



# **ORDINANCE NO. \_\_\_\_\_**

## **OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA**

### **AN ORDINANCE AMENDING NEVADA COUNTY CODE TO ADD SECTION 12.03.151 (RV DWELLINGS) AND AMENDING SECTION 12.06.101 (DEFINITIONS) TO MODIFY THE DEFINITION OF A RECREATIONAL VEHICLE AND AMENDING TABLE 12.02.210B AND TABLE 12.02.030**

THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, ORDAINS AS FOLLOWS:

#### SECTION I:

The Nevada County Code is hereby amended to read as shown in **Exhibit A** attached hereto and incorporated herein by this reference.

#### SECTION II:

Pursuant to Nevada County Code Section 12.05.090, the Board of Supervisors hereby finds and determines as follows:

1. That the zoning code text amendments are intended to modify the Nevada County Code pertaining to allow Recreational Vehicles (RV's) as dwelling units in certain zoning districts. The ordinance proposes to change the definition of an RV to match the State Law definition and develop standards to permit RV's as additional dwelling units on already developed parcels with a primary dwelling. Eligible parcels would be at least three acres in size to ensure adequate space for both well and septic systems. Only one residential RV would be allowed per parcel, and all units would have to comply with the setback requirements of the applicable zoning district. Residential RVs would be allowed in RA Single-Family zoning districts, as well as all rural zoning districts (AG, AE, FR, TPZ). Design standards and permitting procedures are also included in the ordinance.
2. That the proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, and supports the development of additional and alternative housing types and adds protections for adjacent properties; and
3. The County finds that this Article is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 and 15305 since the ordinance would require

development standards to ensure environmental protection and health and safety issues and not increase density within the unincorporated County.

SECTION III:

If any section, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and adopted this ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION IV:

This Ordinance shall take effect and be in full force thirty (30) days from its adoption, and it shall become operative on the 10th day of April, and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the Supervisors voting for and against same in the Union, a newspaper of general circulation printed and published in the County of Nevada.