

MEMORANDUM

TO: Lyon County Planning Commissioners
FROM: Rob Pyzel, Senior Planner
SUBJECT: For Possible Action: Review and Discussion revisions to Lyon County Code Title 15, Chapter 15.351.04 – Manufactured Homes Design Standards; to require the installation of a full engineered foundation and a two-car garage for manufactured homes used as single family residential dwelling unit pursuant to Chapter 15.35103 (A) and (B) of the Lyon County Code.
DATE: November 9, 2021

Background:

On November 1, 2018 the Board of County Commissioners adopted Title 15, a comprehensive land use and development code that had been in development for four and one-half years with four different editors.

On September 19, 2019 the Board of Commissioners adopted numerous minor amendments to Title 15 in order to correct and clarify several items and issues that had become apparent to staff in the time since adoption of Title 15 in November 2018.

In continuing to work with the adopted land use and development code and the public, staff anticipates that minor amendments would need to be brought forward in order to correct and clarify items and issues that had become apparent as staff continued to work with the adopted land use and development regulations.

In addition, on January 4, 2021 County Commissioner Keller requested a reoccurring agenda item be placed on the Board of Commissioners' agendas to give direction to the County Manager regarding potential changes to Title 15 and other matters related thereto on their regularly scheduled meetings.

Overview:

On January 4, 2021, the Board of Commissioners requested that staff prepare a code amendment that restricted the minimum lot size standards for detached single family residential developments to not less than nine thousand square feet (9,000 sq. ft.).

On February 8, 2021, the Board of Commissioners held a workshop to discuss and take public comments on Title 15, the 2010 Comprehensive Master Plan, the 2020 Comprehensive Master Plan update and the operations of the Community Development Department to provide the County Manager with direction to amend or sustain the current language or practices.

On March 4, 2021, Commissioner Keller requested staff prepare a code amendment to require new manufactured homes to be used as a single family residential dwelling unit under Chapter 15.351.03 (A) and (B) to be placed on a traditional full poured-in-place foundation versus an 8-point foundation and include a minimum 2-car garage.

In essence, the proposed code amendment would require:

- All new manufactured homes to be used as single family residential dwelling units under Chapter 15.351.03 (A) and (B) to be placed on a full engineered poured-in-place foundation only per the standards listed in Chapter 15.351.04.

- The full engineered poured-in-place foundation is the foundation and crawl space typically used for stick-built constructed detached single family residential dwelling units.
- The current code language in Chapter 15.351.04(A)(6) allow property owners to use an alternative equivalent foundation approved by the Building Official. The accepted alternative approved by the Building Official has been the 8-point tie-down foundation.
- Requires all new manufactured homes to be used as single family residential dwelling units under Chapter 15.351.03(A) and (B) to include a minimum 2-car garage to protect vehicles from the elements and provide additional storage space.
- Require any manufactured home intended to be brought from outside of Lyon County into Lyon County to have been constructed or manufactured no more than fifteen (15) years prior to the date of application for the installation date.
- Allows for an administrative waiver (minor variance) from the fifteen (15) year manufactured date if the applicant can adequately demonstrate that the manufactured home has been inspected and certified as compliant to all life safety requirements of the Manufactured Housing Division of the State of Nevada Department of Business and Industry.
- Requires all permits for the installation of new manufactured homes to be used as single family residential dwelling units under Chapter 15.351.03(A) and (B) to be reviewed as single family residential building permits through the Lyon County Building Department as opposed to a mobile home set-up permit.

If you have any questions, please contact me either by telephone at (775) 463-6592; X-2473 or by e-mail at rpzel@lyon-county.org.

Thank you.

1
2 SUMMARY: AN ORDINANCE AMENDING LYON COUNTY CODE TITLE 15
3 – LAND USE AND DEVELOPMENT CODE; CHAPTER 351 –
4 MANUFACTURED HOMES AND MANUFACTURED
5 HOUSING; TO AMEND THE STANDARDS TO REQUIRE
6 FULL, POURED-IN-PLACE ENGINEERED FOUNDATIONS,
7 LIMITING THE AGE OF A MANUFACTURED HOME WHEN
8 BROUGHT IN FROM OUTSIDE OF LYON COUNTY AND
9 REQUIRING TWO-CAR GARAGES WHEN PLACED AS A
10 SINGLE FAMILY RESIDENCE; AND OTHER MATTERS
11 PERTAINING THERETO.
12

13 TITLE: AN ORDINANCE AMENDING LYON COUNTY CODE TITLE 15,
14 THE LYON COUNTY LAND USE AND DEVELOPMENT CODE;
15 CHAPTER 15.351 TO AMEND THE STANDARDS TO REQUIRE
16 FULL, POURED-IN-PLACE ENGINEERED FOUNDATIONS,
17 LIMITING THE AGE OF A MANUFACTURED HOME WHEN
18 BROUGHT IN FROM OUTSIDE OF LYON COUNTY AND
19 REQUIRING TWO-CAR GARAGES WHEN PLACED AS A
20 SINGLE FAMILY RESIDENCE; AND OTHER MATTERS
21 PROPERLY RELATED THERETO.
22

23 Explanation: Matters underlined and in blue are new or added language; matters ~~struck-out~~
24 ~~and in red~~ are deletions or removed language.
25

26 THE BOARD OF COUNTY COMMISSIONERS OF LYON COUNTY, NEVADA DOES
27 HEREBY ORDAIN:
28

29 **Section 1.** The Lyon County Land Use and Development Code, Title 15, Chapter 15.351.04 is
30 hereby amended as follows:
31

32 **15.351.04: STANDARDS:**

33 Manufactured homes (MH) shall comply with all requirements, plans, setbacks, and development
34 standards required of equivalent buildings. In addition, manufactured homes shall conform to the
35 following standards as applicable.
36

- 37 A. Manufactured homes placed as single-family dwellings pursuant to subsections 15.351.03A
38 and B of this chapter shall:
- 39 1. Be permanently affixed to the residential lot, with running gear, tongues, axles, and
40 wheels removed at the time of installation;
 - 41 2. Have exterior siding and roofing which is similar in color, material and appearance to the
42 exterior siding and roofing primarily used on other single family residential dwellings
43 within three hundred feet (300') of the MH;
 - 44 3. Have a minimum roof pitch of three in twelve (3:12);
 - 45 4. Consist of more than one section;
 - 46 5. Contain at least one thousand two hundred (1,200) square feet of living area; ~~and~~

- 1 6. Have a full, poured in place, engineered perimeter foundation similar to that used for any
2 other single-family home, with a crawl space below ~~or an equivalent foundation approved~~
3 ~~by the building official;~~ and
4 7. Include a minimum two-car garage that provides shelter from the elements for personal
5 vehicles and additional storage space for the residents prior to occupancy of the
6 manufactured home.
7 8. Any manufactured home intended to be transported from outside of Lyon County into and
8 installed in Lyon County must be constructed or manufactured not more than fifteen (15)
9 years prior to the date of the application for the installation permit. This requirement does
10 not pertain to relocating any manufactured home which is already lawfully installed in any
11 area of Lyon County, including incorporated cities.

12 Standards 4 and 5 above may be waived by submitting and receiving approval of a minor
13 variance by the director if the size or configuration of the subject parcel limits the size of a
14 manufactured home that can be placed on the parcel or the existing square footage of single
15 family residential dwellings in the immediate area are less than one thousand two hundred
16 (1,200) square feet in living area.

17 Standard 7 above may be waived by submitting and receiving approval of a minor variance
18 by the director if the lot size or configuration of the subject parcel limits the size of a
19 manufactured home and prohibits a 2-car garage from being placed on the parcel in
20 conformance with the building setbacks or if replacing a previously existing legal
21 nonconforming manufactured home with a new manufactured home.

22 Standard 8 above may be waived by submitting and receiving approval of a minor variance
23 by the director if the applicant can adequately demonstrate to the satisfaction of the director
24 that the manufactured home has been inspected and certified as meeting all life safety
25 requirements of the Manufactured Housing Division of the Nevada Department of Business
26 and Industry, and all dimensional standards and requirements of the zoning district will be
27 met.

28 Manufactured homes placed as single family dwellings pursuant to subsection 15.351.03A
29 and B shall be reviewed as single family residential building permits through the Lyon County
30 Building Department.

- 31
32 B. Manufactured homes placed as agricultural labor housing in conformance with subsection
33 15.351.03E of this chapter shall:
34 1. Comply with Federal standards for agricultural housing,
35 2. Be placed not less than ten feet (10') apart, and
36 3. Maintain a density no greater than one unit per forty (40) acres under a single ownership.
37
38 C. Manufactured homes placed as an accessory dwelling by hardship exception when approved
39 by the Director in conformance with subsection 15.351.03D of this chapter shall:
40 1. Not be permanently affixed to the residential lot, and be maintained in a condition to
41 permit removal of the unit upon termination of the hardship exception, and
42 2. Conform to such additional requirements as may be imposed by the Director.
43
44 D. Manufactured homes placed in a mobile home park developed in conformance with this title
45 shall meet all standards, requirements and conditions of the mobile home park approval.

1 [Manufactured homes placed in a mobile home park developed in conformance with this title](#)
2 [shall be reviewed as a manufactured home set-up permit through the Lyon County Building](#)
3 [Department.](#)
4

5 **Section 2.** If any section of this ordinance or portion thereof is for any reason held
6 invalid or unconstitutional by any court of competent jurisdiction, such holding shall not
7 invalidate the remaining parts of this ordinance.
8

9 **Section 3.** All ordinances, parts of ordinances, chapters, sections, subsections,
10 clauses, phrases or sentences contained in the Lyon County Code in conflict herewith are
11 hereby repealed.
12

13 **Section 4.** This ordinance shall be in full force and effect from and after its passage,
14 approval and publication as required by law.
15

16 THIS ORDINANCE was proposed on the ___ day of _____, 2021 by the following
17 County Commissioner(s): _____.

18 THIS ORDINANCE has been PASSED, ADOPTED and APPROVED this ___ day of
19 _____, 2021 by the following vote of the Board of County Commissioners, Lyon County:
20

AYES: _____
NAYS: _____
ABSENT: _____
ABSTENTIONS: _____

21
22
23 Board of County Commissioners
24 Lyon County
25
26

27 _____
28 By: Chair
29
30

31 Attest:
32
33
34 _____
35 Clerk of the Board