

ORDINANCE NO. 35

AN ORDINANCE OF WASHOE COUNTY, STATE OF NEVADA,
REGULATING THE CONSTRUCTION, USE AND OPERATION
OF TRAILER COACH PARKS; PROVIDING PENALTIES FOR
VIOLATIONS HEREOF AND OTHER MATTERS PROPERLY
RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DO ORDAIN:

Section 1. Purpose and scope. The purpose of this ordinance is to safeguard the public health, safety and general welfare by establishing minimum standards, provisions and requirements and arrangements for sanitation, safety and the use of materials for all trailer parks hereafter erected within the unincorporated area of Washoe County, Nevada.

[Book "S", p. 197 (3-5-1954)]

Section 2. Construction of words and phrases; definitions.

1. For the purpose of this ordinance, unless the context otherwise requires, all words used in the present tense shall include the future tense; all words in the plural number shall include the singular, and all words in the singular shall include the plural; and any gender shall include all other genders.

2. The following words have in this ordinance the signification attached to them in this section, unless otherwise apparent from the context:

(a) Building: Any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

(b) Building department: The officer, department or agency of Washoe County who is charged with the enforcement of the provisions of all ordinances and regulations pertaining to the erection, construction, reconstruction, alteration, conversion, movement, arrangement or use of buildings or structures within Washoe County.

(c) Dependent trailer coach space: A trailer coach space having no sanitary facilities immediately adjacent thereto.

(d) Hard surfacing: Consists of at least gravel and sand suitably compacted to provide a uniform and stable surface.

(e) Health department: Such department created or established by authority of Washoe County or by state statute and entrusted with the regulation, control or supervision of all matters pertaining to the general health of the citizens of Washoe County.

(f) Person: Any individual, firm, partnership, association or corporation.

(g) Property owner: The owner shown upon the latest county assessment rolls or bona fide lessee or purchaser under a contract of sale.

(h) Trailer coach: Any mobile structure or facility on wheels so constructed and designed as to permit occupancy thereof for dwelling or sleeping purposes, and having no foundation other than wheels, jacks or skirting when located in a trailer coach park.

(i) Trailer coach park: Any plot, site or tract of land upon which two or more trailer coaches occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation, and shall include any building, structure, tent, vehicle or enclosure used or intended for use as a part of the equipment of such trailer coach park.

(j) Trailer coach space: A plot of ground within a trailer coach park designed for the accomodation of one trailer coach or a trailer coach and tow car.
[Book "S" , p. 197 (3-5-1954)]

Section 3. Parking of trailer coaches on private property.

1. The parking of any trailer coach outside any trailer coach park when such trailer coach is used for dwelling or sleeping purposes shall be unlawful unless a permit is obtained from the Building Department. The permit may be issued without fee.

Nothing in this ordinance shall be deemed to prohibit the storage of any trailer coach on the home premises of its owner for any length of time when not used for dwelling or sleeping purposes.

[Book "S" , p. 197 (3-5-1954)]

Section 4. Permits.

1. No trailer coach park shall hereafter be permitted in Washoe County unless a permit shall have been obtained therefor. Application in triplicate for such permit shall be made in writing and filed with the board of county commissioners, which application shall be accompanied by:

- (a) A ground description of the proposed park, including natural features.
- (b) The location and size of all trailer coach spaces and parking areas.
- (c) Specifications of all permanent structures.
- (d) Complete plans and layouts of all utilities.
- (e) A fee in the sum of \$2 for each trailer coach space shown on the plan submitted.

(f) Such additional and further information as may be required by the board of county commissioners.

2. No permit shall be issued unless the board of county commissioners shall find from the application and other facts and documents submitted that the applicant is a person of good moral character and is otherwise prepared to conform to the requirements set forth in this ordinance.

3. Such permits as may be required by other county ordinances shall be obtained, and the permit issued under the provisions of this section shall convey no right to erect any building or structure.

4. Permits issued by the board of county commissioners shall be in writing and shall be displayed by the permittee in some public place on the premises for which it is applicable. Such permits shall state clearly on the face whether the park is licensed as **DEPENDENT ONLY**, or **INDEPENDENT ONLY** or **DEPENDENT AND INDEPENDENT**. The permit shall be for an indefinite period, but may be revocable by the board of county commissioners, after reasonable notice and hearing, at any time for the failure of the permittee to maintain all requirements as set forth in this ordinance.

[Book "S" , p. 197 (3-5-1954)]

Section 5. Trailer coach park requirements. Each trailer coach park constructed and operated under the provisions of this ordinance shall provide for the following in the manner hereinafter specified:

1. Trailer coach park plan. The trailer coach park plan shall conform to the following requirements:

(a) The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.

(b) Trailer coach spaces shall be provided which shall be at least 20 feet wide and such length as may be necessary to accommodate a trailer coach. Trailer coaches shall be so harbored on each space that there shall be at least 10 feet of side-to-side spacing and at least 5 feet of end-to-end spacing between trailer coaches. No trailer coach shall be harbored closer than 5 feet to any property line of a trailer coach park.

(c) All trailer coach spaces shall abut upon a driveway not less than 20 feet wide which shall have unobstructed access to a public street, alley or highway. All driveways shall be hard surfaced, well marked in daylight and lighted at night with at least the equivalent of a 50 watt lamp for each 100 feet.

(d) An electrical outlet supplying at least 100 volts shall be provided for each trailer coach space.

2. Water supply. An adequate supply of pure water for drining and domestic purposes shall be supplied to meet the requirements of each trailer coach park and its occupants. The water supply shall be obtained from faucets only. No common drinking cups shall be permitted. Cold water faucets shall be located on each trailer coach space. An adequate supply of hot water shall be provided at all times in service buildings for bathing and washing facilities.

3. Sanitation facilities. Each trailer coach park designed as an INDEPENDENT ONLY type installation shall not be required to provide permanent sanitation facilities as herein defined. Each trailer coach park having dependent trailer coach spaces shall be provided with open-front seat toilets, baths and showers and other sanitation facilities which shall conform to the following minimum requirements:

(a) Toilet facilities for men and women shall be either in separate buildings at least 20 feet apart or shall be separated, if in the same building, by a sound-proof wall.

(b) Toilet facilities shall consist of not less than one flush toilet for every 20 dependent trailer coach spaces, and one shower or bath tub for every dependent trailer coach spaces and one wash basin for every 20 dependent trailer coach spaces. Each toilet, wash basin or bath tub shall be in a private compartment with a door on each compartment to insure the privacy of the user. One full set of sanitary facilities shall be the minimum requirement for each trailer coach park.

(c) Service buildings housing toilet facilities shall be permanent structures complying with all applicable laws and ordinances regulating buildings, electrical installations, plumbing and sanitation facilities.

(d) Service buildings shall be well-lighted at all times of day or night, shall be constructed of such moisture-proof material, including painted woodwork, as shall permit repeated cleaning and washing, and shall be maintained at a temperature of at least 60° Fahrenheit during the year. The floors of the service buildings shall be of water-impervious material and shall slope to a floor drain connecting with the sewage system.

(e) All service buildings and the grounds of the trailer coach park shall be maintained in a clean, sightly condition and kept free of any condition that will menace the health of any occupant or the public, or constitute a nuisance.

4. Sewage and refuse disposal. Waste from showers, bath-tubs and toilets shall be discharged into the public sewer or into an approved septic tank in compliance with all applicable ordinances, laws and rules of the Health Department for such con-

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struction, and in such a manner as will present no health hazard. All kitchen sinks, wash basins, bath or shower tubs or toilets in any trailer coach harbored in any park shall empty into a sanitary drain located on the trailer coach space that is connected directly to the main sewer system.

5. Garbage receptacles. Tightly covered, metal garbage cans shall be provided in quantities adequate to permit disposal of all garbage and rubbish. Garbage cans shall be located not further than 200 feet from any trailer coach space. The cans shall be kept in sanitary condition at all times. Garbage and rubbish shall be collected and disposed of as frequently as may be necessary to insure that the cans shall not overflow.

6. Fire protection. Sufficient numbers of three-quarter inch faucets of non-freezing types shall be so located and installed as to reach all trailer coach spaces with a 50-foot garden hose extension. Two 50-foot lengths of dry, unfrozen lengths of garden hose shall be located on the premises for immediate use. An adequate number of CO₂ fire extinguishers may be installed in lieu of faucets and hose.

7. Register of occupants, vehicles.

(a) It shall be the duty of every permittee under the provisions of this ordinance to keep a register containing a record of all trailer coach owners and occupants located within the trailer coach park. The register shall contain the following information:

(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 dates of arrival and departure of each trailer coach.

(b) The permittee of every trailer coach park shall keep a register available for inspection at all times by law enforcement officers, state and county health officers and other officials whose duties necessitate acquisition of information contained in the register. The register records shall not be destroyed for a period of 3 years following date of departure.

[Book "S" , p. 197 (3-5-1954)]

Section 6. Nuisance s. No owner or person in charge of any dog, cat or other pet animal shall permit it to run at large or commit any nuisance within the limits of any trailer coach park.

[Book "S" , p. 197 (3-5-1954)]

Section 7. Exemptions.

1. Nothing in this ordinance shall be construed to include the county parks of Washoe County.

2. Nothing in this ordinance shall in any way limit the power of any municipal corporation to prescribe by ordinance for the regulation of sanitary conditions in trailer coach parks located therein.

[Book "S" , p. 197 (3-5-1954)]

Section 8. Applicability of ordinance to existing trailer coach parks.

All trailer coach parks duly licensed as such by Washoe County in existence on the effective date of this ordinance shall be considered as conforming in all respects with the provisions of this ordinance and permits herein provided for shall be issued by the proper authority.

[Book "S" , p. 197 (3-5-1954)]

Section 9. Violations and penalties.

1. It shall be unlawful for any person to violate any provisions or to fail to comply with any requirements of this ordinance.

2. Any person violating any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine not to exceed \$500 or by imprisonment in the county jail for a period of not to exceed 6 months, or by both such fine and imprisonment.

3. Each such person shall be guilty of a separate offense for each and every day during any portion of which a violation of any provisions of this ordinance is committed, continued or permitted by such person.

[Book "S" , p. 197 (3-5-1954)]

Section 10. Invalidity. In the event that any section, subsection or portion of this ordinance shall be declared invalid by any competent court, such declaration of invalidity shall not affect the validity of the remaining portions of this ordinance.

[Book "S" , p. 197 (3-5-1954)]