

12.04.040: SIGNS OR STANDARDS; PLACEMENT:

Subject to the provisions of this Chapter, signs are authorized to be erected and maintained provided that the supporting standards are located off the County-regulated area, and extend no closer than three feet (3') from the right of way, and provided further that the distance between the bottom of the signboard and the normal level of the sidewalk is not less than twelve feet (12'). (Ord. 45(A) § 5, 1964)

16.20.190: DEVELOPMENT STANDARDS:

A. Road Or Street Rights Of Way Dedications: Road and/or street rights of way shall be dedicated to the county to provide for access to each lot. Private roads may be shown as long as a dedicated public access exists. Rights of way for exterior roads and/or streets along section lines shall be eighty feet (80') (40 feet on either side of the section line) which may be waived by the board to a lesser width. Exterior roads adjoining BLM, forest service or other public lands shall be forty feet (40'). All other exterior roads shall be a minimum of thirty feet (30'). Interior roads shall be sixty feet (60') in width, which may be waived by the board to a lesser width. Cul-de-sacs shall have a minimum fifty foot (50') radius. Where necessary to give access or to permit a satisfactory division of adjoining land, roads or streets shall run through to the boundary of the property and the resulting dead end roads or streets may be approved without a turnaround, provided they are sixty feet (60') in width. Road signs shall be paid for, or installed by the developer.

J. Streets; Names And Numbers, Signs:

1. All private streets shall be named and numbered as required by the county commission. A sign comparable to street name signs and bearing the words "Private Street" shall be mounted directly below the street name sign. All street signage and hardware shall be the responsibility of the landowner and shall conform to the design standards approved by the board of county commissioners.

2. Site information signs in planned developments shall follow a design theme that is related and complementary to other elements of the overall site design.

17.04.770: SIGNAGE REQUIREMENTS:

A. Scope: Outdoor advertising structures and signs may be permitted subject to the limitations and provisions set forth herein. This section is intended to provide specifications and regulations for most sign types. Signs not described or regulated by this chapter should not be used or constructed without specific approval of the planning and zoning commission. The provisions of this code shall apply to all signs erected in the Pahrump regional planning district.

B. Purpose And Intent: The purposes of these sign regulations are:

1. To encourage the effective use of signs as a means of communication;
2. To maintain and enhance the aesthetic environment and the valley's ability to attract sources of economic development and growth;
3. To improve pedestrian and traffic safety;
4. To minimize the possible adverse effect of signs on public and private property; and
5. To provide for consistent and fair application and enforcement of the regulations pertaining to signs.

C. Applicability:

1. Generally: A sign may be erected, placed, established, painted, created or maintained in the PRPD only in conformance with the standards, procedures, exemptions and other requirements of this chapter.
2. Nonapplicable Situations: Nothing in this chapter shall apply to displays of the following kinds:
 - a. Official notices of any court, public body or officer;
 - b. Notices posted by utility or other quasi-public agent in the performance of a public duty or by any person giving due legal notice;
 - c. Directional, warning or informational signs or structures either required by law or established by local authority, institutional or group notices of a public or semipublic nature;
 - d. Lettering attached to an operational motor vehicle;
 - e. Those signs located within a building or on private property that will not be visible from any public right of way or adjoining properties; and
 - f. Grandfathered signs.

D. Definitions: Words and phrases used in this chapter shall have the meanings set forth in this chapter:

ABANDONED SIGN: A sign which remains on a property which has been vacated or which

remains unused and does not display a currently valid advertising message, or although in use exists in a deleterious state or in disrepair.

ALTERATION: Changing or rearranging any structural part, sign face, enclosure, lighting, component, control, or location of a sign.

ANIMATED SIGN: A sign with parts or sections which revolve or move or which have flashing or intermittent lights, but not including "time and temperature" signs or electronic message signs (see also definition of Electronic Message Sign).

AWNING SIGN: A sign that is mounted to a building or canopy. The framework is usually covered with a light fabric or other materials that may be translucent. The awning cover may contain advertising or identifying copy, graphics or design and may be back lighted. Awnings used strictly as protective structures for windows and doors and having no sign copy or design are not signs and may display the building address only.

BACKLIGHTING: Illumination positioned inside or behind a sign face such as behind raised letters and awnings or inside sign cabinets, the lighting source of which is not itself visible to the observer. This may also be called "internally lighted".

BEACON LIGHT: See definition of Searchlight/Beacon.

BILLBOARD: A sign that directs attention to a business, commodity, service, entertainment or attraction that is sold, offered, or exists at a location other than the premises upon which the sign is located.

CHANGEABLE COPY SIGN: A sign on which the text or copy may be changed manually or electrically, including, but not limited to, electronic message signs, time and temperature displays, price signs for gas stations, or movie theater listings.

CLEARANCE: The height of the lower edge of the face of a freestanding sign from the finished grade.

ELECTRONIC MESSAGE SIGN: A display consisting of an LED or an array of internal light sources, panels, or disks that are computerized or electronically activated.

EXTERNAL ILLUMINATION: Lighting which is mounted so as to illuminate a sign from a position outside of the sign structure. This may also be called "externally lighted".

FREESTANDING SIGN: A sign that is self-supported by poles, pylons, or other structural supports mounted in the ground.

HEIGHT: The vertical measurement from the adjacent street grade or normal grade to the top of the highest attached component of the sign.

ILLEGAL SIGN: Any sign that was constructed, modified or expanded after the adoption of this

code not lawfully constructed or erected in compliance with regulations identified in this chapter.

ILLUMINATION: A sign equipped with artificial lighting devices and or neon for the purpose of improving the sign's visibility.

INFLATED SIGN: Any advertising device that is supported by heated or forced air or lighter than air gases.

LAWFUL NONCONFORMING SIGN: A sign including structural supports which lawfully existed at the time the zoning or land use ordinance became effective but which does not presently conform to all the requirements of this chapter.

MARQUEE SIGN: A roofed structure affixed to and supported by the building and projecting beyond the face of the building for purpose of advertising the business or service offered within the building to which such sign is affixed.

MONUMENT SIGN: A freestanding sign the base of which is at least as wide as ninety percent (90%) of the sign width, and mounted permanently in the ground.

MOVABLE SIGN: Any sign prominently displayed to identify, advertise, direct, or promote, any person, product, company, or entity of service, which is movable in nature such as "A-frames", pedestal, signs on vehicles, banners attached to freestanding poles, or similar signs that are not permanently installed in the ground.

OFF PREMISES SIGN: Any billboard or advertising display indicating the business transacted, services rendered, goods sold or produced, name of business, person, firm or corporation, which is not available or not located on the same premises as the display.

ON PREMISES SIGN: Any freestanding sign or wall display strictly incidental to a lawful use of the premises on which it is located indicating the business transacted at, services rendered, goods sold or produced on the premises, name of the business, or name of the person, firm or corporation occupying the premises. A sign located on an access drive which is the primary means of vehicular access to a development from a dedicated street shall be considered on premises, even if it is located on or through an adjacent property to a dedicated street.

PORTABLE READER SIGN: A reader sign that is mounted on a portable framework and intended for temporary use.

PROJECTING SIGN: A sign that is attached to and projects from a building, pole or other support.

PROMOTIONAL SIGNAGE: Temporary devices such as banners, streamers, flags, balloons, pennants, trailer signs and inflated signs which advertise special prices or events at the business and not only the name of the business.

PUBLIC PROPERTY: Land identified by the Nye County planning department and based on

what is defined as public property according to records held by the assessor of Nye County. Examples of such lands are lands owned or managed by the bureau of land management, Nye County, U.S. forestry, Native American tribes, and the state of Nevada.

READER SIGN: A changeable copy display that allows for the manual or electrical changing of the copy or text.

REPAIR: The replacement of frame and support material of an existing sign with the same material with no change in the support system of the existing sign.

ROOF SIGN: A sign which is supported wholly or in part by and which projects over a roof.

ROUTINE MAINTENANCE: Normal repair and upkeep of the structural integrity and appearance of a nonconforming outdoor advertising structure. The term does not include an increase in the size or height of the structure or any addition or enhancement to the structure that increases the visual effect of the structure or increases the impact of the use of the land in the area around the structure.

SEARCHLIGHT/BEACON: An apparatus on a swivel or stationary which projects a beam of light greater than five hundred thousand (500,000) candlelight wattage.

SHOPPING CENTER: An integrated shopping complex comprised of five (5) or more retail stores.

SIGN: An outdoor advertisement making a material or service known.

SIGN AREA: The portion of a sign used for display purposes and excluding the frame and supports. Only one side of a double faced sign shall be used for computing the sign area when the signs are parallel (no greater than 2 feet apart) or diverge from a common edge by an angle not greater than thirty degrees (30°). For signs that do not have defined display areas, sign area shall be the area of the smallest rectangle or square that will frame the display.

SIGN SETBACK: Sign setback is the distance from the current or future right of way line, and/or perimeter property line, measured horizontally to the closest point of projection of the display, sign or structure.

TEMPORARY SIGN: Any identification, advertising, directional, or promotional device which is not permanently constructed or attached and which must be removed according to the provisions of this chapter.

WALL SIGN: A sign that is painted on, fastened to, or erected against the wall of a building.

E. General Sign Regulations In All Zones:

1. Signs Permitted In All Zones:

a. Construction signs having an area not in excess of thirty two (32) square feet in residential zones and sixty (60) square feet in all other zones, provided such signs are erected no more than sixty (60) days prior to construction, are confined to the site of construction, and are removed not more than thirty (30) days after completion of construction and prior to occupancy.

b. Government signs for traffic control, for direction to public facilities, or for regulatory notice, warning or other public purposes.

c. Nonilluminated real estate signs provided they are removed within seven (7) days of the sale, rental or lease of the subject property and provided that such signs not exceed more than sixteen (16) square feet of area, shall not be illuminated and shall be set back at least two feet (2') from all property lines.

d. Permitted special event (election) signs as outlined in Nevada Revised Statutes.

e. Political signs provided they are located and removed in accordance with Nevada Revised Statutes¹⁴.

f. Temporary directional signs subject to the following:

(1) Purpose: Temporary directional signs will be allowed to advertise and provide directions toward a residential subdivision during the construction of the subdivision.

(2) Area: Signs may not be larger than eighteen inches by twenty four inches (18" x 24") and must be constructed of durable materials.

(3) Display Period: Temporary directional signs may be used while a subdivision is under construction, and while units within the subdivision are being sold. The temporary directional sign shall be removed within seven (7) days of the sale of the last unit within the subdivision which it is advertising.

(4) Setback: Temporary directional signs are subject to the same setback requirements as permanent freestanding signs.

(5) Issuance: Temporary directional signs must be approved by the zoning administrator before the placement of any sign. A location plan must be submitted for approval.

(6) Permit Conditions: The zoning administrator may issue a permit for temporary directional real estate development signs for up to six (6) months. Any such permit is subject to review at any time. In granting a temporary real estate directional sign permit, the zoning administrator will also determine the total number of temporary directional signs which may be displayed and the locations where they may be displayed.

(7) Community Directional Ladder Signs Permitted: Ladder style directional signs to be shared by more than one development are not in violation of this chapter or the limitations of this section. Such directional signs must be approved by the zoning administrator.

g. Master plan sign programs are authorized within the boundaries of approved master planned developments. The zoning administrator is authorized to grant approval to master plan sign programs.

2. Prohibited Locations: No advertising display shall be placed in any of the following locations:

a. Within the existing and future planned right of way of any highway, road or other public easement, or within an existing and future planned right of way;

b. Within any stream or drainage channel;

c. In any location that may obstruct views of approaching traffic within any defined sight triangle easement as defined in the "Standard Details Specifications For Public Improvements Within The Pahrump Regional Planning District".

d. So as to interfere with, mislead, obstruct the view of or be confused with any directional, warning, danger signal or informational sign or structure, either required by law or established by local authority;

e. Above a canopy or marquee, or upon a roofline; and

f. No signs shall be attached to any tree, public utility poles or structures, or traffic control devices, posts or signs.

3. Prohibited Displays: Displays of the following nature are prohibited, unless otherwise approved by the zoning administrator:

a. Imitations or simulations of any directional, warning, danger or informational signs;

b. Illumination of such brilliance and/or position as to blind or dazzle the vision of travelers;

c. Mobile signs pulled or attached to a vehicle;

d. Misleading, erroneous or false information and advertising; and

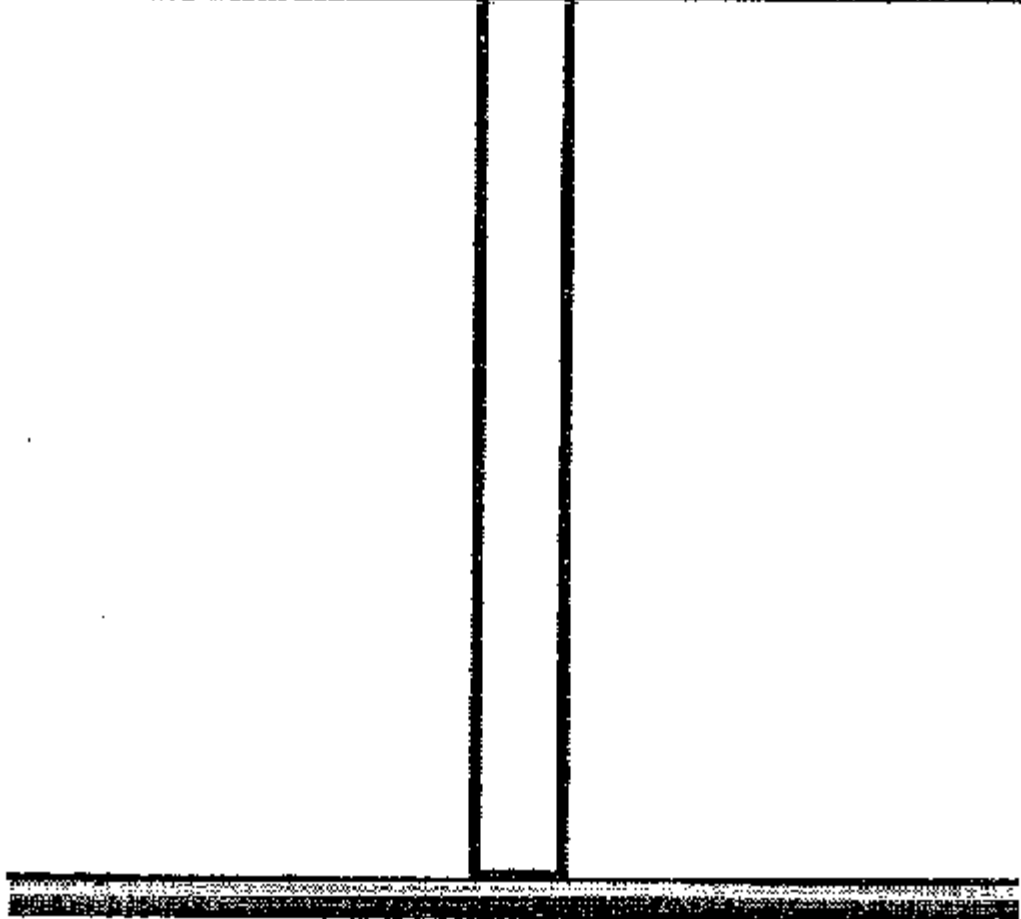
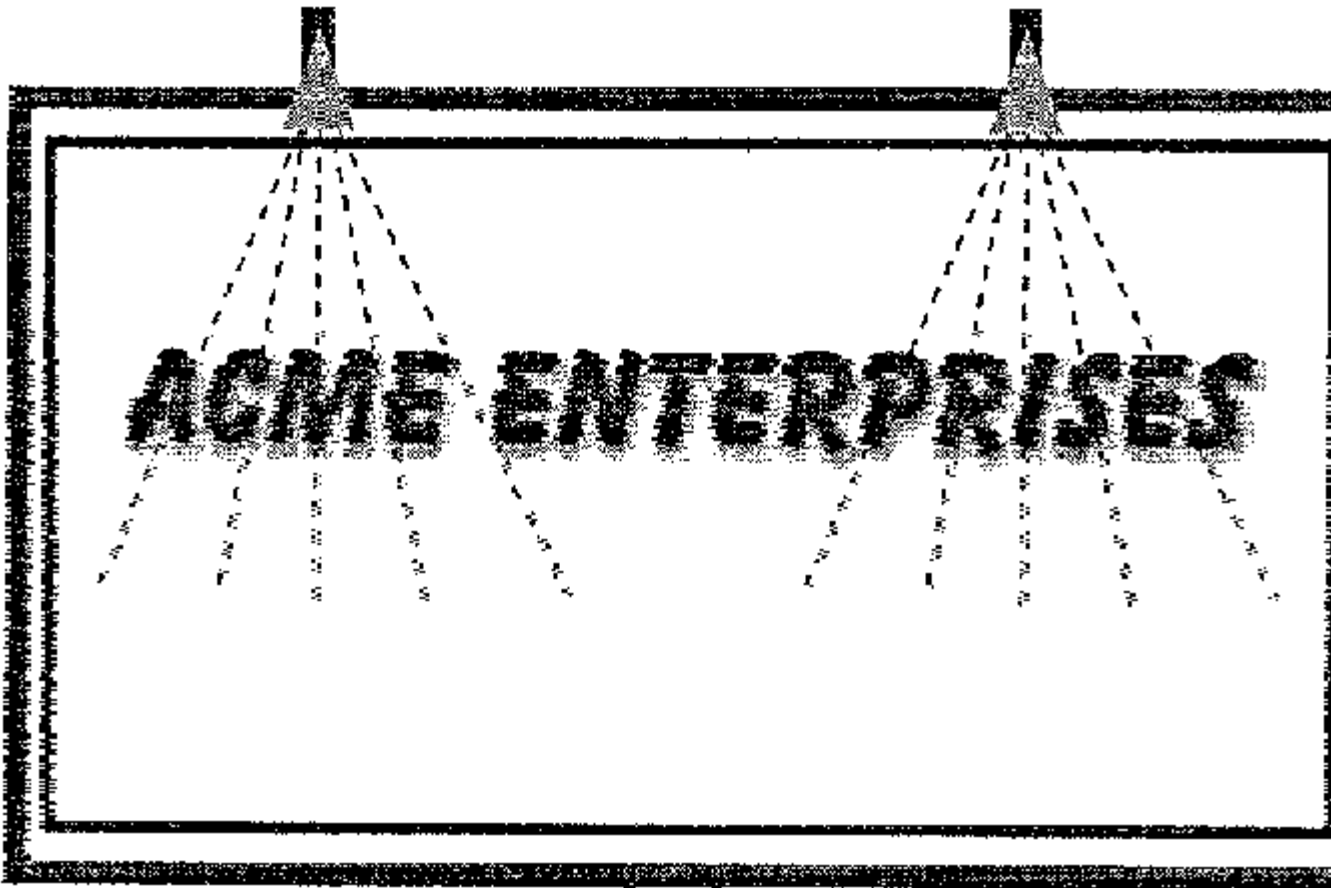
e. Those that emit any sound as part of the advertising message;

4. Maintenance: All signs, advertising displays and structures as regulated by this chapter shall be maintained by the owner of the sign and/or property owner, and shall be kept free and clear of all obnoxious substances, materials, rubbish or weeds.

5. Sign Setback: Signs not in excess of eight feet (8') in height shall be set back a minimum of two feet (2') from the front property line, signs exceeding eight feet (8') in height shall be set back a minimum of ten (10) from the front property line. No sign shall be erected within twenty feet (20') of a residential property line, or within ten feet (10') of any other side property line unless such sign is to be jointly utilized by the two (2) adjacent properties.

6. Lighting (If Used): Sign illumination shall be in the form of backlighting or down lighting; up lighting shall be prohibited to protect and preserve views and enjoyment of the night sky. No lighting may interfere with roadway visibility. Strobe lighting is prohibited.

ACME ENTERPRISES



7. Curbing And Landscaping: Freestanding signs shall be located within a concrete curb, the support of which shall be located no closer than two feet (2') from the required curb. The area within the curb shall be landscaped.

8. Animated Signs: Animated signs are prohibited. No sign shall gyrate, blink, flash, strobe or be audible in any animated fashion, except that gaming establishment, casinos shall be exempt.

9. Nonconforming Signs: All freestanding signs (including off premises signs) shall be treated as nonconforming structures, as subject to section [17.04.905](#) of this chapter.

10. Abandoned Signs: Abandoned off premises or freestanding signs must be removed or repaired within fifteen (15) days notification by any county or town official or designee.

F. Signs Permitted In Residential Zones:

1. Wall Signs: Only one wall sign not exceeding two (2) square feet in area per dwelling unit may be permitted to indicate the name and address of the occupant or home occupation.

2. Yard Sale/Garage Sale Signs: Yard sale and/or garage sale signs may be permitted while the yard sale is active and must be removed within twenty four (24) hours of the termination of the yard sale.

3. Entry Signs: In single-family, multi-family, and mobile home park residential districts, up to two (2) wall mounted subdivision identification signs not in combined excess of forty eight (48) square feet, shall be permitted at each primary entrance to the subdivision, complex or park.

4. Building Identification Signs: One downlit sign not exceeding twelve (12) square feet may be permitted for each apartment or condominium building provided that such sign contains no advertising matter except the name and street address of the apartment or condominium building.

5. Nonresidential Signs: Non residential uses, including model homes, shall be permitted one freestanding monument sign per street frontage not to exceed sixty (60) square feet in area or six feet (6') in height, and may also be permitted wall signage in accordance with the requirements for commercial zones. All model home signage must be removed prior to the issuance of a certificate of occupancy for the home.

G. Signs Permitted In Commercial Zones:

1. Wall Signs: Wall signs may be permitted in all commercial zoning districts subject to the following:

a. Wall signs (except for marquee signs) shall not project more than twenty four inches (24") from the wall face upon which the sign is mounted.

b. Wall signs may occupy up to fifteen percent (15%) of the building or wall face upon which the sign is mounted. In multi-tenant structures such as in line commercial shopping centers, individual wall signage shall be calculated based on the lease area of each tenant, not the entire building.

2. Marquee Signs: Marquee signs may be permitted in all commercial zones subject to the following:

a. No sign attached to any marquee may project below the marquee and not have more than fifty percent (50%) of the sign projecting above the top of the marquee.

b. The sign may not exceed the height of the wall to which the marquee is attached, and no external bracing to the wall or top of the marquee may be allowed.

3. Changeable Copy Signs: Changeable copy signs may be allowed as wall mounted or freestanding signs with an area of up to one hundred (100) square feet.

4. Freestanding On Premises Signs: Freestanding on premises signs may be permitted subject to the following:

a. Sign Height: Sign height is subject to the following:

(1) Signs in NC and MU zones may be allowed up to a height of twenty five feet (25').

(2) Signs in GC zones may be allowed up to a height of thirty five feet (35').

(3) Signs located directly across the street from planned or existing residential uses may not exceed ten feet (10') in height.

b. Number Of Signs: Each commercial use may be permitted at least one freestanding sign. Developments with double street frontage, or over one hundred fifty (150) linear feet of street frontage may be permitted two (2) freestanding signs, and one additional sign for each additional one hundred feet (100') of linear street frontage.

c. Sign Aesthetics: All signs must be architecturally compatible with the principal structure through use of similar finish, texture, embellishment and color.

(1) Signs in NC and MU zones must be monument signs.

(2) Signs in GC zones that are supported by a single or two (2) column structural support, such pole(s) or column(s) must utilize a decorative cover that is at least twenty five percent (25%) as wide as the width of the sign to conceal the pole or column. The decorative cover must utilize finish, texture and colors that are compatible with the principal structure(s).

d. Sign Area: Sign area is subject to the following:

(1) Uses with a gross floor area of up to forty thousand (40,000) square feet may be permitted signs with a sign area of up to one hundred (100) square feet.

(2) Uses with a gross floor area in excess of forty thousand (40,000) square feet may be permitted signs with a sign area of up to one hundred fifty (150) square feet.

(3) Uses with a gross floor area in excess of eighty thousand (80,000) square feet may be permitted signs with a sign area of up to two hundred (200) square feet.

e. Sign Separation: Signs must maintain a minimum separation of fifty feet (50').

f. Shopping Center Signs: Shopping centers must coordinate the signage of all uses within the shopping center to ensure that individual sign structures can accommodate multiple users, and so that each freestanding sign is of uniform design and character.

H. Signs Permitted In Industrial Zones:

1. Wall Signs: Wall signs may be permitted in all industrial zoning districts subject to the following:

a. Wall signs shall not project more than twenty four inches (24") from the wall face upon which the sign is mounted.

b. Wall signs may occupy up to fifteen percent (15%) of the building or wall face upon which the sign is mounted.

2. Changeable Copy Signs: Changeable copy signs may be allowed as wall mounted or freestanding signs with an area of up to one hundred (100) square feet.

3. Freestanding On Premises Signs: Freestanding on premises signs may be permitted subject to the following:

a. Sign Height: Signs in industrial zoning districts may be allowed at a height of up to thirty five feet (35').

b. Number Of Signs: Each industrial use may be permitted at least one freestanding sign. Developments with double street frontage, or over one hundred fifty (150) linear feet of street frontage may be permitted two (2) freestanding signs, and one additional sign for each additional one hundred feet (100') of linear street frontage.

c. Sign Aesthetics: All signs must be architecturally compatible with the principal structure through use of similar finish, texture, embellishment and color.

(1) Signs that are supported by a single or two (2) column structural support, such pole(s) or column(s) must utilize a decorative cover that is at least twenty five percent (25%) as wide as the width of the sign to conceal the pole or column. The decorative cover must utilize finish, texture and colors that are compatible with the principal structure(s).

d. Sign Area: Sign area is subject to the following:

(1) Uses with a gross floor area of up to forty thousand (40,000) square feet may be permitted signs with a sign area of up to one hundred (100) square feet.

(2) Uses with a gross floor area in excess of forty thousand (40,000) square feet may be permitted signs with a sign area of up to one hundred fifty (150) square feet.

(3) Uses with a gross floor area in excess of eighty thousand (80,000) square feet may be permitted signs with a sign area of up to two hundred (200) square feet.

e. Sign Separation: Signs must maintain a minimum separation of fifty feet (50').

f. Office Park/Industrial Park Signs: Such developments must coordinate the signage of all uses within the development to ensure that individual sign structures can accommodate multiple users, and so that each freestanding sign is of uniform design and character.

I. Off Premises Signs:

1. Zoning Requirement: Off premises signs may be allowed in GC and HI zoning districts with the approval of a conditional use permit.

2. Sign Location: The leading edge of an off premises sign must be within one hundred feet (100') of State Highway 160 or State Highway 372. Off premises signs are prohibited south of Caas Road and north of Bell Vista along State Highway 160, and west of Leslie or east of Highway 160 on Highway 372.

3. Setback: Off premises signs shall be set back not less than ten feet (10'), as measured from the leading edge of the sign, from all rights of way, and twenty five feet (25') from all other property lines.

4. Stacking: An off premises sign may not be stacked upon another off premises sign.

5. Size:

a. No off premises sign shall exceed thirty five feet (35') in height, or forty eight feet (48') in width.

b. No off premises sign shall have a surface area greater than three hundred (300) square feet. For the purpose of this requirement only one side of a back to back off premises sign shall be counted, however two (2) opposing faces shall not exceed forty five degrees (45°) from parallel.

6. Name Of Manufacturer Displayed: No off premises (billboard) advertising display shall be permitted unless the name of the manufacturer or the manager of the sign is permanently displayed thereon and is visible from the roadway adjacent to the property.

7. Separation: All separation distances shall be measured in a radius fashion from the center of the sign face in accordance with the following:

a. Off premises signs shall have a minimum separation of seven hundred fifty feet (750') from all other existing off premises signs on the same side of the street.

b. Off premises signs shall have a minimum separation of two hundred feet (200') from any intersection of roadways or any other existing off premises sign on the opposite side of the street.

c. Off premises signs shall have a minimum separation of one hundred feet (100') from any on premises sign.

d. Off premises signs shall have a minimum separation of five hundred feet (500') from any residential zone boundary.

8. Billboard Aesthetics:

a. Lighting: Off premises signs shall be illuminated with low level and indirect downlighting; no strobe lighting or lighting that would impair the vision of a driver shall be permitted. No light may shine or reflect light outside the perimeter of the sign in any direction;

b. Color: Earth tone colors indigenous to the Pahrump Valley shall be used to paint the support(s) of the structure and the frame around the sign;

c. Number Of Supports: A maximum of two (2) supports will be permitted;

d. Material: No signs made of canvas shall be permitted; nor may signs have streamers, balloons, pennants, banners, or wind driven devices as part of the sign or attached to the sign;

e. Projections And Emission: No sign may emit a noise via an artificial device; nor may signs emit smoke, fire or odor; nor may signs have extensions or projections from the perimeter of the sign. (Ord. 303, 2005: Ord. 285, 2004)

17.04.780: RECREATIONAL VEHICLE PARKS:  

A. Requirements:

1. Location: No portion of the subject property shall be subject to flooding, subsidence or erosion, and no permits for the development of an 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. Density: Park density shall not exceed fifteen (15) RVs per acre.

3. RV Requirements: All RVs allowed in an RV park shall be currently licensed, insured and ready for highway use. An RV is ready for highway use if it is on its wheels or jacking system with wheels attached, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached porches, cabanas or other additions.

4. Site Plan: An engineered site plan shall be provided showing all proposed development including: landscaping plans, sewage disposal method and details of distribution, water supply method and details of distribution, ingress/egress, location and number of spaces, location of all community recreation buildings and facilities, laundry, sanitation facilities including refuse areas, a "will serve" letter for water supply and sewage disposal systems if the park is to be supplied from a public utility. Plans shall also include name, address and phone number of engineer, architect or surveyor preparing the plans, scale, north arrow and date of the plan, a vicinity map, locations, widths and names of all public streets adjacent to the park, topography by contours adequate to show the character and drainage of the land, property dimensions, net and gross property acreage, net open space acreage.

5. Minimum Development Standards: The following minimum development standards shall apply:

a. Minimum RV park site area: Five (5) net acres;

b. Minimum net site area per RV: Nine hundred (900) square feet;

c. Minimum setback of any on site building or RV from any public street right of way: Twenty five feet (25');

d. Minimum setback of any on site building or RV from any adjacent residential use property line: Fifty feet (50'), and shall be landscaped in a manner so as to provide a buffer;

e. Minimum setback from private access street: Five feet (5');

f. Minimum distance between RVs shall be as follows:

(1) Front to front with access streets: Forty feet (40').

(2) Side to side: Fifteen feet (15').

(3) End to end: Fifteen feet (15').

(4) Side to end: Fifteen feet (15').

g. Five percent (5%) of the gross land area may be used for tent camping.

h. Camping or sleeping cabins may be provided with no utilities (electric, gas, propane, etc.), may be skid mounted and may not exceed a ratio of one per twenty five (25) RV sites.

6. Water Facilities:

a. An accessible, adequate, safe and potable supply of water for domestic purposes shall be provided for each RV 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 borne by the property owner/park management.

e. RVs that have a water service connection for an outside source of supply, shall have an approved or listed check valve or other approved type backflow prevention device installed in the water supply piping adjacent to the water service connection. The installation of potable water supply piping or fixture or appliance connections shall be made in a manner to preclude the possibility of backflow.

f. The water distribution system shall be designed and maintained to provide a minimum pressure acceptable to the Nevada state health division.

7. Sanitation Facilities:

a. An accessible, adequate, safe sewer connection shall be provided for each RV space.

b. A minimum of one sanitary sewage dump station that complies with all requirements of the state health regulations shall be provided.

c. Separate toilet facilities for men and women shall be provided and shall be centrally and conveniently located.

d. Toilet facilities for each gender shall be provided in either separate buildings or in the same building separated by a solid wall. Two (2) flush toilets, two (2) showers and two (2) washbasins (1 per each gender) shall be provided for every fifteen (15) RV spaces.

e. Each toilet and shower shall be in a private compartment with a door to ensure privacy. A minimum of one toilet and shower for each gender shall be constructed in accordance with ADA standards.

f. All such sanitation facilities shall be subject to approval by the planning commission and shall be shown on the site plan when filed.

g. All plumbing fixtures, drains, appurtenances, and appliances designed or used to receive or discharge liquid waste shall be connected to the recreational vehicle drainage system in a manner provided by the ANSI/NFPA standard for recreational vehicles.

8. 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 containers shall be situated within a one hundred fifty foot (150') radius of any RV space.

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

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

9. Fire Protection:

a. All RV parks shall be subject to the rules and regulations of the fire protection authority and all applicable laws.

b. In all 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. RV parks shall be kept free of litter, rubbish and other flammable materials.

10. Recreational Facilities And 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 feet (50') from any lot line. All mechanical equipment related to the maintenance of the swimming pools shall be located not less than ten feet (10') 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 section [15.16.094](#) of this code.
- 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 manmade 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 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 percent (10%) of the gross park area and shall be landscaped in an approved manner.

11. General Requirements:

- a. Every owner or operator of an RV park having spaces for lease or rent 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 RV park where spaces or memberships are rented, leased or sold, and shall be renewed as required.
- c. Any exposed ground surfaces in all parts of the 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 an RV park.
- e. Dogs, cats or other pets are not permitted to run at large or commit any nuisance within the park.
- f. An area of sufficient size and enclosed via chainlink fencing or other appropriate material shall be provided as a designated exercise area for dogs, and equipment to accommodate cleanup after "curbing" of one's pet shall be provided by the operator of the park.
- g. Each RV park constructed, operated and licensed shall be limited solely and only to RVs, and shall not be converted or used as a manufactured home park without full compliance of all requirements governing manufactured home parks.

h. Each RV space shall be provided with an electrical outlet supplying at least one hundred ten (110) volts and providing a minimum of thirty (30) amp service, and that is grounded and weatherproofed and in compliance with all state and local codes.

i. All electrical installations, systems, and equipment shall comply with article 551, parts I and III through VI, of NFPA 70, national electrical code.

j. All utilities shall be located underground with no exceptions, including the wiring of interior light poles.

k. No RV park shall be occupied until a final approved inspection by the building inspector has been obtained.

12. Traffic Impact Analysis; Access; Parking:

a. A traffic impact analysis shall be required for all RV parks.

b. Access to the 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 RV space shall have sufficient parking and maneuvering space.

e. No on street parking of any vehicle shall be allowed adjacent to RV park spaces, but may be allowed adjacent to open space areas if a minimum ten foot (10') wide parking lane is constructed to accommodate parked vehicles.

f. One visitor parking space shall be provided for each ten (10) RV 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 feet (24') wide with a thirty foot (30') 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 foot (90') diameter measured at the outside of the traveled way.

i. 1.25 percent of the RV spaces and parking areas shall be accessible in accordance with the ADA regulations.

13. Accessory Buildings And Service Facilities:

a. Accessory buildings shall be limited to:

(1) One permanent caretaker's dwelling, consisting of either site built construction or manufactured home shall be allowed and may be used as the business office of the RV park.

(2) A separate office building may be provided for the park's business office.

(3) One convenience grocery store shall be allowed only for RV parks that are greater than ten (10) acres in size.

(4) Clubhouse, pool and spa buildings, and laundry. Laundry facilities must contain at least one washer and one dryer for every twenty five (25) RV spaces in the park. (Ord. 285, 2004)

17.04.785: PARK MODEL RECREATIONAL VEHICLE PARKS:

A. Park Model Recreational Vehicle Parks:

1. No Portion Subject To Flooding: 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: Park density shall not exceed thirteen (13) park model recreational dwelling units per acre.

3. Dwelling Units Allowed: Only park model recreational dwelling units shall be allowed in a park model RV park.

4. Minimum Development Standards: 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 feet (40');

d. Minimum setback of any on site building or park model recreational dwelling unit from any public street right of way: Twenty five feet (25');

e. Minimum setback of any on site building or park model recreational dwelling unit from any adjacent residential use property line: Fifty feet (50'), 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 feet (5');

g. Minimum distance between park model recreational dwelling units shall be as follows:

(1) Front to front with access streets: Forty feet (40').

(2) Side to side: Fifteen feet (15').

(3) End to end: Fifteen feet (15').

(4) Side to end: Fifteen feet (15').

5. Units Anchored To Ground: Park model recreational dwelling units shall be anchored to the ground in accordance with applicable county building codes and ordinances.

6. Date Of Models: Park model dwelling units installed within a park model RV park shall be 1976 or newer models.

7. Installation Of Units: 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.

8. Additions Attached Permanently: 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 foot (10') separation between structures on adjacent spaces is maintained.

9. Room Additions: Room additions which expand the total living area to greater than four hundred (400) square feet are not permitted.

10. Storage Buildings: Storage structures are limited to a maximum of two hundred (200) square feet of floor area and shall not exceed ten feet (10') 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 foot (10') separation between structures on adjacent spaces shall be maintained.

11. 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 borne 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.

12. Sanitation Facilities:

a. Every park model recreational dwelling unit shall be 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.

13. 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.

14. 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.

15. Recreational Facilities And 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 feet (50') from any lot line. All mechanical equipment related to the maintenance of the swimming pools shall be located not less than ten feet (10') 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 section [15.16.094](#) of this code.

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 manmade 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 percent (10%) of the gross park area and shall be landscaped in an approved manner.

16. 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 chainlink 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.

17. 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 three hundred sixty (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 foot (10') wide parking lane is constructed to accommodate parked vehicles.

f. One 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 feet (24') wide with a thirty foot (30') 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 foot (90') diameter measured at the outside of the traveled way.

18. Accessory Buildings And Service Facilities:

a. Accessory buildings shall be limited to:

(1) One permanent caretaker's 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.

(2) A separate office building may be provided for the park's business office.

(3) One convenience grocery store shall be allowed only for park model RV parks that are greater than ten (10) acres in size.

(4) Clubhouse, pool and spa buildings, and laundry. Laundry facilities must contain at least one washer and one dryer for every thirty five (35) park model spaces in the park.

19. 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.

20. 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.

21. 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.

22. 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. (Ord. 396, 2010)

17.04.790: MOBILE HOME PARKS:  

A. General:

1. Each mobile home lot shall be numbered or designated by street number, or other suitable means, and the lot lines defined by corner markers or other suitable means. Each lot shall abut on a driveway or other clear area, with unobstructed access to a public street. Mobile homes shall be parked on such lots so that a spacing of at least ten feet (10') is maintained between adjacent mobile homes, excepting noncombustible awnings. The site development plan must indicate the location of the MH stand on each lot.

2. No mobile home shall be parked so that any part of such mobile home will obstruct any roadway or walkway.

3. A perimeter landscape buffer shall be required adjacent to all public streets to which a mobile home park abuts. Such landscaping shall be a minimum of ten feet (10') in width and utilize drip irrigation and xeric or drought tolerant plants and trees.

B. Service Buildings:

1. Where community recreation structures are provided, an adequate and sufficient number of toilet and lavatory facilities, separate for each sex and in accordance with the appropriate plumbing code, shall be installed. Such facilities shall be housed in a building, or buildings, of comparable construction to that meeting state and local requirements.

2. All food establishments, swimming pools and vending or dispensing machines shall meet all state and local laws, rules and regulations.

3. Surfaced and lighted walkways shall be provided to all service buildings.

C. Accessory Structures:

1. Carports, ramadas and porches may be erected, constructed or maintained on a mobile lot only as an accessory structure to a mobile home located on the same lot, and shall meet all state and local building laws, rules and regulations pertaining to structures.

2. Mobile homes may not be used as accessory structures for the purpose of storage.

D. Access Roads:

1. Access roads shall be provided to each mobile home lot. Access roads shall be surfaced with asphaltic concrete or equivalent. Each access road shall:

a. Connect with a street or highway;

- b. Have a minimum width of fourteen feet (14') for one-way traffic and twenty four feet (24') for two-way traffic with eight feet (8') of additional width for each parallel parking lane; and
- c. Be well marked in the daytime and adequately lighted at night.

E. Utilities:

1. Connection Required: A mobile home shall not be occupied unless it is properly placed on a mobile home lot and connected to water, sewerage and electrical or gas utilities.
2. Information Required: For the purposes of site development plan review submitted as part of a zone district boundary amendment detailed utility plans are not required. Prior to permit issuance the following shall be provided or designed and approved by the appropriate agency in accordance with NAC 461A:
 - 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.
3. Certificate Of Occupancy:
 - a. A mobile home park or lot within a mobile home 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. (Ord. 285, 2004)

17.04.800: HOME OCCUPATIONS:  

A. Scope: This section applies to all licensed home occupations and residential industries within the residential zoning districts.

B. Purpose: The purpose of this section is to provide for limited business uses in association with a dwelling unit where such uses will clearly not alter the exterior appearance of the residence or affect the residential character of the neighborhood. Residential industry shall be allowed in the single-family residential zoning districts on lots that are twenty thousand (20,000) square feet or larger.

C. Requirements: Requirements are as follows:

1. The use of the dwelling or permitted accessory structure for purposes of the home based business or residential industry shall be clearly incidental and subordinate to its use for residential purposes. The home based business or residential industry shall be conducted entirely within the dwelling unit or a permitted accessory structure and carried on by family members who reside on premises. Employees are permitted so long as they do not report for work at the property.
 - a. Within a dwelling unit, the home based business or residential industry shall not exceed twenty five percent (25%) of the gross floor area of the dwelling unit.
 - b. Within an attached or detached accessory building, the home based business or residential industry shall not change the residential character of the property.
 - c. Within the rural homestead zones, the home based business may occupy up to thirty percent (30%) of the floor area of the accessory structure if the accessory structure exceeds the size of the dwelling; if the accessory structure does not exceed the size of the dwelling the home based business may occupy up to one hundred percent (100%) of the floor area of the accessory structure.
2. Any signage must conform to section [17.04.770](#) of this chapter.
3. No addition, alteration, or remodeling which would change the residential character of the unit.
4. No home occupation, home based business or residential industry which would or might produce noise, fumes or odor, industry smoke, or electrical disturbance or in any way interfere with the peace, contentment, and general welfare of the area.
5. Prohibited home based business or residential industry include: automotive or equipment repair, automotive body or fender repair, commercial preparation of food for service on the premises, sexually oriented businesses, liquor sales or distribution, undertaking or funeral homes, medical or dental clinics, businesses related to or involving explosives or highly hazardous substances as defined by Nevada Revised Statutes 459.9533, or any business activity that is regulated through the conditional use permit procedures.

a. Beauty and barber shop including aesthetician services may be permitted in accordance with state regulations, and shall be limited to no employees and providing service to one customer at a time.

6. The use of special equipment or the repair or the manufacture of goods or equipment may be subject to conditions.

7. There shall be no outdoor storage of goods or materials, supplies or solid wastes associated with the home based business or residential industry. Merchandise shall not be displayed in a manner to be visible from outside of the dwelling or accessory structure.

8. Truck deliveries to a home based business or residential industry shall be limited to daily delivery by federal or private mail and/or express package delivery services.

9. Visitors or customers shall not exceed five (5) business related visitors per day.

a. If the home based business or residential industry is the type in which classes are held or instruction is given, the zoning administrator may approve up to eight (8) students at a time, if they find that there is sufficient parking, and the additional traffic will not cause congestion in the neighborhood.

10. No more than two (2) additional off street parking spaces shall be established to accommodate the home based business or residential industry. Any additional parking shall be approved by the zoning administrator. If additional parking is provided, it shall be provided on an improved (asphalt or concrete), chip seal, gravel (type II), chat, brick, stone, special paving blocks, or other such similar type of durable surface.

11. Home based business and residential industry are assigned to the holder of the home based business license and are not appurtenant to the land or structure. (Ord. 399, 2010)

17.04.810: MODEL HOMES:  

A. Scope: This section applies to all model homes within the Pahrump regional planning district.

B. Purpose: The purpose of this section is to establish the regulations pertaining to the location and use of model homes.

C. Requirements: Model homes shall be permissive in all residential and commercial zones subject to the following requirements:

1. Residential Zones; Conditions:

a. **Maximum Number:** In a single-family residential subdivision, a maximum of six (6) model residences shall be allowed. For multi-family residential (condos or townhomes) or manufactured home developments, a maximum of eight (8) model residences shall be allowed.

b. **Time Limit:** Model homes located within a subdivision must be converted to a residential use when the last unit in the subdivision has been sold. The time limit does not apply to models located in apartment complexes or manufactured home parks, provided the residential character of the model is maintained, and all manufactured homes are properly installed.

c. **Constructed Prior To Recordation Of Final Map:** Model homes may be constructed prior to recordation of a final map provided that:

(1) A final map is submitted showing the location where the residences will be located and where off site improvements have been completed.

(2) Paved access and adequate access controls must be provided to all structures.

(3) The final map must record within one year from the date permits are issued for the homes.

(4) The final map may not be revised after the permits for the models or units have been issued.

(5) The model residences shall meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(6) The issuance of a building permit will not be construed as a commitment by the county to record the final map or to approve any zoning matter.

(7) Block walls are permitted on the proposed lot lines.

(8) A minimum of five (5) on site parking spaces, or suitable on street parking, shall be provided, and the spaces shall be in compliance with ADA parking requirements and this code. The parking lot shall be paved or improved with an approved surface material per this code.

(9) Landscaping of a drought tolerant variety must be provided in the front yards in accordance with landscaping requirements of this code.

(10) Sanitary facilities shall be provided within the model residence. No outdoor facilities are allowed.

(11) A temporary sales trailer may be used if permitted by the planning department and properly installed, provided that:

(A) The trailer is not used for more than ninety (90) days;

(B) The sales trailer is a "Gelco style" modular unit with a finished exterior, no glaring surface, with walls made of T-111 plywood or comparable materials and composition roof or comparable

material. Travel trailers, field office type units, and motor homes are not acceptable;

(C) The primary use of such temporary sales offices shall be to provide information concerning the initial approved subject subdivision. No other uses may be established at this facility.

d. Conversion To Residential Use: Model homes not located within a subdivision or development must be converted to a residential use when no longer used as a model home.

2. Commercial Zones; Conditions:

a. Model homes must be in conjunction with a real estate, architect, developer, or homebuilder's (or similar) office.

b. A minimum of five (5) on site parking spaces shall be provided, and the spaces shall be in compliance with ADA parking requirements and this code. The parking lot shall be paved or improved with an approved surface material per this code.

c. Landscaping of a drought tolerant variety must be provided at a ratio of fifty (50) square feet of landscaping for each one hundred (100) square feet of gross floor area.

d. Sanitary facilities shall be provided within the model residence. No outdoor facilities are allowed. (Ord. 387, 2010)