f) In District No. 2: Parking of not more than one (1) vehicle of a commercial nature with a maximum of five (5) ton capacity shall be permitted.

5. General Requirements:

- (a) All vehicle parking spaces and driveways shall be paved.
- (b) Exposed ground surfaces in all other parts of a mobile home park 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.
- (c) All mobile home parks shall have at least one (1) recreational area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than two and one-half (2-1/2) percent of the gross mobile home park. Parks catering to family use would be expected to provide larger recreation areas and adequate play-grounds. It shall be landscaped as per plans approved as part of Special Use Permit.
- (d) In District No. 2, all mobile home parks shall have at least one (1) recreation area or open space accessible from all spaces; the cumulative size of which recreation area shall be not less than ten (10) percent of the gross mobile home park area.
- (e) When included, pedestrian ways shall have a minimum width of three (3) feet and shall be appropriately surfaced.
- (f) In District No. 2, when included, pedestrian ways shall have a minimum width of eight (8) feet and shall be appropriately surfaced.
- (g) 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 and

any regulations of the Nevada State and Washoe County Health Departments.

- (h) 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 and any regulations of the Nevada State and Washoe County Health Departments.
- (i) Refuse and garbage: Storage, collection, and disposal of garbage and refuse shall be in conformance to any applicable statutes and ordinances and any regulations of the Nevada State and Washoe County Health Departments.
- (j) Fuel supply and storage: Installation of liquified petroleum gas of fuel oil containers within a mobile home park shall be in conformance to any applicable statutes and ordinances, any regulations of the Nevada State or Washoe County Health Departments, and to the satisfaction of the chief of the applicable fire protection agency.
- (k) Fire protection: In every mobile home park, there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the chief of the applicable fire protection agency.
- (l) Fences: Mobile home parks shall be fenced with a solid view-screening fence not more than six (6) feet nor less than four (4) feet in height around the entire boundary of the park.
- (m) 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 ordinance and any other applicable ordinance or statute. He shall maintain the mobile home park in a neat, orderly and sanitary condition at all times.
- (n) Register: The license holder shall be responsible for maintaining a register of the occupants of the park, such register to indicate the following:
 - (1) The name and occupation of each occupant.
 - (2) The make, model and year of all motor vehicles and trailer coaches.
 - (3) The license number and year of license and owner of each trailer coach and motor vehicle parked or

stored in the trailer coach park.

(4) The state issuing such licenses.

(5) The date of arrival and departure of each trailer coach.

(o) Plan: A copy of the final approved plan for the mobile home park shall be conspicuously posted on the site and the license holder shall be responsible for maintenance of the park as per the final approved plan.

(Amended by)

SECTION 2.

This ordinance shall be in full force and effect from and after its passage, approval and publication as prescribed by NRS 244.100.

Proposed on the 26th day of July, 1976.
Proposed by Commissioners Scott, Rusk, Nelson and Gaunt
Passed on the 5th day of August, 1976.

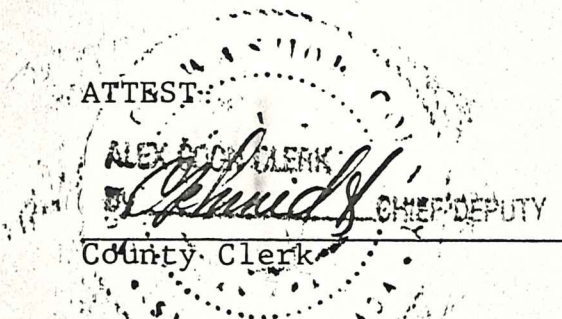
Vote:

Ayes: Commissioners: Scott, Rusk, Nelson and Gaunt.
Nays: Commissioners: None.
Absent: Commissioners: Grow.

Alvin Scott

Chairman of the Board

ATTEST:



County Clerk

This Ordinance shall be in force and effect from and after the 26th day of August, 1976.