

Residence Size Worksheet
November 5, 2020

- Zoning districts A, CR, E, F, NR, R1, R2, SPR all have residential uses as an allowed use.
- Zoning Districts A, E, F, NR, R1, R2, SPR have 800 sf minimum size.
- CR zoning currently allows for a residence size less than 800 sf with a special use permit.
- Minimum Lot sizes:
 - A – 3 acres
 - CR – 5,000 sf
 - E – 1, 10 & 40 acres
 - F – 40 acres
 - NR – 40 acres
 - R1 – 5,000 sf
 - R2 – 5,000 sf
 - SPR – 5,000 sf
- Minimum residence size for surrounding jurisdictions:
 - Lyon County: 600 square feet
 - Carson City: follows International Building Code
 - Douglas County: 20-foot by 20-foot minimum size (400 square feet)
 - City of Fernley: follows International Building Code
 - Washoe County: follows International Building Code
 - City of Reno: follows International Building Code
- International Building Code/International Residential Code has an Appendix Q that can be adopted by a jurisdiction that provides regulations for residences 400 square feet or less. Storey County has adopted this Appendix at the time the 2018 IBC/IRC was adopted.
- Nevada Revised Statutes 489.113 defines a manufactured home.
- Nevada Department of Transportation legal transport dimensions are 10' wide, 75' length, 18' height without needing an oversize permit.
- Storey County code requires a residence be placed on a permanent foundation (unless within a mobile home park). Water and sewer hookups are required where available, or water well and septic system if municipal system not available. Well and septic require a minimum of 1 acre parcel size.

Questions:

- What is minimum size for residence?
- Which zoning districts?
- What is the minimum parcel size?
- Is there a minimum dimension?
- Allowed versus Special Use Permit?

Based on the research, staff is recommending:

Minimum home size of 401 square feet. The International Residential Code/International Building Code mark a difference in home sizes 400 square feet or less and homes greater than 400 square feet. The IRC/IBC define homes 400 square feet or less as “tiny homes”.

Minimum of 40 acre parcel, so Estates, Forestry and Natural Resources zoning districts. This allows for separation between properties with the potential to impact adjacent properties lessened.

As only 40 acre parcels eligible, allowed land use, no special use permit required.

A minimum dimension of 12-feet. Staff believes that this will address the Assessor’s concerns of real property being easily removed from the site. NDOT requirements are applicable for a width greater than 10-feet, making the transport of a pre-built structure more regulated and less likely to be removed.

The residence must be placed on a permanent foundation and follow all applicable building codes. The residence shall either connect to a municipal water/sewer system, or have a functioning onsite well and septic system.

If residence is not built onsite, it will most likely meet the definition of a manufactured home and must meet all state and county requirements for such construction.

DMV Nevada:

Recreational Park Trailers

[Top ↑](#)



Recreational park trailers or “park models” of up to 400 square feet are titled by the DMV. Please present all proof of ownership documents such as a Dealer’s Report of Sale, sales or lease contract, Manufacturer’s Certificate of Origin and/or an existing title.

A VIN inspection is required on trailers brought in from another state. DMV may collect sales taxes on out-of-state dealer sales. Trailers of more than 400 square feet are considered manufactured homes.

Recreational park trailers are registered and taxed by [County Assessors](#) in the same manner as manufactured homes. You must contact both the DMV and the County Assessor.

Contact the [Nevada Department of Transportation](#) for information on movement permits.

NRS 482.1005 "Recreational park trailer" defined. "Recreational park trailer" means a vehicle which is primarily designed to provide temporary living quarters for recreational, camping or seasonal use and which:

1. Is built on a single chassis mounted on wheels;
2. Has a gross trailer area not exceeding 400 square feet in the set-up mode; and
3. Is certified by the manufacturer as complying with Standard No. A119.5 of the American National Standards Institute.

Kathy Canfield

From: Lyndi Renaud
Sent: Thursday, October 29, 2020 11:18 AM
To: Kathy Canfield
Subject: FW: width for wide loads NDOT

From: Lyndi Renaud
Sent: Wednesday, September 30, 2020 12:51 PM
To: Kathy Canfield <kcanfield@storeycounty.org>
Cc: Martin Azevedo <mazevedo@storeycounty.org>
Subject: width for wide loads NDOT

Nevada DOT Ph#: 800-552-2127

PERMITS: Nevada oversize permits are valid for five days. Must have permit prior to entering the state.

OPERATING TIME: One-half hour before sunrise to one-half hour after sunset, plus the following exceptions: Loads not exceeding 12 wide, 15' high, 110' long are permitted for night travel. Loads not exceeding 14' wide, 15' high, 110' long, are permitted for weekend travel except in restricted areas noted in next section. Night, weekend, and holiday travel must be requested.

RESTRICTED TRAVEL: For loads exceeding 14' wide, 15' high, 110' long, and 15' overhang can travel weekends but if over 12' W cannot travel on I-80 between Reno and CA line or on I-15 between Las Vegas (exit 33) and California line. There are no weekday curfews for Las Vegas, Reno or other cities. Holiday travel is usually permitted for loads not exceeding 12' wide, 15' high, 110' long.

LEGAL DIMENSIONS

Length:

- 53' semi-trailer
- 75' maximum length (including rear overhang)

Overhang: 10', (as long as length including overhang does not exceed 75').

Width: 8'-6"

Height: 18'

Weight: 80,000 Gross

- Single – 20,000
- Tandem – 34,000
- Tridem – 42,000

ROUTINE PERMIT LIMITS

Length: No max, each trip is at state's discretion.

SIGNS, FLAGS & LIGHTS: All vehicles in excess of 8'-6" width must display "Oversize Load" signs front and rear. Headlights must be on low beam. Signs shall only be displayed when necessary. Over 4' overhang should display flag.

NV LIGHT PERMIT: You must have a Nevada Light Permit to run flashing revolving amber warning light(s) or even to travel with it turned off but uncovered. If you do not have a current amber light permit, the light must be covered (or removed) or you can be ticketed.

SEASONAL LOAD (WEIGHT) RESTRICTIONS: Spring thaw weight restrictions exist on some secondary routes approximately February through April.

Lyndi Renaud

Planning Assistant

Storey County Planning Department

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NRS 489.113 “Manufactured home” defined.

1. “Manufactured home” means a structure which is:
 - (a) Built on a permanent chassis;
 - (b) Designed to be used with or without a permanent foundation as a dwelling when connected to utilities;
 - (c) Transportable in one or more sections; and
 - (d) Eight feet or more in body width or 40 feet or more in body length when transported, or, when erected on-site, contains 320 square feet or more.
2. The term includes:
 - (a) The plumbing, heating, air-conditioning and electrical systems of the structure.
 - (b) Any structure:
 - (1) Which meets the requirements of paragraphs (a), (b) and (c) of subsection 1, and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or
 - (2) Built in compliance with the requirements of chapter 461 of NRS.
3. The term does not include a recreational park trailer.
(Added to NRS by 1983, 775; A 1995, 2601; 2001, 1726)

NRS 278.02095 Manufactured homes: Inclusion in definition of “single-family residence”; governing body to adopt standards for placement outside mobile home park; surrender of certificate of ownership of certain manufactured homes to Housing Division; limitations.

1. Except as otherwise provided in this section, in an ordinance relating to the zoning of land adopted or amended by a governing body, the definition of “single-family residence” must include a manufactured home.
2. Notwithstanding the provisions of subsection 1, a governing body shall adopt standards for the placement of a manufactured home that will not be affixed to a lot within a mobile home park which require that:
 - (a) The manufactured home:
 - (1) Be permanently affixed to a residential lot;
 - (2) Be manufactured within the 6 years immediately preceding the date on which it is affixed to the residential lot;
 - (3) Have exterior siding and roofing which is similar in color, material and appearance to the exterior siding and roofing primarily used on other single-family residential dwellings in the immediate vicinity of the manufactured home, as established by the governing body;
 - (4) Consist of more than one section; and
 - (5) **Consist of at least 1,200 square feet** of living area unless the governing body, by administrative variance or other expedited procedure established by the governing body, approves a lesser amount of square footage based on the size or configuration of the lot or the square footage of single-family residential dwellings in the immediate vicinity of the manufactured home; and
 - (b) If the manufactured home has an elevated foundation, the foundation is masked architecturally in a manner determined by the governing body.

↪ The governing body of a local government in a county whose population is less than 45,000 may adopt standards that are less restrictive than the standards set forth in this subsection.

3. Standards adopted by a governing body pursuant to subsection 2 must be objective and documented clearly and must not be adopted to discourage or impede the construction or provision of affordable housing, including, without limitation, the use of manufactured homes for affordable housing.

4. Before a building department issues a permit to place a manufactured home on a lot pursuant to this section, other than a new manufactured home, the owner must surrender the certificate of ownership to the Housing Division of the Department of Business and Industry. The Division shall provide proof of such a surrender to the owner who must submit that proof to the building department.

5. The provisions of this section do not abrogate a recorded restrictive covenant prohibiting manufactured homes, nor do the provisions apply within the boundaries of a historic district established pursuant to NRS 384.005 or 384.100. An application to place a manufactured home on a residential lot pursuant to this section constitutes an attestation by the owner of the lot that the placement complies with all covenants, conditions and restrictions placed on the lot and that the lot is not located within a historic district.

6. As used in this section:

(a) "Manufactured home" has the meaning ascribed to it in NRS 489.113.

(b) "New manufactured home" has the meaning ascribed to it in NRS 489.125.

(Added to NRS by 1999, 3464; A 2001, 1119, 1964; 2007, 2334; 2011, 1176; 2017, 3613)

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