



WHY WE HAVE ZONING REGULATIONS

Zoning regulations protect the rights of citizens and property, to help maintain property values, and neighborhood health and safety throughout the county.

WHAT TO DO ABOUT A NEIGHBORHOOD PROBLEM

If you are having a neighborhood problem, you may wish to talk with your neighbor and ask for their cooperation. If the “friendly neighbor” approach does not work, or if this approach is not feasible, you may contact Code Enforcement at the Community Development Department for further information. Most likely, you will be asked to file a Code Enforcement Citizen Inquiry form.

The Code Enforcement officer will then evaluate the complaint and determine the proper procedure, based on the information given. After careful consideration of the particular circumstances and a site inspection, the Code Enforcement Officer will determine what type of action will be taken, based on the facts of each particular case.

If action is required, your neighbor will then be advised of the Code Enforcement Officer’s decision and will be given a reasonable opportunity to correct the situation.

WILL THE CODE ENFORCEMENT OFFICER CONTACT ME?

If you would like the Code Enforcement Officer to inform you of his decision and/or action on a complaint, please indicate so when you complete the Code Enforcement Citizen Inquiry form. If you do not, the Officer will handle the matter without further contact.

DO I HAVE TO GIVE MY NAME WHEN FILING A COMPLAINT?

Any complaint filed becomes public information if litigation becomes necessary. If you wish to remain anonymous, the Code Enforcement Officer

will still follow up on your inquiry. However, your further cooperation in the matter may be necessary if legal action is required to remedy the situation.

HOW LONG DOES IT TAKE?

Once a complaint is filed, an initial inspection will generally be conducted within two working days. However, the entire process may take several weeks.

DOES THE COUNTY ENFORCE CC&R’s?

The County does not enforce neighborhood Covenants, Conditions and Restrictions (CC&R’s). For questions regarding CC&R violations in your neighborhood, please contact your homeowner’s association or refer to your CC&R’s.

HOME OPERATED BUSINESSES

You may operate a home business if your business does not negatively affect the residential character of your neighborhood. To keep your neighborhood safe and friendly, your business cannot create additional traffic, noise, odors, dust fumes or any other public nuisance. To operate a home business, you must first qualify for and obtain a Home Occupation Permit pursuant to Douglas County Code Section 20.616. Applications for Home Occupation Permits are available through the Community Development Department. For more information on home occupations, you can contact the Community Development Department at (775) 782-6217 or refer to County Code Chapter 20.616.

PARKING IN RESIDENTIAL DISTRICTS

All vehicles parked in view of the roadway or adjacent properties shall be operative and have current registration.

No truck, commercial trailer, house or camp trailer, or any other vehicular equipment of a commercial or industrial nature shall be parked regularly on a lot in any district except where permitted as a use in an industrial or commercial district (Douglas County Code Section (DCC) 20.692.080(A)).

RECREATION VEHICLE PARKING AND STORAGE

Per Douglas County Code on parcels smaller than ½ acre, recreational equipment, such as motor homes, boats, boat trailers, travel trailers, pick-up campers, utility trailers and similar equipment, and cases or boxes used for transporting recreational equipment, must be parked or stored in a carport or in an enclosed building, or up to two units may be parked behind the nearest portion of a building to the street screened by a solid 6-foot fence. Such equipment may be parked anywhere for a time period not to exceed forty-eight hours during loading and unloading (DCC 20.660.150(C.4)).

YARD REQUIREMENTS

Per Douglas County Code, no unenclosed storage of materials, equipment, rubbish, temporary structures, supplies or vehicles shall be permitted for a period exceeding 48 consecutive hours. Accessory outside storage must be screened from public view, and is limited to an area not to exceed 5% of the total lot area. This includes storage of recreational equipment (DCC 20.660.150(C.4)). No portion of a vacant or undeveloped lot in a residential zone where no main building exists shall be used for permanent storage (DCC 20.690.030(U)).



SIGNS

Code Enforcement personnel are responsible for enforcement of all provisions of the Douglas County Sign and Advertising Control ordinance. The purpose of this ordinance is to provide minimum standards to safeguard life, health, property, general welfare and aesthetics of the community. Signs that are inconsistent with the standards set forth in the Sign Ordinance are prohibited. All other signs, unless exempted, will require a sign permit prior to being displayed.

For further details on sign regulations, contact the Planning Division at (775) 782-6217 or refer to Douglas County Code Chapter 20.696.

HEALTH AND SAFETY ISSUES

Public Nuisance Declared

The existence of garbage, rubbish, waste matter, abandoned vehicles or auto bodies, or waste materials of any kind upon public or private highway, street, alley or road, or any parcel of land, whether public or private, is a public nuisance and is subject to Code Enforcement action (County Code §8.14).

Unlawful Dumping of Garbage, Rubbish and Waste Matter

It is unlawful for any person to dump, spill, throw, place or bury in any parcel of land, lot, street, highway, gutter, or alley, or in any water, stream, canal or ditch within Douglas County, any garbage, rubbish, waste matter, or abandoned vehicle or any other deleterious or offensive substances (County Code §8.14).

NOTE: Information regarding these and other Douglas County Ordinances may be obtained from the Douglas County Community Development Department.

- Public counter: (775) 782-6217
- Kirk Streeter, Sr. Code Enforcement Officer: (775)782-6214
- Jay Hoogestraat, Code Enforcement Officer: (775)783-6439



Douglas County
 Community Development Department
 1594 Esmeralda Avenue, P.O. Box 218
 Minden, NV 89423
 Fax: (775) 782-9007
 Planning Division: 782-6217
 Building Division: 782-6224
 Engineering & Utilities Division: 782-6235
 Code Enforcement Division
 782-6214 or 783-6439

Informational handout

Code Enforcement

How you can help promote safe, healthy and attractive neighborhoods

INTRODUCTION

In an effort to increase community awareness about zoning regulations and to promote safe, healthy and attractive neighborhoods, Code Enforcement personnel have developed this informational handout.

WHAT IS CODE ENFORCEMENT?

Code Enforcement is a division of the Douglas County Community Development Department. Code Enforcement is in charge of monitoring and enforcing compliance with the Douglas County Development Code and zoning ordinances.

HOW DO I FILE A COMPLAINT?

You may obtain a Code Enforcement Citizen Inquiry form from the Douglas County Community Development Department, 1594 Esmeralda Avenue, Minden, Nevada. The public counter is located on the second floor of the Minden Inn, Room 202. Community Development Department staff is available at the public counter from 8 AM to Noon and 1:00 PM to 3:00 PM each weekday for assistance in filing an inquiry or answering any questions you may have. For further assistance the Code Enforcement Officer can be reached directly at (775) 782-6214 or (775) 783-6439.

