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**City of Carson City
Agenda Report**

Date Submitted: April 6, 2010

Agenda Date Requested: April 15, 2010

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works-Planning Division

Subject Title: Action to adopt Bill No. 103, on second reading, Ordinance No.____, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.04, Use Districts, Section 18.04.081, Manufactured Or Mobile Homes Authorized, to allow manufactured homes or mobile homes that are more than 15 years old to be placed within mobile home parks under certain circumstances, and other matters properly related thereto. (ZCA-10-010) (Lee Plemel)

Summary: The code currently prohibits any manufactured home or mobile home that is more than 15 years old from being brought into Carson City for placement on an individual lot or within a mobile home park. The proposed ordinance would establish criteria under which units more than 15 years old may be placed in mobile home parks.

Type of Action Requested:

☐ Resolution

☒ Ordinance-Second Reading

☐ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Planning Commission Action: Recommended approval on February 24, 2010 by a vote of 6 Ayes, 0 Nays, and 1 Absent.

Prior Board Action:: Introduced Bill No. 103 on April 1, 2010 with a vote of 5 ayes and 0 nays.

Recommended Board Action: I move to adopt Bill No. 103, on second reading, Ordinance No.____, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.04, Use Districts, Section 18.04.081, Manufactured Or Mobile Homes Authorized, to allow manufactured homes or mobile homes that are more than 15 years old to be placed within mobile home parks under certain circumstances, and other matters properly related thereto.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments. See the attached staff report for more explanation.

Applicable Statute, Code, Policy, Rule or Regulation: 18.02.075 Zoning Code Amendments

Fiscal Impact: N/A

Explanation of Impact: N/A

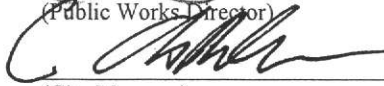
Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review
2) Do not adopt the ordinance

Supporting Material: 1) Ordinance

Prepared By: Janice Brod, Management Assistant V

Reviewed By: 
(Planning Division Director)

(Public Works Director)

(City Manager)

(District Attorney's Office)

Date: 4/5/10

Date: 4/6/2010

Date: 4-6-10

Date: 4-6-10

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____

(Vote Recorded By)

AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING, CHAPTER 18.04, USE DISTRICTS, SECTION 18.04.081, MANUFACTURED OR MOBILE HOMES AUTHORIZED, TO ALLOW MANUFACTURED HOMES OR MOBILE HOMES THAT ARE MORE THAN 15 YEARS OLD TO BE PLACED WITHIN MOBILE HOME PARKS UNDER CERTAIN CIRCUMSTANCES, AND OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF SUPERVISORS OF CARSON CITY DOES ORDAIN:

SECTION I:

That the Carson City Municipal Code Title 18, Zoning, Chapter 18.04, Use Districts, Section 18.04.081, Manufactured or Mobile Homes Authorized, is hereby amended, in part, by providing an exception to the restriction against a manufactured home or mobile home that is more than 15 years old in mobile home parks under certain circumstances, as follows:

18.04.081 Manufactured or Mobile Homes Authorized. Placement of manufactured homes or mobile homes within mobile home zoning districts or mobile home parks.

1. In those areas which have been designated in Title 18 as allowing mobile or manufactured homes to be utilized as a residence, said mobile or manufactured homes are authorized when installed in conformity with provisions of Nevada Revised Statutes, the regulations adopted by the Manufactured Housing Division of the Department of Commerce and the provisions of this Title.
2. Any mobile or manufactured home installed in Carson City must be constructed or manufactured not more than ~~[fifteen-]~~15 years prior to the date of the application for the mobile or manufactured home lot development permit or a replacement mobile home permit for mobile home parks. This requirement does not pertain to the following:
 - a. Any ~~[any]~~ mobile or manufactured home, which is legally authorized for habitation in Carson City prior to ~~[the adoption of this section]~~ January 6, 2005, provided the continuing use complies with Titles 15 and 18 of the Carson City Municipal Code~~[-]~~ or;
 - b. Any mobile home or manufactured home in a mobile home park that complies with the following standards:
 - (1) The mobile or manufactured home shall be equipped with commercially manufactured skirting, which shall be professionally installed with a top and bottom railing;
 - (2) The exterior of the mobile or manufactured home shall be in good repair without dents or flaking or peeling paint;

- (3) All windows on the mobile or manufactured home shall be intact with no cracked, missing or broken panels;
- (4) The roof of the mobile or manufactured home shall be in good repair with no apparent leaks or missing roofing material;
- (5) Any planned or existing add-ons to the mobile or manufactured home must appear to be factory made, must match the mobile home or manufactured home and must be in compliance with the Carson City Building Code; and
- (6) The continuing use complies with Titles 15 and 18 of the Carson City Municipal Code.

SECTION II:

No other provisions of Title 18 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2010.

PROPOSED BY Supervisor _____

PASSED _____, 2010

VOTE:

AYES:

NAYS:

ABSENT:

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ day of the month of _____ of the year 2010.