

# RENO GAZETTE-JOURNAL

Legal Advertising Dept. 702-788-6394

Customer Account # 349008  
PO #/ID #\*3697 Ord1036  
Legal Ad Cost 57.04

WASHOE COUNTY  
Comptroller's Office  
PO Box 11130  
RENO NV 89510

STATE OF NEVADA  
COUNTY OF WASHOE

ss. Sue Dummar

being duly sworn, deposes and says:  
That as legal clerk of the RENO GAZETTE-  
JOURNAL, a daily newspaper published in Reno,  
Washoe County, State of Nevada, that the notice:

of Adoption, Ordinances

of which a copy is hereto attached, has been  
published in each regular and entire issue of  
said newspaper on the following dates to wit:

Aug. 31, Sept. 7, 1998

Signed

*Sue Dummar*

Subscribed and sworn to before me on 09/07/98

Notary Public

*Jo Anne F. Wessel*

  
JO ANNE F. WESSEL  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 93-0886-2 - EXPIRES NOV. 18, 2000

P.O. BOX 22000. RENO, NEVADA 89520  
(702) 788-6200



NOTICE OF ADOPTION  
WASHOE COUNTY ORDINANCE  
NO. 1036

NOTICE IS HEREBY GIVEN THAT: BILL  
No. 1212 Ordinance No. 1036 entitled

AN ORDINANCE AMENDING CHAPTER  
110 OF THE WASHOE COUNTY  
CODE (DEVELOPMENT CODE) BY  
AMENDING ARTICLE 310, TEM-  
PORARY USES AND STRUCTURES,  
THEREOF TO CHANGE THE REGULA-  
TIONS GOVERNING OUTDOOR  
FESTIVALS, TO ADD PROVISIONS  
REGARDING TEMPORARY CAMPING  
AND TEMPORARY OCCUPANCY FOR  
THE CARE OF THE INFIRMED, AND  
TO CLARIFY THE USE OF MOBILE  
HOMES, MANUFACTURED HOMES,  
TRAVEL TRAILERS, COMMERCIAL  
COACHES, AND RECREATIONAL VE-  
HICLES FOR TEMPORARY  
CONTRACTORS OFFICES, AND TEM-  
PORARY REAL ESTATE OFFICES.

was adopted on August 25, 1998, by  
Commissioners Joanne Bond, Sue  
Camp, Jim Galloway, Mike Moullet,  
and Jim Shaw, and will become  
effective on Wednesday, September 9,  
1998.

Typewritten copies of the ordinance  
are available for inspection by all  
interested persons at the office of the  
County Clerk, 75 Court Street, Reno,  
Nevada.

BETTY J. LEWIS,  
Washoe County Clerk

No. 3697 Aug. 31, Sept. 7, 1998

9/15/98  
PLEASE STAMP & SIGN FOR PAYMENT

SUMMARY: Amends Chapter 110 of the Washoe County Code (Development Code) by amending Article 310 "Temporary Uses and Structures" thereof to change the regulations governing outdoor festivals, to add provisions regarding temporary camping and temporary occupancy for the care of the infirmed, and to clarify certain other provisions.

BILL NO. 1212

ORDINANCE NO. 1036

AN ORDINANCE AMENDING CHAPTER 110 OF THE WASHOE COUNTY CODE (DEVELOPMENT CODE) BY AMENDING ARTICLE 310, TEMPORARY USES AND STRUCTURES, THEREOF TO CHANGE THE REGULATIONS GOVERNING OUTDOOR FESTIVALS, TO ADD PROVISIONS REGARDING TEMPORARY CAMPING AND TEMPORARY OCCUPANCY FOR THE CARE OF THE INFIRMED, AND TO CLARIFY THE USE OF MOBILE HOMES, MANUFACTURED HOMES, TRAVEL TRAILERS, COMMERCIAL COACHES AND RECREATIONAL VEHICLES FOR TEMPORARY OCCUPANCY PURPOSES, TEMPORARY CONTRACTOR'S OFFICES AND TEMPORARY REAL ESTATE OFFICES.

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

SECTION 1. Article 310 "Temporary Uses and Structures" of the Washoe County Code is hereby amended as set forth in Exhibit "A" which is attached hereto and made a part hereof.

SECTION 2. The provisions of this ordinance shall be in force and effect from and after the 1st day of September, 1998.

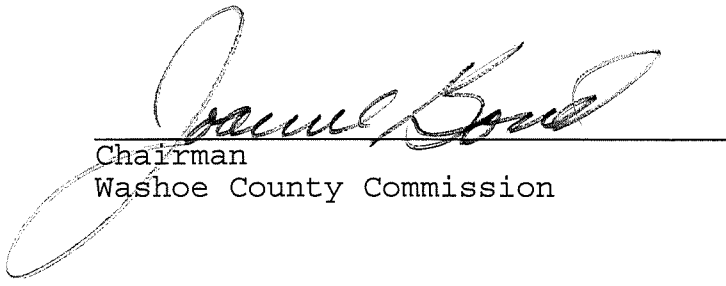
Proposed on the 28th day of July 1998.  
Proposed by Commissioner Jim Galloway.  
Passed on the 25th day of August 1998.

Vote:

Ayes: **Sue Camp, Joanne Bond, Jim Galloway,  
Mike Mouliot, & Jim Shaw**

Nays: **None**

Absent: **None**

  
Chairman  
Washoe County Commission

ATTEST:

  
County Clerk

This ordinance shall be in force and effect from and after the  
7th day of September, 1998.

## Article 310

# TEMPORARY USES AND STRUCTURES

---

[This Article amended in its entirety by Ord. 875, provisions eff. 8/3/93; Ord. 899, provisions eff. 5/31/94.]

### Sections:

110.310.00	Purpose
110.310.05	Site Plan Required
110.310.15	Allowed Temporary Uses and Structures
110.310.20	Circuses, Carnivals or Other Outdoor Entertainment Events
110.310.25	Construction Yards
110.310.30	House Construction Factories
110.310.35	Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles
110.310.40	Uses in New Subdivisions
110.310.45	Contractor's Yards
110.310.50	Firewood Sales

**Section 110.310.00 Purpose.** The purpose of this article, Article 310, Temporary Uses and Structures, is to establish allowed temporary uses and structures, and standards and conditions for regulating same.

**Section 110.310.05 Site Plan Required.** For any temporary use subject to the provisions of this article, excluding temporary contractor's offices used to manage the construction of a project, a site plan shall be prepared and presented to the satisfaction of the Director of Community Development. Such site plan shall indicate the location of any permanent uses and structures on the parcel, the temporary use and any temporary structures, all vehicular access points proposed for the temporary use, the location of all required parking, and the location of adequate restroom facilities for the temporary use.

**Section 110.310.15 Allowed Temporary Uses and Structures.** Temporary uses and structures shall be subject to all the regulations as would be applied to a permanent principal or accessory use located in the same regulatory zone, except as otherwise provided by the regulations of this article. The following temporary uses and structures shall be allowed as specified by the provisions of this section and Chapter 25 of the Washoe County Code. The duration and frequency of temporary uses is established in this section and Chapter 25 of Washoe County Code. The Director of Community Development may impose additional restrictions on the frequency and duration of a temporary use.

- (a) Animal Shows. Exhibitions of domestic or large animals for a maximum of seven (7) days.
- (b) Pumpkin Patches. Retail sales of pumpkins, squash and related farm produce during the month of October. Clean-up of the site shall occur by November 5<sup>th</sup> of the year in which a pumpkin patch is conducted.
- (c) Christmas Tree Sales. Retail sales of Christmas trees between Thanksgiving and December 31.

- (d) Circuses, Carnivals and Other Outdoor Entertainment Events. Excluding activities and events occurring in a permanent entertainment facility, the temporary provision of games, eating and drinking facilities, live entertainment, animal exhibitions, or other similar activities in a tent or other temporary structure. Section 110.310.20, Circuses, Carnivals or Other Outdoor Entertainment Events, provides additional regulations.
- (e) Construction Yards. Temporary buildings, structures and storage areas supporting residential development and major construction. Section 110.310.25, Construction Yards, provides additional regulations.
- (f) House Construction Factories. Temporary buildings used for the construction of a multiple or single family dwelling, or the assembly of prefabricated single or multiple family dwelling components, or a combination of both. Section 110.310.30, House Construction Factories, provides additional regulations.
- (g) Outdoor Markets. Retail sale or exchange of agricultural goods or new, hand-crafted or secondhand merchandise in a flea-market, bazaar or other outdoor market. In no case shall such activities exceed a total of thirty-one (31) days in any one (1) calendar year.
- (h) Indoor Markets. Retail sale or exchange of agricultural goods or new, hand-crafted or secondhand merchandise in a flea-market, bazaar or other indoor market.
- (i) Street Fairs. Temporary provision of games, eating and drinking facilities, live entertainment, or similar activities not requiring use of roofed structures.
- (j) Uses of Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles. Temporary use of mobile homes, travel trailers, commercial coaches and recreational vehicles which support the construction of a permanent residence or permanent use. Section 110.310.35, Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles, provides additional regulations.
- (k) Activities in Subdivisions. Temporary activities in new subdivisions and other residential developments which support the sale of dwellings and lots within the same subdivision or residential development. Section 110.310.40, Uses in New Subdivisions, provides additional regulations.
- (l) Activities in Shopping Malls or Retail Uses. Temporary tents and other facilities inside shopping malls and retail uses, or an adjoining parking lot to one of these uses, for the retail sale of new merchandise, or entertainment or informational event. Temporary facilities and related activities of this kind held in an adjoining parking lot shall not exceed a total of thirty-one (31) days in any one (1) calendar year.
- (m) Contractor's Yard. Temporary buildings, structures, storage areas and processing facilities supporting federal, state or local agency public construction projects. Section 110.310.45, Contractor's Yards, provides additional regulations.
- (n) Firewood Sales. Seasonal sales of firewood between September and March, inclusive, that is not part of permanent permitted use. Section 110.310.50, Firewood Sales, provides additional regulations.

**Section 110.310.20 Circuses, Carnivals or Other Outdoor Entertainment Events.** A circus, carnival or other outdoor entertainment event may be permitted in all Regulatory Zones for a period not to exceed ten (10) days. Adequate parking and restroom facilities shall be provided for the expected attendance. An event that will have a combination of between three hundred (300) and nine hundred ninety-nine (999) participants and spectators on any one day of the event shall obtain an administrative permit prior to the event. An administrative permit or outdoor festival license shall not be required for events held at or in facilities designed for such events. These facilities include auditoriums, convention facilities, stadiums and parks, but does not extend to ancillary support areas, such as parking lots, if the event is to be held on or in those ancillary support facilities. An event that will have a combination of more than one thousand (1,000) participants and spectators on any one day of the event shall obtain an outdoor festival license as specified in Chapter 25 of the Washoe County Code, instead on an administrative permit.

**Section 110.310.25 Construction Yards.** A construction yard operated by one contractor may be located in any regulatory zone for the purpose of storing material and/or prefabricating components of a structure. The construction process can be conducted within or outside of a building. Construction yards shall be in accordance with the provisions of this section.

- (a) Fencing. A construction yard shall have perimeter fencing not to exceed ten (10) feet in height.
- (b) Property Conditions. A construction yard shall only be permitted where the following conditions are true:
  - (1) On property that has a recorded subdivision map and in which five (5) or more building permits are active for single-family lots;
  - (2) On property in which a building permit has been issued to construct five (5) or more multiple family dwellings;
  - (3) On property that has a recorded commercial or industrial subdivision map and in which five (5) or more building permits are active for separate commercial or industrial structures.
- (c) Single Family and Multiple Family Dwellings. A building placed in a construction yard for the purposes of prefabricating components of single family or multiple family dwellings shall be located a minimum of one hundred (100) feet from the lot line of an established use not part of the subdivision in which the construction yard has been established.
- (d) Commercial or Industrial Structures. A building placed in a construction yard for the purposes of prefabricating components of commercial or industrial structures shall be located a minimum of one hundred (100) feet from the lot line of an established use.
- (e) Outside Activities. Prefabrication of components of dwellings done outside of a building shall be located a minimum two hundred (200) feet from the lot line of an established use not part of the subdivision or structure housing multiple family dwellings. Prefabrication of components of dwellings done outside of a building shall not commence any earlier than 7:00 a.m. and shall cease no later than 7:00 p.m.

- (f) Containment of Activities. No prefabrication of components of a single family or multiple family dwelling shall occur outside of a construction yard in any agricultural or residential regulatory zone.
- (g) Relationship to Fences. Storage of material shall be a minimum of ten (10) feet from the fence surrounding the construction yard and no higher than two (2) feet above the fence.
- (h) Location. Storage of material and prefabrication of components for single family dwellings in a construction yard shall only be permitted for the subdivision that the construction yard is located within or for the multiple dwellings for which the construction yard was established.
- (i) Abandonment of Construction Yards. A construction yard shall be abandoned, the fence and any building removed and the site revegetated within three (3) months from the date that four (4) or fewer building permits are active for the subdivision in which the construction yard is located, or within two (2) months after a Certificate of Occupancy has been issued for the structure housing multiple family dwellings for which the construction yard was established. The County Engineer shall be provided financial assurances that these provisions will be met prior to establishment of the construction yard.

**Section 110.310.30 House Construction Factories.** House construction factories may be located in any regulatory zone subject to the issuance of a special use permit. House construction factories shall comply with the provisions of this section.

- (a) Area. A house construction factory shall be located on a minimum two (2) acre parcel of land, located in an area that has a recorded subdivision map for which the house construction factory is intended to provide dwellings, and located a minimum of one thousand (1,000) feet from the lot line of an established use not part of the subdivision in which the house construction factory is located.
- (b) Commencement. A house construction factory shall commence operation within one (1) year from the date that the special use permit is issued.
- (c) Location of Houses. Dwellings constructed or assembled in a house construction factory shall only be for the subdivision within which the house construction factory is located. For purposes of this section, a subdivision is defined as a tentative subdivision map that has been approved by the Board of County Commissioners and has all or portions of the map properly recorded.
- (d) Confinement of Activities. All construction and assembly activity shall take place within the confines of a fenced factory site. Interior finishing is the only activity that may be performed outside the house construction factory.
- (e) Storage. Outside storage of material shall be located adjacent to the house construction factory and a minimum of one thousand (1,000) feet from the lot line of an established use not part of the subdivision in which the house construction factory is located and shall be fenced with a view-screening fence or berm no higher than ten (10) feet in height. Material stored outside of the building shall not extend more than two (2) feet above the fence.
- (f) Transport. The transport of dwellings from the factory to an improved site shall only occur between the hours of 7:00 a.m. and 6:00 p.m.

- (g) Safety. The house construction factory shall have adequate fire fighting and warning devices installed prior to the issuance of a Certificate of Occupancy. The devices shall be reviewed and approved by the appropriate fire protection jurisdiction.
- (h) Security. The house construction factory shall have security provisions reviewed by the appropriate public law enforcement agency prior to the issuance of a Certificate of Occupancy.
- (i) Restoration. Financial assurance shall be provided to the County in an amount satisfactory to the County to insure that the house construction factory is removed, fencing is removed and the site revegetated with six (6) months from the date that four (4) or fewer building permits are active for the subdivision for which the house construction factory was established.

**Section 110.310.35 Mobile Homes, Manufactured Homes, Travel Trailers, Commercial Coaches and Recreational Vehicles.**

- (a) Temporary Occupancy. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be occupied as a legal use pending construction of a permanent single-family dwelling in any regulatory zone allowing agricultural or residential uses, provided that a building permit is issued at the same time for the permanent residence. The permanent residence shall be completed and the mobile home, manufactured home, or commercial coach will be removed from the property within eighteen (18) months from the original date of issuance of the building permit, or within thirty (30) days of issuance of a Certificate of Occupancy, whichever is sooner. A two-thousand (\$2,000) dollar bond to cover the cost of removal of the mobile home, manufactured home or commercial coach, or satisfactory proof of removal, will be placed on file with the Building and Safety Division prior to the issuance of the Certificate of Occupancy. The use of a travel trailer or recreational vehicle as a temporary occupancy will cease with the disconnection of all on-site utility services. One extension for an additional eighteen (18) month period may be granted with a building permit extension or renewal, but in no case will the temporary occupancy be permitted after thirty-seven (37) months from the original date of issuance of the building permit. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle located within a flood hazard area or limited flooding area may be subject to the requirements of Article 416, Flood Hazards.
- (b) Temporary Contractor's Offices. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be used as a contractor's office to manage the construction of a permanent use, provided that a building permit, to include a grading permit, is issued at the same time for the permanent use.
- (c) Temporary Commercial Use Types and Offices. Any commercial use type and office may be established in commercial coaches, or other temporary structures rated for human occupancy during the construction, major remodel, or reconstruction of a permanent structure on a parcel provided that a building permit, to include a grading permit, is issued at the same time for the permanent use. The permanent structure shall be completed and the commercial coach will be removed from the property within eighteen (18) months from the original date of issuance of the building permit, or within thirty (30) days of issuance of a Certificate of Occupancy, whichever is sooner. A two-thousand (\$2,000) dollar



bond to cover the cost of removal of the commercial coach, or satisfactory proof of removal, will be placed on file with the Building and Safety Division prior to the issuance of the Certificate of Occupancy. One extension for an additional eighteen (18) month period may be granted with a building permit extension or renewal, but in no case will the temporary occupancy be permitted after thirty-seven (37) months from the original date of issuance of the building permit.

- (d) Temporary Watchmen's Quarters. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be used for security purposes, including watchman's quarters, for a permitted mining operation or permitted earth products excavations/processing activity, public park, recreational area, or other commercial or industrial use which by its nature is temporary or is located in a remote area where security is necessary outside of normal business hours. Prior to the establishment of this use, the requirements of Article 808, Administrative Permits, must be satisfied.
- (e) Temporary Mining Office. A mobile home, manufactured home, travel trailer, commercial coach or recreational vehicle may be used for an office or scale house for a permitted mining operation or a permitted earth products excavation/processing activity. Parking shall be required as provided by the permit authorizing the mining operation or earth products excavation/processing activity. Prior to the establishment of this use, the requirements of Article 808, Administrative Permits, must be satisfied.
- (f) Temporary Camping. A self-contained travel trailer or recreational vehicle may be used by nonpaying guests or relatives on any private ownership parcel within the residential regulatory zones; General Rural, Parks and Recreation, and Open Space regulatory zones subject to the following provisions: The temporary camping visit does not extend beyond fourteen (14) consecutive days, with no more than four (4) visits per calendar year;
- (1) The property owner provides written permission that the visit is authorized without any form of compensation;
  - (2) No discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material;
  - (3) No water or sanitary sewer connections are allowed to any buildings on the property during the temporary camping visit.
- (g) Temporary Occupancy for the Care of the Infirm. One self-contained travel trailer or recreational vehicle may be occupied as a legal use for person(s) responsible for the care of an infirmed resident of a permanent single-family dwelling. 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 Building and Safety Division.

**Section 110.310.40 Uses in New Subdivisions.**

- (a) **On-site Sales & Construction Management Offices.** In any regulatory zone, a temporary office for real estate sales and construction management for lots and homes may be permitted within a subdivision, provided that general, unrelated real estate business and construction management business shall not be conducted at such office, and provided that the operators of the office shall submit and have approved an agreement that the office shall be removed as provided in Subsection (c) of this section. On-site sales and construction management activities can be conducted either in a model home constructed as a part of the subdivision, or in a mobile home, manufactured home, travel trailer, commercial coach, or recreational vehicle temporarily located within the subdivision.
- (b) **Off-site Offices.** Temporary off-site real estate offices for subdivision sales may be permitted, subject to the issuance of a special use permit. General real estate business shall not be conducted at such offices.
- (c) **Removal.** All temporary offices and signs shall be removed within thirty (30) days of the following:
- (1) When the original sales program has resulted in the first time sale of one hundred (100) percent of the lots of the subdivision;
  - (2) Prior to the one hundred (100) percent sale, when the sales program has been moved to a location outside the subdivision;
  - (3) Prior to the one hundred (100) percent sale, when the temporary office has not been used for ninety (90) days; or
  - (4) When a final subdivision map has not been recorded within the required time.

**Section 110.310.45 Contractor's Yards.** A contractor's yard may be located in any regulatory zone for the purposes of storing equipment and material, and processing material for a federal, state or local agency public construction project. Contractor's yards shall be in accordance with the provisions of this section.

- (a) **Fencing.** A contractor's yard shall have fencing along the boundaries of the contractor's yard not to exceed ten (10) feet in height.
- (b) **Property Conditions.** A contractor's yard shall only be permitted where the following conditions are true:
- (1) On property that is within one thousand (1,000) feet of property on which a federal, state or local agency public construction project is being constructed; and
  - (2) On property that is no closer than two thousand (2,000) feet to property with an established residential, civic or commercial use.
- (c) **Relationship to Fences.** Storage of material shall be a minimum of ten (10) feet from the fence required under (a) of this section and no higher than two (2) feet above the fence.

- (d) Material Storage. Any material that is subject to being transported by winds shall be tarped, tied down or treated to prevent it from being transported by wind.
- (e) Processing of Material. Any processing of material for the construction of the federal, state or local agency public construction project shall require an administrative permit prior to establishment of the processing operation.
- (f) Period of Time for Use of Contractor's Yard. The contractor's yard may only be established for a period of time commencing fifteen (15) days prior to the commencement of construction of the federal, state or local agency public construction project and ending fifteen (15) days after the completion of the public construction project.
- (g) Abandonment of Contractor's Yard. A contractor's yard shall be abandoned, the fence and any buildings and/or preprocessing facilities shall be removed within the period stipulated in (f) of this section. The site shall be revegetated within three (3) months of the vacation of the contractor's yard, or if weather conditions do not permit revegetation, as soon as weather conditions do permit revegetation of the site. The County Engineer shall be provided financial assurances that these provisions will be met prior to establishment of the contractor's yard.

**Section 110.310.50 Firewood Sales.** The temporary, seasonal sales of firewood that is not part of a permanent permitted use may be located in a General Commercial (GC) and Industrial (I) Regulatory Zone between the months of September and March, inclusive. Firewood sales shall be in accordance with the provisions of this section.

- (a) Period of Use. Between the months of September and March, inclusive, the temporary sales of firewood on a parcel of land shall not exceed three (3) consecutive months.
- (b) Site Requirements. The temporary sales of firewood shall only be permitted on a parcel of land providing all of the following are met:
  - (1) The sales area is located a minimum of twenty (20) feet from any street adjacent to the parcel of land, driveway adjacent to or located on the parcel of land, or entrance to the parcel of land.
  - (2) The sales area does not occupy any area that is required parking for a permanent permitted use on the property.
  - (3) One (1) parking space is provided for each employee during a peak hour shift; one (1) parking space is provided for the loading and unloading of firewood, the space being large enough to accommodate a tractor and trailer; and three (3) parking spaces provided for customers. None of the required parking spaces shall be ones that are required as parking for a permanent permitted use on the property.
  - (4) On-site bathroom facilities, including temporary facilities approved by the District Health Department, are available to serve employees and customers.
  - (5) On-site security is provided to protect the firewood from theft or vandalism.

- (6) A source of water is available on-site to provide fire protection.
- (7) At the cessation of the temporary use, the site shall be cleared of all firewood, any wood by-products (e.g. chips), equipment and storage/security facilities, and the site shall be restored to its original condition.
- (c) Limitation on Use of Property. The following limitations shall apply to the temporary sale of firewood:
- (1) No cutting or splitting of wood shall be permitted on-site.
- (2) Only one (1) firewood sales operation shall be permitted on a parcel of land, whether it is a temporary or an existing permanent firewood sales operation.
- (3) No temporary overnight security shall be permitted for temporary firewood sales.
- (d) Requirement of Business License. Prior to the establishment of a temporary firewood sales operation, a general business license shall be obtained.