

## **Chapter 5**

# **RECREATIONAL VEHICLE PARKS**

### **9-5-1: DEFINITIONS:**

As used in this chapter, the following words and phrases shall have the meanings indicated:

**DRY CAMPING SPACE:** A recreational vehicle space that provides neither water nor sanitary sewer services.

**PARK:** To permit to remain standing or waiting or not in motion.

**RECREATIONAL VEHICLE:** Any truck, wagon or other vehicle or structure equipped for moving, or adapted for being moved about on wheels, runners or otherwise, and providing living or sleeping quarters or accommodations for one or more persons or facilities for conduct of any business enterprise.

**RECREATIONAL VEHICLE PARK:** A place equipped as in this chapter provided for the parking and accommodation of recreational vehicles.

**STALL:** A space set apart in a recreational vehicle park, and equipped as in this chapter provided, for the parking or accommodation of one recreational vehicle.

**TEMPORARY OVERFLOW PARKING:** Parking in a space approved by the city as a temporary overflow parking space. Parking in such a temporary overflow space shall not exceed one hundred sixty eight (168) hours by any recreational vehicle. (Ord. 07-08, 11-26-2007)

### **9-5-2: PURPOSE:**

The standards provided in this chapter are intended to encourage development providing sufficient open space and complementary uses under conditions which assure protection of the character of the district in which the park is located. (Ord. 07-08, 11-26-2007)

### **9-5-3: NUISANCE DECLARED:**

Every recreational vehicle or recreational vehicle park used, occupied or maintained within the city contrary to the provisions of this chapter is and constitutes a nuisance and subject to be abated in the manner provided by law. (Ord. 07-08, 11-26-2007)

**9-5-4: PARKING IN STREETS, ALLEYS AND PUBLIC PLACES:**

No person shall park any vehicle in any location or for any length of time which would constitute violation of the provisions of [title 6, chapter 7](#) of this code. (Ord. 07-08, 11-26-2007)

**9-5-5: PERMITS REQUIRED:**

No recreational vehicle park shall be constructed or occupied in the city limits unless all the required permits have first been obtained. (Ord. 07-08, 11-26-2007)

**9-5-6: RECREATIONAL VEHICLES ON PRIVATE PREMISES:**

- A. Use Prohibited: No person shall occupy or utilize for living or sleeping quarters or business purposes any recreational vehicle parked within the city other than in a stall at a recreational vehicle park.
- B. Permitting Use Prohibited: No owner, occupant or other person having charge or control of any lot or tract of land within the city, other than a recreational vehicle park, shall permit any person to occupy for living or sleeping quarters or business purposes any recreational vehicle parked thereon. (Ord. 07-08, 11-26-2007)

**9-5-7: GENERAL REGULATIONS:**

- A. License Required: No person shall operate or maintain a recreational vehicle park within the city unless all the required permits have first been obtained from the city or other agency as required.
- B. Compliance Required: Recreational vehicle parks maintained within the city shall comply with the provisions of this chapter and with all other applicable ordinances of the city.
- C. Caretaker: A responsible attendant or caretaker, owner or operator shall be in charge at all times to keep the recreational vehicle park, its facilities and equipment in a clean, orderly and sanitary condition. They shall be answerable, with the licensees, for any violation of the provisions of this chapter.

- D. **Parking In Stall Required:** No owner, proprietor or other person in charge of a recreational vehicle park shall permit any recreational vehicle to be occupied for living or sleeping quarters or business purposes at such recreational vehicle park except when parked in a stall or temporary overflow area.
- E. **Electricity:** Every recreational vehicle park shall be wired so as to furnish electrical service at each stall for patrons desiring the same.
- F. **Water:**
1. **Outdoor Taps:** Water service shall be conveniently provided from outdoor taps by the recreational vehicle park owner except in spaces designated for dry camping.
  2. **Faucet:** Where water taps are located at each stall, the faucet shall be not less than eighteen inches (18") above the drain connections.
- G. **Toilet Facilities:** There shall be not less than one toilet for men and not less than one for women, for each ten (10) stalls, or fraction thereof, exclusively for use of patrons of the recreational vehicle park. (Ord. 07-08, 11-26-2007)

## **9-5-8: SEWER FACILITIES:**

### **A. Main Sewer:**

1. **Minimum Size:** Every recreational vehicle park shall have a cast iron, ABS or equivalent main sewer, which shall comply with the rules governing sewers connected with the public sewer system of the city, and which shall be not less than four inches (4") in diameter.
2. **Increased Diameter:** The diameter of such main sewers shall be increased one inch (1") for each additional eight (8) stalls, or fraction thereof, in excess of eight (8).

B. **Drain Intake; Trap:** Each stall shall have an adequate drain intake, and a three inch (3") trap shall be installed between the intake of the drain and the main sewer of the recreational vehicle park. Where there are stalls on both sides of an intake, two (2) connections therewith will be permitted and one trap will be required for both.

C. **Standpipes:** Standpipes shall be not less than three inch (3") nongalvanized pipe, which shall be threaded and shall be capped when not in use.

D. Branch Line Connections: Three inch (3") branch sewer lines shall not have more than two (2) recreational connections each and shall be cast, ABS, or nongalvanized iron pipe. (Ord. 07-08, 11-26-2007)

### **9-5-9: PLUMBING:**

All cleanouts, vents, toilets and other plumbing appliances, fixtures and facilities shall conform to the requirements of the Nevada state health division and the requirements of [chapter 1, article D](#) of this title. (Ord. 07-08, 11-26-2007)

### **9-5-10: USES PERMITTED BY SPECIAL USE PERMIT:**

The following uses are permitted by a special use permit issued by the city:

Community recreational building and facilities, laundry, car and truck wash, boat or ministorage facilities serving the recreational park only.

Management office and/or single-family dwelling or mobile home used exclusively for living quarters and office by the operator or manager of the park.

One detached carport, one detached cabana, ramada or patio and one detached storage room per recreational vehicle space.

One independent recreational vehicle and/or two (2) vehicles per vehicle space as the principal use.

Recreational vehicle parks. (Ord. 07-08, 11-26-2007)

### **9-5-11: SITE AND DEVELOPMENT PLANS; FEES:**

A. Submission Of Plans; Fees: Every applicant for a recreational vehicle park shall submit four (4) copies twenty four inches by thirty two inches (24" x 32") and nine (9) copies eleven inches by seventeen inches (11" x 17") of the site and development plan to public works together with the required fees as established from time to time by resolution by the city council and found in the Yerington fee schedule. Said plans and specifications shall include, as a minimum, the following:

1. Complete mechanical and structural plans of the work to be performed, drawn to scale.
2. All spaces, roadways, walks, leaching fields, electrical lines, outlets and voltage, buildings, patios, other structures or fences and building elevations.
3. Proposed name of park, location by section, township and range and a legal description of the land.

4. Name and address of the owner and/or applicant.
  5. Name, address and phone number of engineer, architect or surveyor preparing plan.
  6. Scale, north arrow and date of the map.
  7. A small scale location map showing relationship of park to existing neighborhood and the existing zoning of the site and adjacent properties.
  8. The location, widths and names of all public streets within or adjacent to park.
  9. Topography, by contours, of the site, adequate to show the character and drainage of the land.
  10. Dimensions of all boundaries of park and gross acreage of park.
  11. Dimensions and net acreage of open space recreational area.
  12. Landscaping plans.
  13. Sewage disposal method and details of distribution.
  14. Water supply method and details of distribution.
  15. Locations, dimensions and designations of all accessory buildings and structures.
  16. Sketch showing location and size of any proposed identification signs, including all advertising copy proposed on the face of such signs.
  17. Existing conditions of site, including buildings, structures and wells, drainage ditches and such additional information that may be required.
  18. Letter approving proposed water supply and sewage disposal systems (if private systems are proposed) from the Nevada state department of health.
  19. A "will serve" letter for water supply and sewage disposal if recreational vehicle park is to be supplied from municipal or commercial systems.
  20. Existing and proposed electrical distribution lines.
  21. Trash disposal location and screening method.
- B. Approval Or Disapproval Of Plans: The planning commission shall recommend approval, conditional approval or disapproval of all site and all development plans to the city council. The planning commission may reject and/or disapprove a development under any of the following circumstances:
1. If the use to be made of the property as proposed is a use prohibited by any ordinance, statute, law or other valid regulation.
  2. If the property is deemed to be unhealthful or unsuitable for occupancy.
  3. If the property cannot be safely and reasonably developed within the present levels of knowledge.

4. If the development of the property is of such character or nature as to be contrary to the best interest of the city.

Such rejection shall be supported by a written finding by the planning commission detailing the reasons and causes for such rejection. (Ord. 07-08, 11-26-2007)

## **9-5-12: SITE AND STRUCTURE REQUIREMENTS:**

### **A. Development Standards:**

1. Minimum park site area: One acre.
2. Maximum building height: Two (2) stories or thirty feet (30'), whichever is greater.
3. Minimum net site area per recreational vehicle space: One thousand (1,000) square feet.
4. Minimum setback of any building or recreational vehicle from any public street line: Ten feet (10').
5. Minimum setback from the exterior boundary line of the recreational vehicle park for any building or recreational vehicle: Ten feet (10').

### **B. General Design Requirements: The following are general requirements:**

1. Landscaping; Parking Areas:
  - a. Exposed ground surfaces in all parts of every recreational vehicle parking space shall be landscaped. Each vehicle parking space shall have a minimum width of ten feet (10').
  - b. Exposed ground surfaces in all other parts of the recreational vehicle park shall be covered with stone screening or other approved organic material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating objectionable dust.
2. Density: The density shall not exceed twenty five (25) recreational vehicle spaces per gross acre of park site.
3. Recreation Area Or Open Space: In all recreational vehicle parks there shall be at least one recreation area or open space accessible from all vehicle spaces. The size of such recreation area or open space shall not be less than five percent (5%) of gross park area and shall be landscaped in an approved manner.
4. Pedestrianways: Pedestrian accessways shall have a minimum width of five feet (5') and shall be surfaced with a material as approved by the city.
5. Sewage Disposal: Fifty percent (50%) of the recreational vehicle spaces within a recreational vehicle park shall be provided with individual sewer connections and shall be constructed in accordance with applicable state and local controls. The other fifty percent (50%) of the spaces may be used for dry camping.

6. Sanitary Stations: One sanitary station shall be provided as required by the Nevada health division or the uniform plumbing code as adopted by the city, whichever is greater.
7. Electrical Systems: An electrical outlet supplying at least one hundred ten (110) volts, which is in compliance with all state and local laws and codes, shall be provided for each space.
8. Fences: Each recreational vehicle park shall be fenced with a screening fence not more than six feet (6') nor less than four feet (4') in height around the entire boundary of the park. Fencing materials and height shall be subject to approval by the city council.

C. Street System: The following is the street system:

1. Streets Required; Design: All vehicle spaces shall be provided with safe and convenient vehicular access from public or private streets to each vehicle parking space; alignment width and gradient is as may be required by city code.
2. Surfacing: All streets shall be paved and shall be well drained with either valley gutter or rolled curbing.
3. Access: Access to the recreational vehicle parks shall be designed to minimize congestion and movement of traffic on adjacent streets. All traffic ingress and egress from such parks shall be through controlled entrances and exits.
4. Internal Streets, Off Street Parking And Maneuvering:
  - a. Twenty feet (20') minimum paved width for internal streets having two-way traffic; one-way streets shall have a minimum paved width of twelve feet (12') or as required by this code.
  - b. Each recreational vehicle park shall provide sufficient parking and maneuvering space and an off street parking space shall be provided for a tow vehicle.
  - c. Streets shall be properly signed.

D. Signs And Lighting:

1. All streets and driveways shall be properly signed and shall be lighted at night with at least the equivalent of a fifty (50) watt lamp for each one hundred (100) linear feet of street.
2. All accessory buildings for public use shall have each room and building clearly signed as to its particular use.
3. Restrooms shall be clearly signed and illuminated.
4. Signs identifying buildings and rooms shall not exceed two (2) square feet in area and naming the use only.
5. One business identification sign advertising the recreational vehicle park located on the premises shall be subject to this code.

E. Central Accessory Buildings:

1. A central accessory building containing the necessary toilet and plumbing fixtures shall be provided in all recreational vehicle parks when required by this code. Such building or structure shall be conveniently located within a radius of five hundred feet (500') to the vehicle spaces or spaces to be served and shall conform to the requirements of the Nevada health division.
2. Central accessory buildings housing toilet facilities shall be moistureproof, permanent structures complying with all applicable laws regulating such construction and equipment. Toilet facilities for men and women shall be separated by a soundproof wall. Each toilet, washbasin, bathtub or shower stall shall be in a private compartment with a door to ensure privacy. Floors shall be constructed of water impervious materials sloping to a floor drain connecting with the sewage system.
3. Sewage and waste from showers, baths, basins and toilets shall be discharged into the water system in compliance with applicable regulations of the health department. (Ord. 07-08, 11-26-2007)

### **9-5-13: HEALTH AND SAFETY REQUIREMENTS:**

- A. All recreational vehicle parks shall be developed in accordance with the existing codes, requirements and standards of public health and safety.
- B. All service facilities, accessory buildings and grounds of a recreational vehicle park shall be maintained in a clean and slightly condition and kept free of any condition which will menace the health or constitute a nuisance to the occupants or public.
- C. The person in charge of the park shall require that dogs, cats or other pets be controlled so as not to create a nuisance. (Ord. 07-08, 11-26-2007)

### **9-5-14: PARK MANAGEMENT:**

- A. Manager Or Caretaker: It is unlawful for any person to operate or maintain or permit the operation or maintenance of any recreational vehicle park where space or sites are rented or leased unless there is a caretaker, owner or manager in the park.
- B. Register Kept: Every owner or operator of a recreational vehicle park having lots, spaces or sites for lease or rent shall maintain a register containing a record of all recreational vehicles and tow vehicles and occupants. Such register shall be made available to law enforcement personnel and/or persons authorized by the city council. The register shall contain:
  1. The names and addresses of the vehicle occupants.

2. The make, model, year, license number and state where issued and the owner of each recreational vehicle and tow vehicle parked in the park.
3. The arrival and departure dates of every recreational vehicle.

The register records shall be kept for a period of three (3) years. The city council may, from time to time, in its sole discretion, authorize audit of the register records for compliance but in no case shall the records be reviewed less than annually, during the special use permit review. (Ord. 07-08, 11-26-2007)

### **9-5-15: PENALTY:**

The penalty for violation of any provision of this chapter shall be the same as provided for violation of a misdemeanor under state law and each such violation shall subject the violator thereof to a penalty as provided in section [1-4-1](#) of this code. (Ord. 07-08, 11-26-2007)