

Summary: An ordinance amending Chapter 8.28 of the Humboldt County code (Ordinance 3-30-81): Non-transient use of Recreational Vehicles & Shelters.

Bill Number: 02-10-06

Ordinance Number 03-07-16

AN ORDINANCE AMENDING CHAPTER 8.28 OF THE HUMBOLDT COUNTY CODE (ORDINANCE 3-30-81); NON-TRANSIENT USE OF RECREATIONAL VEHICLES AND SHELTERS

THE BOARD OF COUNTY COMMISSIONERS OF HUMBOLDT COUNTY, NEVADA DO ORDAIN:

Chapter 8.28 (Ordinance 3-30-81) of the Humboldt County Code is amended to read as follows:

Sections:

8.28.010	Definitions
8.28.020	Requirements
8.28.030	Final Inspection
8.28.040	Fees
8.28.050	Ineligible recreational vehicle or shelter
8.28.060	Transient recreational use permitted
8.28.070	Nuisance declared – Abatement
8.28.080	Violations

8.28.010 Definitions

“Recreational Vehicle” means a vehicular structure either self-propelled or drawn by a motor vehicle. Eight (8) feet or less in body width or forty (40) feet or less in body length capable of use as residence and not otherwise classified as a mobile home or manufactured home. The term includes plumbing, heating and electrical systems.

“Recreational Shelter” means a tent or other shelter not otherwise classified as a mobile home, manufactured home, or recreational vehicle capable of being used as a residence. The term includes plumbing, heating and electrical systems.

Nevada Administrative Code (“NAC”) Chapter 489 is the set of regulations specifying standardize installation instructions for manufactured homes.

“Non-Transient Residences” means the use of a recreational vehicle for a period of more than 30 days cumulative or the parking or installations of a recreational vehicle for more than 30 days cumulative in such a way as to permit use or occupancy thereof for residential purposes.

8.28.020 Requirements

A recreational vehicle or shelter may be set up, parked or installed for non-transient residential use in Humboldt County only if the following conditions are first met.

- A. Set-up permit. A permit to allow the set-up of a recreational vehicle or shelter must be obtained from the County Building Department before any set up work is commenced.
- B. Zoning. A recreational vehicle or shelter may be a habitable dwelling in the M-3 or AG-5 zoning districts or in an approved mobile home or recreational vehicle park when it meets the habitable space standards as defined in the International Building Code and sewer or water requirements required in the Uniform Plumbing Code.
- C. Power. The recreational vehicle or shelter is to be connected to a power source, and must comply with all the applicable provisions of the National Electric Code as adopted by Humboldt County and NAC Chapter 489. The service must have an ampacity rating equal to the power requirements of the recreational vehicle or shelter. Plug cords are permitted up to 50 amps but must be rated the same as the recreational vehicle or shelter. The recreational vehicle or shelter service equipment shall be located within site from and not more than 30' from the exterior wall of the recreational vehicle or shelter that it serves.
- D. Gas. The recreational vehicle or shelter shall be connected to a gas source if there are gas appliances. The connection shall meet all applicable provisions of the Uniform Plumbing Code as adopted by Humboldt County.
- E. Water. Every plumbing fixture shall be provided with an adequate supply of potable running water per the provisions of the Uniform Plumbing Code as adopted by Humboldt County. Potable water shall be supplied by a residential well per Nevada State Health Division.
- F. Liquid waste disposal. The recreational vehicle or shelter shall be connected to an individual septic system or public sewer approved by the Humboldt County Building Department or Nevada Department of Environmental Protection.
- G. Method of set-up. The intended method of blocking and supporting the recreational vehicle shall be in accordance to County Building Department regulations at the time of issuance.
- H. Tie Downs. The method of tie down shall be as follows:
 1. (3) tie downs. (2) placed near the rear of the RV and (1) at the tongue or fifth wheel gooseneck.
 2. Tie down augers shall be a minimum of 18" in length. Straps must be at least 1 ¼" x .035" thick cold rolled heat treated, hot dipped galvanized. Cables must be no less than 7/32" or aircraft cable ¼" diameter and there must be at least (20 cable clamps with nuts on the live side of the cable, change must be a minimum of ¼".
 3. Alternative tie down materials shall be approved by the Building Official.
 4. Recreational vehicles that are self-propelled are exempt from tie down requirements.

8.28.030 Final Inspection

After a set up permit is issued, but before the recreational vehicle may be occupied for residential purposes, the installation must be inspected by the County Building Department who shall issue a final inspection and *occupancy* approval.

8.28.040 Fees

The following schedule of fees applies to recreational vehicles and recreational shelter set ups:

Set up in a licensed recreational vehicle or mobile home park or on a lot which utility services are already installed: \$50.00

Set up on a lot without utility services installed:

Set Up Permit - \$50.00

Plus the following fees: (*subject to current fees adopted by Humboldt County*)

Water Line - \$7.00

Sewer Line – 15.00

Electrical Service – 18.50

Temporary Electric (Optional) - \$25.00

Sewage Disposal System - \$270.00

8.28.050 Ineligible recreational vehicle or shelter.

No truck camper, tent trailer, or other recreational shelter shall be eligible for a set up permit for use for non-transient residential purposes outside a license recreational vehicle park. All units shall be equipped with permanent electrical, plumbing, electrical, heating and plumbing systems.

8.28.060 Transient recreational use permitted

Except if used as a means of evading the forgoing provisions of this ordinance, nothing herein shall prohibit the use of a recreational vehicle or shelter of any kind for transient recreational use for periods of time not exceeding 30 days cumulative, provided such use is otherwise lawful and does not constitute a public nuisance.

8.28.070 Nuisance

The violation of any of the provisions of this ordinance, is hereby declared to be and to constitute a nuisance, which, upon complaint, by any property owner or resident of Humboldt County, shall be with accordance with the laws concerning nuisances, complaints thereof, hearing thereon, and abatement thereof.

8.28.080 Violations

Any non-transient occupancy or use of a recreational vehicle or shelter in Humboldt County without a duly issued final inspection report is a misdemeanor and each day's continued use shall constitute a separate and individual violation. Any other violation of this ordinance is a misdemeanor.

Proposed on the 1st day of February, 2016

Proposed by Commissioner: Commissioner Bell

Pass and adopted this 7th day of March 2016

Votes: Ayes: Commissioners Brissenden, Bell, Amos, French & Cerri

Nays: Commissioner: None

Absent: None

Not Voting: None

By: HUMBOLDT COUNTY COMMISSIONERS

Chairman Marelene Brissenden

Attest:

TAMI RAE SPERO, County Clerk