

NYE COUNTY AGENDA INFORMATION FORM

Action Presentation Presentation & Action

Department: Planning		Agenda Date:
Category: Regular Agenda Item		June 15, 2010
Contact: Steve Osborne	Phone: 775-751-4029	Continued from meeting of:
Return to: Steve Osborne	Location: Pahrump Planning	Phone: 775-751-4029
<p>Action requested: (Include what, with whom, when, where, why, how much (\$), and terms)</p> <p>Discussion, deliberation and possible decision on a request to set a date, time and location for a Public Hearing on Nye County Bill No. 2010-11: A Bill proposing to amend Nye County Code Title 17, the Pahrump Regional Planning District Zoning Ordinance, by adding a new section pertaining to development standards for Park Model Recreational Vehicle Parks, and other matters properly related thereto.</p>		

Complete description of requested action: (Include, if applicable, background, impact, long-term commitment, existing county policy, future goals, obtained by competitive bid, accountability measures)
<p>Any information provided after the agenda is published or during the meeting of the Commissioners will require you to provide 20 copies: one for each Commissioner, one for the Clerk, one for the District Attorney, one for the Public and two for the County Manager. Contracts or documents requiring signature must be submitted with three original copies.</p>

Expenditure Impact by FY(s): (Provide detail on Financial Form)	<input type="checkbox"/> No financial impact
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Routing & Approval (Sign & Date)			
1. Dept	Date	6.	Date
2.	Date	7. HR	Date
3.	Date	8. Legal	Date
4.	Date	9. Finance	Date
5.	Date	10. County Manager	<input type="checkbox"/> Place on Agenda

Board of County Commissioners Action	
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
<input type="checkbox"/> Amended as follows:	
Clerk of the Board	Date

ITEM # 9P4

**NYE COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING DEPARTMENT STAFF REPORT**

Meeting Date: June 15, 2010

AGENDA ITEMS

Request to Set a Date, Time and Location for a Public Hearing on Bill No. 2010-11:

Discussion, deliberation and possible decision on a request to set a date, time and location for a Public Hearing on Nye County Bill No. 2010-11: A Bill proposing to amend Nye County Code Title 17, the Pahrump Regional Planning District Zoning Ordinance, by adding a new section pertaining to development standards for Park Model Recreational Vehicle Parks, and other matters properly related thereto.

GENERAL INFORMATION SUMMARY

This Bill has been reviewed and recommended for adoption, with amendments, by the Pahrump Regional Planning District at their May 12, 2010 meeting (see RPC minutes below). The attached Bill includes the amendments as recommended by the RPC.

Staff recommends setting the Public Hearing for July 22, 2010 in Pahrump.

RPC MINUTES

RPC Minutes (from the May 12, 2010 RPC meeting):

Steve Osborne reviewed the staff report and the draft copy of Bill 2010-11 proposed. He stated he had one change to the definition of Park Model Recreational Vehicle Park where it states, "A parcel or tract of land having as its principal use the transient rental", that would be something that is a short brief duration of time, which is what they are recommending would be typical for a regular RV park. In this case, for a Park Model RV Park, those are a more permanent type dwelling. Therefore, staff is recommending adding "transient rental, or *permanent* occupancy." To allow for a longer-term, an indefinite period of time.

Steve Osborne reviewed the RV definitions additions to section 17.04.700 and the addition of section 17.04.785.

Commissioner Kimball stated he understood the change to vehicle park, he asked Steve to look back to the first page under the dwelling unit, shouldn't it also be added there where it says, "to provide temporary or permanent living quarters"?

Steve Osborne stated that would probably be appropriate to add that in there as well. He stated under the Mixed Use zone they added Park Model RV Park as a Conditional Use Permit.

Public Comment – 6:14 p.m.

Dave Richards, Civilwise Services, stated he had a question on 11b, it states "a minimum of one sanitary sewage dump station", park models do not have holding tanks therefore they do not need or require a

dump station. He asked if it was necessary to have placed within the text amendment.

Commissioner Masterson restated Dave Richards concerns, item 11b it states “a minimum of one sanitary sewage dump station that complies with all requirements”, all of these models will be hooked up to a sewer.

Commissioner Kimball stated “b” should be removed and “c” should become “b”.

Steve Osborne stated they are correct, there would be no need for a sewage dump station.

Dave Richards also made a comment concerning the laundry facilities; within the text amendment, item 17 iv, it states that “laundry facilities must contain at least one (1) washer and one (1) dryer for every 25 Park Model spaces in the park”, many of these park models will have their own washer and dryer.

Commissioner Masterson stated they are still going to need some facilities.

Commissioner Kimball asked what it would have been if it were a mobile home park. Would there have been a requirement?

Commissioner Masterson stated no.

Steve Osborne stated he does not think that mobile home park has that requirement.

Commissioner Kimball stated even apartment buildings often have this sort of stuff. The question is what is reasonable.

Commissioner Masterson asked if 40 or 50 be reasonable?

Dave Richards stated the reason he is bringing this up is for two reasons, one some of the residences will have their own facilities; secondly they have included in the ones they have been working on a neighborhood commercial area and the purpose of that is to provide some of these facilities. A laundry mat, a dry cleaning facility things like that. It will kind of be over kill at least on the ones they are designing.

Commissioner Kimball stated they are not writing the ordinance just for his project. The question is again, what is reasonable, one for every 50 instead of 25?

Dave Richards stated he thinks one per every 50 would probably be fine.

Commissioner Opatik stated with regard to the laundry facilities, these units are 400 square feet. There will be many who opt to not to waste space. This is going to be more like an apartment as opposed to a mobile home. She believes a good laundry service facility should be provided to these people.

Commissioner Masterson stated he agrees, the question is how many units. He does not remember seeing a washer/dryer in the ones he has been in, but they possibly did have them.

Dave Richards stated he has actually seen washers and dryers in RVs. Maybe something else could be proposed here, that there be laundry facilities provided. In their case, they can put laundry facilities in the neighborhood commercial area that would be dedicated to the park.

Commissioner Opatik asked what if they do not have someone who would want to operate a laundry service in that area. He is depending on public to come in and operate a business.

Dave Richards stated not necessarily some of those facilities would be up to the developer. In the case of the ones, they are considering they have the neighborhood commercial the approved permits for the laundry facility in the neighborhood commercial part of the development, could that be counted towards

the one per 25 units in the park itself.

Commissioner Kimball stated he does not see any point in debating what they are going to do, this is an ordinance. He lived in a condominium project, they could have had stackable washer and dryers, many people did not. And there was a laundry facility with six washer and dryers in it for 180 places. So that is about 1 for every 30, if they provide better than that because they have one that is connected with the facility he thinks they can apply for a waiver. The question is what should be normally required. It seems to him some number higher than 25.

Commissioner Masterson stated from what Commissioner Kimball is saying he had in his condominium he thinks 35 is a reasonable figure. Mr. Richards is not going to want as big of a project as some of these are. He is going to want it fairly close to each unit so they are not going to be required to load all of their laundry into a car.

Dave Richards stated he noticed in item 15 the overlay zone they are kind of allowing someone to put in a commercial enterprise within a development, which is needed within that development. He questioned number 22 regarding Room Taxes. The impact fees, he can understand if the park was going to be for families and things like that. If they were going to have an impact on schools, they will have an impact on streets and most of what the impact fees are for. However, in the cases that brought this about, which are 55+ retired communities, he does not know if there is something they could do that would allow for an interpretation of the impact fees.

Commissioner Masterson stated this is something he has heard from many retiree places, he has always disagreed with because when his children were young those seniors were helping put them through school. For him, he thinks it is his obligation to help the young families put their kids through school; it is his obligation to help make the roads better. It is a personal thing. There has always been a complaint in many communities, Sun City for example, there has always been the complaint that they do not have kids, well someone has to help put their kids through school.

Commissioner Kimball stated it comes under the heading that they are all in this together. The community operates a certain way and they did not ask for legislation to create something that would not operate under normal residential conditions. Logic says there should be impact fees but there should not be room taxes. The intent is not to rent out rooms on a nightly, weekly basis or even to allow that. The intent is to have residences for 55 and older. There ought to be impact fees and they should strike the room taxes.

Dave Richards stated that is the point he is trying to make, they are dealing with it as residential and then we are going to turn around and charge impact fees as if it is commercial. He would like to see them remove that condition.

Commissioner Opatik asked if all of the park model parks going to be 55 and older?

Commissioner Masterson stated that does not have anything to do with it.

Commissioner Kimball stated they are intended to be residential whether they are 55 or older.

Commissioner Masterson stated Mr. Richards was stating on this particular park, because it was 55 and older maybe they should not be paying impact fees and that is where he has a personal issue with because he thinks they should.

Commissioner Tolladay stated he would like staff's comments on the proposal of increasing to 35 and extracting the room taxes.

Steve Osborne stated he thinks the number 35 for the washer and dryers seems reasonable. He thinks the impact fees should stay. The reason they included the room tax section was that the Town of Pahrump's room tax ordinance states that any RV park that rents out a space for 28 days or less pays a room tax.

Theoretically, you could rent one of these for a couple of weeks and they would be required to pay the room tax. He does not think there will be any problem with not having it within the text but the Pahrump Town Board requirements would still apply.

Commissioner Kimball stated any one that he votes on of this type will have a condition on it that that cannot happen.

Dave Richards stated once this property is evaluated it will be a commercial evaluation and it will be evaluated as such.

(Female Member of the public – Name inaudible) asked how park model recreational dwelling units impact regular RV parks. Are they allowed to have these types of park models? Where do they differentiate from an RV park?

Commissioner Masterson responded that the park models will not allow an RV, but the RV parks could allow a park model. However, they will have to move it every so often. What they are establishing with this ordinance, a park model park if they wanted to put a carport on it, because it is permanent or semi permanent they could. In an RV park, you could not do that because it must be able to be moved quickly.

(Female Member of the public – Name inaudible) asked if there are any limits on how many park models you can place in an RV park.

Commissioner Masterson stated no.

(Female Member of the public – Name inaudible) asked how often they have to be moved.

Commissioner Masterson stated he is not sure but he knows there is an ordinance on it.

Steve Osborne stated he wanted to clarify, the way they have this written, the term recreational vehicle states that a park model does not fit within that area.

Commissioner Masterson confirmed they are changing it on this, so he was wrong. This ordinance would be in addition.

Commissioner Kimball stated the Commission is not sure they could answer the lady's question but it does not affect this bill. She will have to check with the Planning Department to look up the recreational vehicle requirements.

(Female Member of the public – Name inaudible) stated her question is does this definition of park model recreational dwelling unit change anything for the regular RV Park.

Commissioner Kimball stated no.

Public Comment Closed – 6:31 p.m.

Commissioner Kimball motioned to approve TA-10-0008 based on the findings in the report including all of the special and standard conditions of approval with the following amendments: under Park Model Recreational Dwelling Unit it includes “to provide temporary or permanent living quarters”, under Park Model Recreational Vehicle Park it would say, “transient, rental, or permanent residence of two or more spaces”, under Sanitation Facilities strike “b” and make “c” letter “b”, under section 17 item “iv”, clubhouse, change 25 to 35 and strike section 22. Commissioner Tolladay seconded.

Commissioner Opatik asked for an amendment to the motion, on the Park Model Recreational Vehicle Park, the terms “it was removed” rather than “or temporary”.

Commissioner Kimball stated he did not remove, he added “permanent”.

Commissioner Opatik stated she would suggest since they are not intending this to be a short-term rental that they remove the transient portion. It is on the second page under Park Model Recreational Vehicle Park. The other problem she is having is that they need to strike Recreational Vehicle Park. They are trying to fit a round peg in a square hole and it is very difficult. Recreational Vehicle, the definition does not lend itself to permanent housing. If they are going to say a park model park but not a park model Recreational Vehicle Park.

Commissioner Tolladay stated it seems to him the definitions of recreational vehicle and Recreational Vehicle Park is within the text for contrast with the two park model definitions.

Commissioner Opatik stated if he were to continue down the second page, 17.04.700, they are still talking about Park Model Recreational Vehicle Park. They are using this term all the way through.

Commissioner Masterson stated a park model is a recreational vehicle; it is not a HUD approved vehicle.

Commissioner Kimball added you could not remove the word transient entirely, while the intent of even a subdivision is to be permanent residence. There will be occasions where someone will own one, not live in it, and eventually rent it. He is ok with making sure that the intent is to make it permanent, but transient is possible but not on a weekly or nightly basis.

Roll call vote: Parker, yes; Kimball, yes; Tolladay, yes; Masterson, yes; Minnick, yes; Opatik, no. Motion to approve passes 5-1.

RECOMMENDATION

Recommended BOCC Motion: "I motion to set the date, time, and location for a Public Hearing regarding Nye County Bill No. 2010-11 for July 22, 2010 at 11:00 a.m., in Pahrump, Nevada."

SUMMARY: A Bill proposing to amend Nye County Code Title 17, the Pahrump Regional Planning District Zoning Ordinance, by adding a new section pertaining to development standards for Park Model Recreational Vehicle Parks, and other matters properly related thereto.

TITLE: A BILL PROPOSING TO AMEND NYE COUNTY CODE TITLE 17, THE PAHRUMP REGIONAL PLANNING DISTRICT ZONING ORDINANCE, BY ADDING A NEW SECTION PERTAINING TO DEVELOPMENT STANDARDS FOR PARK MODEL RECREATIONAL VEHICLE PARKS, AND OTHER MATTERS PROPERLY RELATED THERETO.

WHEREAS, pursuant to NRS 278.020, for the purpose of promoting the health, safety and the general welfare of the residents of Nye County, the Nye County Board of County Commissioners (Board) is authorized and empowered to regulate and restrict the improvement of land and to control the location and soundness of structures; and

WHEREAS, any such regulation, restriction and control must take into account the potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment; and

WHEREAS, the Board hereby finds that amending Title 17 as proposed herein will result in further promoting the goals and objectives of the County in regards to the development of land within the Pahrump Regional Planning District;

NOW, THEREFORE, the Board of County Commissioners of the County of Nye, State of Nevada, does hereby adopt, promulgate and order compliance therewith within the Pahrump Regional Planning District, the following amendments and regulations:

NYE COUNTY CODE TITLE 17 IS HEREBY AMENDED AS FOLLOWS, with **Deletions** shown in strike-through red font, and **additions** shown in underscored blue font:

17.04.110 DEFINITIONS

Recreational Vehicle. A vehicular structure primarily designed as temporary living quarters for travel, recreational, or camping use, which ~~may be~~ is self propelled, mounted upon, or drawn by a motor vehicle. The term includes motorhomes, conventional travel trailers, fifth-wheel trailers, and other similar types of self propelled or towable trailers, and camping type of units. The term Recreational Vehicle does not include the term Park Model Recreational Dwelling Unit (see definition of Park Model Recreational Dwelling Unit).

Recreational Vehicle Park. A parcel or tract of land having as its principal use the transient rental of two (2) or more spaces for ~~recreational vehicles~~ Recreational Vehicles including accessory buildings, structures, or uses.

Park Model Recreational Dwelling Unit. A manufactured dwelling unit that is primarily designed to provide temporary or permanent living quarters for recreational or seasonal use, is built on a single

chassis, has a gross trailer area not exceeding 400 square feet in the set-up mode, and is certified by the manufacturer as complying with the American National Standard Institute (ANSI) Standard A119.5 for Recreational Park Trailers.

Park Model Recreational Vehicle Park. A parcel or tract of land having as its principal use the transient rental or permanent occupancy of two (2) or more spaces which are designed, intended, approved, or used for Park Model Recreational Dwelling Units, including any permissive accessory buildings, structures, or uses.

17.04.700 CONDITIONS AND SAFEGUARDS FOR CONDITIONAL USE PERMITS

Specific Conditions and Safeguards for Individual Conditional Uses. The following specific conditions and safeguards for individual Conditional Uses shall be used in deciding upon applications for Conditional Use Permits, for uses listed subject to a conditional use permit in districts referenced in Article III of this Chapter.

Park Model Recreational Vehicle Park. The following conditions and safeguards shall be used in deciding upon applications for this use:

- a. Must comply with all State and County regulations.
- b. Must comply with the Development Standards of Section 17.04.785.
- c. Must be located in the MU Zone.
- d. Must be appropriately screened from neighboring properties through the use of landscaped berms, walls, or other appropriate screening material.
- e. Park Model Recreational Vehicle Parks shall have two (2) or more means of ingress/egress. Crash-gated emergency exits shall be provided upon recommendation of the Fire Protection Authority.
- f. A minimum of fifteen (15) percent of the gross park area shall be provided as recreational open space and shall be landscaped in an approved manner. Areas for the required open space may include:
 - i. Required buffers and setbacks not including any Park Model Recreational Dwelling Unit space setbacks or any surface areas designed and intended for vehicular traffic or parking.
 - ii. Drainage channels may be included but only if so designed, developed and landscaped for recreational use.
 - iii. Community recreational facilities such as clubhouse, swimming pool and spa areas, dog-runs, laundry, restrooms, picnic areas, etc.
 - iv. Water features.
- g. Must be accessible via a full-width paved County maintained road or State highway.
- h. Construction permit(s) shall be issued, and inspections shall be conducted for all water, sewer, building, sanitation, streets, and any required off-tract improvements by the Division of Building and Safety in accordance with current procedures.

17.04.785 PARK MODEL RECREATIONAL VEHICLE PARKS

A. Park Model Recreational Vehicle Parks.

1. No portion of the subject property shall be subject to flooding, subsidence or erosion, and no permits for the development of a Park Model RV Park shall be issued within an “Area of Special Flood Hazard” (Zones A, AE, AH, AO, A99, V or VE) as indicated on the current Flood Insurance Rate Maps (FIRM), unless the application is accompanied with a technical drainage study and mitigation plan.
2. Park density shall not exceed thirteen (13) Park Model Recreational Dwelling Units per acre.
3. Only Park Model Recreational Dwelling Units shall be allowed in a Park Model RV Park.
4. The following minimum development standards shall apply:
 - a. Minimum Park Model RV Park site area: five (5) net acres;
 - b. Minimum net site area per Park Model Recreational Dwelling Unit space: two-thousand (2,000) square feet;
 - c. Minimum width of each Park Model Recreational Dwelling Unit space: forty (40) feet;
 - d. Minimum setback of any on-site building or Park Model Recreational Dwelling Unit from any public street right-of-way: twenty-five (25) feet;
 - e. Minimum setback of any on-site building or Park Model Recreational Dwelling Unit from any adjacent residential use property line: fifty (50) feet, and shall be landscaped in a manner so as to provide a buffer;
 - f. Minimum Park Model Recreational Dwelling Unit setback from private access street: five (5) feet;
 - g. Minimum distance between Park Model Recreational Dwelling Units shall be as follows:
 - i. Front to front with access streets: forty (40) feet.
 - ii. Side to side: fifteen (15) feet.
 - iii. End to end: fifteen (15) feet.
 - iv. Side to end: fifteen (15) feet.
5. Park Model Recreational Dwelling Units shall be anchored to the ground in accordance with applicable County Building Codes and Ordinances.
6. The installation of every Park Model Recreational Dwelling Unit shall comply with all applicable County Building Codes and Ordinances, including obtaining building permits in accordance with the International Residential Code, International Building Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Fire Code, International Property Maintenance Code and all others as adopted by the Nye County Board of County Commissioners.
7. Permanently attached porches, carports, awnings, and other similar additions shall be allowed, provided that all required construction permits and inspections are obtained from the Building

Safety Division, and provided that a ten (10) foot separation between structures on adjacent spaces is maintained.

8. Room Additions. Room additions which expand the total living area to greater than 400 square feet are not permitted.

9. Storage Buildings. Storage structures are limited to a maximum of 200 square feet of floor area and shall not exceed 10 feet in height at the highest dimension. The storage structure shall be ground set, and there shall be no other storage units allowed on the space. A ten (10) foot separation between structures on adjacent spaces shall be maintained.

10. Water Facilities.

a. An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided for each Park Model space.

b. The development of a private water supply to serve the development may be made only upon the express approval granted by the Bureau of Health Protection Services of the Nevada State Health Division and the Nevada Division of Water Resources. When a public supply of water is available, connection shall be made thereto and its supply shall be used exclusively.

c. The water supply system shall be designed, constructed and located in such a manner that neither underground nor surface contamination will reach the water supply from any source, and shall be constructed and maintained in compliance with State health regulations.

d. Where water is obtained from sources other than a public water supply, water sampling and testing shall occur in accordance with State health regulations, and any costs incurred shall be born by the property owner/park management.

e. The water distribution system shall be designed and maintained to provide a minimum pressure acceptable to the Nevada State Health Division.

11. Sanitation Facilities.

a. Every Park Model Recreational Dwelling Unit shall properly connected to a sewer system connection in accordance with all applicable State and County building and health codes and requirements.

b. If a clubhouse, laundry room, or other similar community amenities or facilities are provided, separate toilet facilities for men and women shall be provided.

12. Refuse Collection and Storage.

a. The storage, collection and disposal of refuse in the Park shall be conducted so that no health hazards or air pollution is created.

b. All refuse or garbage shall be stored in approved locations and in containers sufficiently sized so that sanitary conditions can be maintained at all times.

c. Refuse containers shall be provided in sufficient number and capacity to properly store all refuse and garbage.

d. Refuse and garbage shall be collected weekly or more frequently as necessary and shall be disposed of in an approved manner.

e. Refuse collection areas shall be screened from view by fencing and landscaping.

13. Fire Protection.

- a. All Park Model RV Parks shall be subject to the rules and regulations of the Fire Protection Authority and all applicable laws.
- b. In all Park Model RV Parks, there shall be installed and maintained fire hydrants and fire extinguishers of the number, type, size and location as may be required by the Fire Protection Authority. Extinguishers may be installed in lieu of faucets and hose upon approval of the Fire Protection Authority.
- c. Park Model RV Parks shall be kept free of litter, rubbish and other flammable materials.

14. Recreational Facilities & Open Space.

- a. Swimming pools including required fences—if provided—shall not be located in any required front yard, in any utility easement, or less than fifty (50) feet from any lot line. All mechanical equipment related to the maintenance of the swimming pools shall be located not less than ten feet from any lot line.
- b. Swimming pools—if provided—shall be maintained in accordance with applicable laws, shall be adequately protected or fenced to discourage unauthorized access, and shall have fencing with a self-locking gate adequate to restrain all access to the pool when the pool is not being used. Swimming pool fences shall be designed in accordance with Nye County Code 15.16.094.
- c. All pools and spas shall comply with applicable State health regulations. For the purpose of cleaning pool filters and back flushing the system, no discharge shall be made into a septic tank or sanitary sewer. Either a separate french-drain shall be provided, or discharge may be made into an existing natural or man-made drainage channel or storm sewer system and conveyed into the public right of way in a manner so as not to create a public nuisance.
- d. All Park Model RV Parks shall be provided with at least one recreational area or open space accessible from all spaces. The size of such open space shall not be less than ten (10) percent of the gross park area and shall be landscaped in an approved manner.

15. General Requirements.

- a. Every owner or operator of a Park Model RV Park shall maintain any and all records that may be required by local and State laws and regulations.
- b. A business license shall be obtained from the appropriate agency for any Park Model RV Park, and shall be renewed as required.
- c. Any exposed ground surfaces in all parts of the Park Model RV Park shall be planted, paved or covered with an approved material that is capable of preventing soil erosion and eliminating objectionable dust.
- d. No barnyard animals or poultry shall be permitted in a Park Model RV Park.
- e. Dogs, cats or other pets are not permitted to run at large or cause any nuisance within the Park.

- f. An area of sufficient size and enclosed via chain-link fencing or other appropriate material shall be provided as a designated exercise area for dogs.
- g. Each Park Model RV Park constructed, operated and licensed shall be limited solely and only to Park Model Recreational Dwelling Units, and shall not be converted or used for any other use without full compliance with all requirements for the new use.
- h. All utilities shall be located underground with no exceptions, including the wiring of interior light poles.
- i. No Park Model RV Park shall be occupied until a final approved inspection by the building inspector has been obtained.

16. Traffic Impact Analysis/ Access/Parking

- a. A Traffic Impact Analysis shall be required for all Park Model RV Parks.
- b. Access to the Park Model RV Park shall be designed to minimize congestion and traffic hazards at the entrance or exit and allow safe movement of traffic on adjacent streets. All traffic ingress and egress shall be through controlled entrances and exits or crash-gated as approved by the Fire Protection Authority.
- c. All internal streets and driveways shall be properly signed.
- d. Each Park Model space shall have a minimum of two (2) vehicle parking spaces containing a minimum area of 360 square feet.
- e. No on-street parking of any vehicle shall be allowed adjacent to Park Model Recreational Dwelling Unit spaces, but may be allowed adjacent to open space areas if a minimum ten (10) foot wide parking lane is constructed to accommodate parked vehicles.
- f. One (1) visitor parking space shall be provided for each ten (10) Park Model spaces. Visitor parking areas shall be appropriately signed and may be situated in various locations throughout the Park.
- g. All internal streets shall be paved a minimum of twenty-four (24) feet wide with a thirty (30) foot right-of-way. Such streets shall be paved with an approved dust-free material.
- h. Dead-ended streets shall be prohibited, and turnaround areas shall be provided with a minimum ninety (90) foot diameter measured at the outside of the traveled way.

17. Accessory Buildings and Service Facilities.

- a. Accessory buildings shall be limited to:
 - i. One permanent care-takers dwelling, consisting of either site-built construction or manufactured home shall be allowed and may be used as the business office of the Park Model RV Park.
 - ii. A separate office building may be provided for the Park's business office.
 - iii. One convenience grocery store shall be allowed only for Park Model RV Parks that are greater than ten acres in size.

- iv. Clubhouse, pool and spa buildings, and laundry. Laundry facilities must contain at least one (1) washer and one (1) dryer for every 35 Park Model spaces in the park.
- 18. Site Development Plan. For the purposes of site development plan review the following shall be provided or designed and approved by the appropriate agency:
 - a. Water system and connections
 - b. Sewer system and connections
 - c. Supply of natural gas, liquid petroleum, gas or oil
 - d. Electrical supply, equipment and connections
 - e. Protection of exposed equipment
 - f. Fire protection
 - g. Management of solid waste
 - h. Drainage and grading
- 19. Certificate of Occupancy:
 - a. A Park Model RV Park, or a space within a Park Model RV Park, or part thereof, must not be occupied or used unless or until it has been issued a certificate of occupancy pursuant to NAC 461A.
- 20. Restriction on Length of Occupancy. Once properly installed in accordance with all applicable codes and regulations, a Park Model Recreational Dwelling Unit may remain indefinitely within the Park, and there is no established time limit or restrictions as to the length of occupancy of the unit.
- 21. Impact Fees. For the purposes of Impact Fee calculations, Park Model Recreational Dwelling Units shall be considered “Residential Dwelling Units (Detached)” and as such shall require the payment of impact fees in accordance with the adopted Impact Fee Ordinance.

17.04.410 MU - MIXED USE

Uses Subject to a Conditional Use Permit. The following are subject to a conditional use permit as provided for in Article V and VIII of this Chapter.

GC General Commercial permissive uses

Body Art

Concert Hall and Convention Center (Ord. 299, 2005)

Congregate living facilities

Home occupations and service occupations from the home and subject to Article VI of this Chapter.

Public and private clubs and all appurtenances thereto including golf courses, equipment rooms, tennis courts, outdoor amphitheaters and other recreational uses

Recreational vehicle parks (Subject to Article VI of this Chapter)

Park Model Recreational Vehicle Parks (Subject to Article VI and Section 17.04.785 of this Chapter).

Effective Date. This Ordinance shall be in full force and effect from and after passage, approval, and publication as required by law, to wit, from and after the ____ day of _____, 2010.

Proposed on the ____ day of _____, 2010

Proposed by: Commissioner _____

Adopted on the ____ day of _____, 2010

Vote: Ayes: Commissioners:

Nays: Commissioners:

Absent: Commissioners:

BY: _____

Gary Hollis, Chairman
Nye County Board of
County Commissioners

ATTEST: _____

Sandra "Sam" Merlino
Clerk and Ex-Officio
Clerk of the Board